

Approved Minutes
WEST BANK COMMUNITY COALITION
Board of Directors Meeting
Wednesday, July 18, 2007
6:00 p.m., Brian Coyle Community Center

- I. Call to Order – Committee of the Whole convened at 6:07 pm
Present: Jim, Jennifer, Doris, Marvin, Todd, Abdirazak, Africa, Robert, Jean, Abia
 - II. Approved Agenda
 - III. Approved 6/20/07 Minutes
 - IV. Officer Reports
 - A. President's Report
 1. Distributed 6/17/07 Executive Committee minutes
 2. Jim gave an update about other activities since 6/17/07
 - a Workers Comp insurance (expires 9/2/07) is not paid yet, NRP is verifying that the proper number of employees are on the policy
 - b Letter was sent to CDC re Red Nelson site housing proposal
 - c Letter was sent to Nathan White noting the WBCC's support of Afrifest
 - d Attended Small Area Plan meeting on 7/10/07 and a block meeting that was also held on 7/11 at the request of 5th Street residents.
 - e Jim and Jen had a meeting set up to meet with Rhonda (NRP chair) per Rhonda's request at the Org Devp retreat, Rhonda was delayed and meeting did not happen, meeting is being rescheduled
 - f Excused absences: Hashi, Russom, Anne
 - Robert moved to ratify the previous actions of the Committee of the Whole – 6:15 pm
 3. Organizational Development update – Roger Meyer has request that the board consider a few questions from him to help him with the next step of the organizational development. The board decided to discuss this until after the NRP contract. Decision made that Jim will pose question via e-mail vote to the board: Should we continue our joint NRP/WBCC planning committee for this organizational development process? Board answered yes to this question via e-mail vote concluded on July 27th.
 - B. Secretary's Report
 1. Website: Recommendation that the WBCC board purchase a .mac account for use for the WBCC website (cost ~\$100). Motion by Jen, second by Robert – passed.
- V. Cam Gordon Report - Robin gave highlights from Cam Gordon's written report.
 - A. 7 Corners Parking Ramp – Cam is still undecided at present about whether or not to support the sale. If an issue regarding worker relocation can be resolved, he will vote in favor.
 - B. Dania Encroachment – Staff has been directed to find other options to resolving the Dania encroachment other than selling the land.

VI. Treasurer's Report – Abia mentioned the financial statements that are in the board member packets. She announced that she thinks that the NRP steering committee will be making a reimbursement request within the next two weeks.

VII. Committee Reports

- A. Neighborhood Relations Committee – no one representing the NRC was present to give a report. John Bueche announced that he had attended the meeting and reported that the committee discussed some budget adjustments and that the committee had voted to support the Bedlam outdoor theater request.
- B. NRP Steering Committee – John Bueche gave highlights from a written NRP steering committee update
 - 1. Scope of Service - 7.1.4 Strategic Partners – Robert moved to approve the scope, second – Todd, passed.
- C. Finance Committee – did not meet, Jim Eurchle will be setting up a meeting with Jeanne Brose regarding the NRP account; Jennifer and Abia had a training on how to use Quickbooks from Laura
- D. Safety Committee – Robin attended the last meeting and said that the committee is continuing to do door-knocking; Robert reported that the turn out was good for the block club leader training on 7/17/07.
- E. LRT Safety Committee – no report, no one present
- F. Bluff Street Task Force – no report, no one present
- G. Land Use Committee (meeting on 7/17/07) – Doris presented a written report that includes the minutes of the CRBA parking committee
 - 1. 7 Corners Parking Ramp Resolution: WBCC supports the sale of the 7 Corners ramp to Alatus Partners contingent upon an agreement being reached assuring Cedar Riverside businesses sufficient affordable and available parking. Todd moved to approve the recommendation, Abia seconded, passed. Abstained: Robert
 - 2. Dania Encroachment Recommendation: The WBCC opposes the sale of the encroachment property to Bina Investment. The proposal is seen as a bad idea. The WBCC requests that the city take a more aggressive approach to explore other options and to return to the committee with more information about other options. – Todd moved to approve the recommendation, Robert seconded. Robert spoke in favor of the motion. James Black also spoke in favor of the motion and encouraged the city to offer something of high quality on the site. Todd spoke in favor of the motion and expressed that the city's proposal is an action of rewarding incompetence. Motion passed.
 - 3. Bedlam Theater Request for Variance for Outdoor Performances: The WBCC does not support the variance for outdoor performances by Bedlam Theater at 1501 South 6th Street. Jim gave a summary of the events leading up to the present. Abia moved to approve the motion, Abdirizak seconded. John Bueche suggested that the issue be tabled so that there is more time for Bedlam to work on their proposal but wanted to note that the Neighborhood Relations committee made a recommendation in favor of the performances. Doris summarized the input to the Land Use committee against the variance, which mostly involved concern about noise. Doris pointed out that the variance documentation claims that Bedlam would experience undue hardship if they cannot have performances outside but that she felt that the case for hardship was not made at the Land Use committee meeting. It was clarified that the temporary permit that has already been granted will remain. Robert expressed that the ultimate issue is what is best for everyone in the neighborhood and suggested that the whole thing be put on hold until later in the summer and after the upcoming performances. People from Bedlam described the positive experiences they have had while working in the

neighborhood. Abia reiterated that many people have expressed that they are not opposed to the theater but that they do not want to be denied the choice to attend or not attend a performance and reiterated that that position is valid and important. Todd suggested that the best solution would be to table the issue. Todd also stated that he agreed with Robert that the undue hardship argument is probably a stretch but explained that that is how a business must apply for a variance. Todd expressed that the people that attend the Land Use committee may not be representative of the neighborhood but that that may be fine. He also stated that the city requires that a separate permit be issued for each performance. He also expressed that he thought it is funny that the WBCC would support Afrifest and not Bedlam and that he thought that the performances would enhance safety. Africa spoke about the need for better communication. Abdirazak expressed that he felt that Bedlam made a poor choice by not speaking with the residents of Riverside Plaza B and C building in March. He suggested that the WBCC needs to respect the views of the people most affected by the proposal. John Bueche expressed that Bedlam wants their work to serve the needs of the neighborhood. He expressed that until yesterday he had only heard positive feedback and was surprised by the feedback at the Land Use committee meeting. John also spoke about Bedlam's relationship with Dar Al-Hijrah and their history of working effectively with the Somali community. John presented a two-minute video with a clip from Bedlam's *West Bank Story* performance. Abia expressed that the issue is not whether the board supports or does not support Bedlam but that the board cannot undermine the residents that gave their input. Abdirazak acknowledged that there are people in the neighborhood that are interested in Bedlam but suggested that the board support the residents that gave input. Jean expressed that he supports Bedlam's request and expressed that he is disappointed when he sees intolerance by either those that are new to the neighborhood or those that have been here for a while. Todd moved to table Abia's motion. Marvin seconded. Robert asked the effect of tabling the motion (i.e. will the variance go forward or does the variance get stopped). Robin explained that the city gives businesses 14 days of temporary use permits and so without the variance the outdoor performances would not go beyond 8/4. Robert moved to amend Todd's motion in order to vote to oppose the request for variance at this time and table the issue until the next board meeting. Todd did not accept Robert's amendment. Vote on Todd's motion to table the original motion: 4 yeah, 5 against, motion failed; Vote of the original Land Use committee recommendation: 5 yeah, 4 against, 1 abstain, motion passed (i.e. The WBCC does not support the variance for outdoor performances by Bedlam Theater at 1501 South 6th Street).

4. Announcement: Fairview is requesting to increase the square footage of their internally lit sign

VIII. New Business (7:30)

- A. NRP Contract – Todd moved that the president sign the NRP Contract extension. Jennifer seconded. Todd expressed that although the participation agreement is not ideal, the board should just sign it in order to allow continued access to the funds. Robert and Abia reiterated this. Passed.
- B. Vacancies – Jim announced two vacancies and alerted the board to the self-nomination form that had been prepared. Robert looked at the bylaws and interpreted them to mean that nominations do not necessarily need to be self-nominations.
- C. Organizational Development – the board considered Roger Meyer's questions (from his document titled: Guidance from WBCC Board – 07-18-07.doc). Given time constraints, Jim announced he would send out Roger's questions and they could be discussed over

email. Jim announced that he would like to give the feedback to Roger the following week.

IX. Adjournment – 8:10 pm