

Santa Clara Community Organization
General Membership Meeting
November 5, 2020 (via Zoom)

Present:

Tim Foelker*	Chris Peters	Susan Krenz	Pat Walsh
Jerry Finigan*	Joyce Peters	Charissa Nelson	Ellen Hyman
Patrick Kerr*	Joel Narva	Michael Nieman	John Ben
Dawn Lesley*	Ivy Dreyer-Goldman	Suzanne Neiman	James Neu
Kate Perle*	Joe McCormack	Darcy Kerr	Waymon Banks
George Price*	Lilly Price	Laura Macagno Shajn	Blair Vohs
Ann Vaughn*	Gay Kramer-Dodd	Paul Macagno Shajn	Tanya Stolt
Louie Vidmar*	Kevin Jones	Cathy Martini	Greg Stolt
Matt Vohs*	Joel Robe	Jerry Mohr	Peter Thurston
	Gary Haliski		

Guests: Ellen Meyl Galloway; Randi Staudinger; Paul Turner

(41 present, including all 9 Board members*; 29 community members and 3 guests)

The meeting was called to order by the chair, Kate Perle at 7:01 p.m. She called for introductions.

Affordable housing project on Hunsaker Lane: Kate introduced Ellen Meyl Galloway from the City of Eugene presenting information about an affordable housing project proposed by Cornerstone for 850 Hunsaker Lane. This would be a 36-unit development near Delta Court and would include a day care center and a community center. Ellen described the RFP process for low income housing grants. She said she is looking for a community volunteer to help score the proposal. Q&A: Kate asked about the time frame for this and was told there is no fixed time frame but the process will probably begin between Dec. 9 and Dec. 17. Ivy Dreyer Goldman volunteered to be the community representative to review the proposal. Patrick asked if the project had taken into account the planned reconstruction of Hunsaker Lane. Ellen said Cornerstone is well aware of this and that it was considered an asset for the project as the safety issues of Hunsaker may have been part of the reason their original proposal for the site wasn't funded. Michael asked that we be continually informed during this process and Mary asked if there was a list available for updates. Ellen replied that this is just one of the proposals the City is considering and it's not typical to give detailed updates on all proposals, but the City Council will consider all projects on January 11. Ellen said that if we were to contact Conerstone, she feels they would be happy to keep us informed.

Update on the LTD transfer station: (Pat Walsh and Randi Staudinger) Randi gave an update on the progress of construction of the station. She said that even though construction was paused during the wildfires, the project is still on schedule. The park and ride section of the project is finished and landscapers will be engaged this coming week, then lighting will be installed. Green Lane has been upgraded and a sidewalk installed along the northern side of it. The driver's relief building is erected and interior work on it is ready to begin. The station should be fully open on February 7. Gary Haliski said that it might take a little time for local traffic to get used to the new traffic signals. Kevin said that the project has made bicycling through the area difficult and that this may not be necessary as the major obstruction is the signage placed in the area. Darcy agreed and asked if there was something that might be done about it. Patrick said that contractors sometimes leave the signs up even when they are not in use – Randi said she would talk to the contractors about it. Joyce said that the lettering on the pavement – “Keep Clear” – is not readable as you

drive up to it and is very distracting. Randi said the sign is there at the request of the fire station as they need access to River Road there. Louie suggested painting the pavement a different color there. Ivy said she made sure not to block the area so it worked for her. Laura said maybe it was just a matter of people getting used to it but Ann said not all traffic is local and it would confuse people unfamiliar with the area. Joel said maybe a colored line just ahead of the zone might make it clearer.

Pat discussed the process for the disposition of the land not being used for the station. He said that LTD is not allowed to be in the development business so the land not being used for the station will be declared as surplus by the LTD Board after the first of the year. After that there is no required timeline of when the property needs to be sold. As far as LTD is concerned, it is important that as a neighbor any development there be safe and secure. Pat said that he will try to keep SCCO better informed regarding the process as there seemed to be confusion about the process. Tim said he would appreciate better transparency. Patrick asked if there were any covenants on the property and Pat said he is not aware of any. Patrick asked what would be done with any gains when the property is sold and Pat said monies would go back into the LTD general fund. Mary asked how we will know about when the surplus listing is discussed and Pat said it would be available on the agenda postings for the LTD Board. Mary asked if SCCO would be informed before any sales of the property is approved or if we will only be told after it is done. Pat said SCCO will absolutely be kept in the loop. Ann said that Mary's concern is also hers. Patrick asked if the declaration of surplus property is an LTD priority and Pat said the decision is not urgent but will need to be made after the transfer station construction is complete. Joel Robe observed that thousands of hours have been put into a neighborhood plan and it is important to us that any use of this land be consistent with the plan. Pat said that this would not be a consideration of LTD as it is a requirement that would need to be met by whoever develops it. Tim asked if this process is consistent with similar surplus property protocols. Pat said that as far as he knows this is the first time LTD has needed to do this. Tim asked if LTD is required to get fair market value for the land. Kevin asked what that value is. Tim asked if an appraisal would be done first to determine this. Pat said it is not clear how this process will play out. Matt expressed concern that since the authority for the sale is given to the general manager rather than the LTD Board, there might not be transparency concerning the sale. Pat said he is sure the LTD Board will be kept in the loop. George said it is important that the community is kept in mind during this process. Mary asked if LTD is required to sell the land to the highest bidder. Randi said this is not the case – just fair market value. Kevin asked if it might be possible for the community to invest. Ann asked if it might be possible for LTD to partner with the community by offering an incentive to a possible buyer to help realize the community vision. Pat said this might be possible. Michael said he was new to the area and was not clear whether LTD is a private or public entity. Pat explained the public chartering and funding of LTD. Michael asked whether selling the land to a private developer was contrary to LTD's charter and Pat said it is clear that LTD's mandate is to sell off any land not used for mass transit at fair market value. Dawn said selling land to highest bidder does not really bring value back to the community. Pat reiterated that LTD is not required to sell to the highest bidder.

BUSINESS ITEMS:

Question: should the Santa Clara Community Organization form a 501(c)3?

Kate summarized why it is necessary to do this. She said we have consulted with a lawyer as to how it would be structured and that a donor will cover the legal costs to achieve this. Joel Robe move, Tim Foelker seconded the following motion:

“ I move that the Santa Clara Community Organization form a 501(c)3 nonprofit for the purpose of securing resources for community projects in Santa Clara”

There was a discussion about how SCCO is connected with a nonprofit board. Kate and Tim explained that of the models the lawyer explained, one in which SCCO is the sole voting organization directing the nonprofit board. There was general agreement that such an organization would allow SCCO to be more resilient in following community opportunities. Gary Haliski reminded that nonprofits do have restrictions concerning political involvement. A vote was taken. **Motion passed unanimously.**

Question: should the Santa Clara Community Organization adopt the former schoolhouse on River Loop #2? Darcy Kerr moved, Matt Vohs seconded the following motion:

“I move that the Santa Clara Community Organization enter into an agreement with the City of Eugene to secure ownership of the historic schoolhouse on River Loop #2 to repurpose as a community meeting space.”

Discussion: Joel R. asked if custody would also involve the land it was sitting on – Kate replied it would not. Kevin asked if it would involve a lease. Kate said the agreement would involve ownership of the building. Michael asked what discussions have already occurred with the City about this possibility and Kate replied there has already been considerable discussion with the City and the fact it is included in the pending neighborhood plan confirms the City’s willingness to have this go forward. Matt asked if this motion locks us into this agreement and Kate said that the discussion can be stopped at any time if we find there are unforeseen problems with doing this. Darcy asked who would take the lead on this initiative and Kate said it would be SCCO as the decision-makers for the nonprofit board and it would be the responsibility of a project management team. Laura asked if the agreement would be made between the City and the nonprofit foundation and Tim said that would be the case as the nonprofit is essentially a subsidiary of SCCO. The vote was called for: **Motion passed unanimously.**

Question: should SCCO adopt a diversity and inclusion statement? Joel Robe moved, Dawn seconded the following motion:

“I move the Santa Clara Community Organization adopt the Diversity and Inclusion statement approved by the SCCO Board on August 6, 2020”

The vote was taken. **Motion passed unanimously.**

Updates-reports

Dawn reported there were no calls on the “Bat phone” this month. There was a reminder of the Awbrey Park work party Saturday (7th) from 9 a.m. to noon.

Darcy moved the minutes from the October 1st general meeting be approved with the correction of the spelling of her name. Patrick seconded. Motion passed.

Other matters:

Kate promised to keep SCCO completely informed regarding progress with the schoolhouse and the nonprofit. Laura asked how many would be on the nonprofit foundation board. Tim said the minimum is 5 and the maximum 15. He would suggest a lower number.

Patrick cautioned everyone to consider safety with the change of season and rain moving in. Joyce said that NextDoor is reporting problem with rats. There was a discussion about how people deal with this problem

Meeting was adjourned at 8:57 pm.

submitted

Jerry Finigan