

# **SMILE Special Board Meeting Minutes**

**October 6, 2022**

**In person at SMILE Station**

Main Website

[www.SellwoodMoreland.org](http://www.SellwoodMoreland.org) <<>> [www.SMILErecords.org](http://www.SMILErecords.org)

Procedural

**OFFICERS PRESENT:** Elaine O’Keefe, President; Elizabeth Milner, Vice President; Pat Hainley, Treasurer; Eric Norberg, Secretary

**BOARD MEMBERS PRESENT:** Emily Pitts, Bob Burkholder, MacKenzie Torres, David Dugan, Dave Weber, Sarah Bunger

**ALSO ATTENDING:** Nancy Walsh, Gail Hoffnagle

SMILE President Elaine O’Keefe called to order the SMILE Special Board Meeting she had called, and which was publicly announced in the normal manner, at 7:31 p.m. The only agenda item of the Special Meeting was the unprecedented obstacles unexpectedly encountered in the usually-routine renewal of our operation agreement for Oaks Pioneer Church with Portland Parks and Recreation, and the steps now needed to proceed with it.

Vice President Elizabeth Milner summarized SMILE’s meeting with Donna at Portland Parks and Recreation last week, which also included Elaine O’Keefe, Pat Hainley, and our Church Manager, Chris Timberlake. In the renewal offer we received from PP&R, they would not cover the costs of ANY maintenance of the church (for the first time ever), and they want 25% of our gross from operating the church, which would be considerably larger than any income we would make from it (and we have run it the last two years at a loss, during the pandemic).

In the meeting, Donna asserted that PP&R could rent the church for \$35 a square foot for use as a daycare, a restaurant, or a store. (It is not suitable for a daycare, it has no kitchen, and is in a low-traffic residential area.) They also demand it be open to the public when not rented (which would require a fulltime paid staff). They also refuse to pay repair costs billed under the expiring agreement. After the meeting, our delegation met to create a counter offer, which was provided to the Board for review and discussion (and is incorporated into these minutes by reference). If the Board approves the counter offer, it will be submitted to PP&R. Pat, Elaine, and Elizabeth need Board approval to continue to negotiate.

There followed a discussion of both the city’s and SMILE’s positions. Gail Hoffnagle said that SMILE still needs to have a meeting with the City Commissioner overseeing PP&R. Nancy Walsh cited parallel situations around the city, such as Leach Botanical Garden, the Pittock Mansion, the Community Music Center, the Rhododendron Garden, etc. We may want to examine the operating agreements at those.

Elizabeth Milner moved, and David Dugan seconded, that the SMILE Board authorize this team to continue to negotiate our Oaks Pioneer Church operation renewal agreement with the City of Portland. The motion carried unanimously.

Eric Norberg moved that the SMILE Board authorize our team to enlist an attorney in the negotiations, if adjudged necessary. Pat Hainley seconded; the motion carried. There followed some final discussion; the Board was supportive of the negotiating team’s efforts.

Sarah Bunger moved adjournment; Dave Weber seconded; carried unanimously at 9:05 p.m.