

Concord Partnership Meeting

Moderator: Ron Campbell

Date: Dec. 17, 2015

Recorder: Michael G. Schmeer

Location: Oak Lodge Water District

Attendees: Ron Campbell, Renae Campbell, Geoffrey Janke, Mike Schmeer, Baldwin Van der Bijl, Craig Kuhns, Thelma Haggenmiller, Fred Sawyer

I. Meeting was called to order by President Ron Campbell at 6:30 p.m.

Last official meeting was Oct. 15, 2015. There was no official meeting in November, and therefore no minutes.

Treasurer's Report: Geoffrey reported that the Partnership has \$50

II. Review of Recent Activities

In September Ron and Geoffrey met with Clackamas Community College's Small Business Development Center (SBDC) seeking possible assistance for strategic planning and future development of a business plan. SBDC did not offer help with our planning, but did suggest we consider the financial benefit of planning for an Assisted Living Facility. This type of use would eliminate the property's open space.

Two community Visioning Workshops were held in November at the Oak Grove United Methodist Church – one on Nov. 11th and another on Nov. 18th. Attendees were asked to prioritize their preferences in helping to shape concepts for reusing Concord.

On November 12th the school district opened the school for a tour of the building, hosted by the Concord Partnership. About 25 people attended, including representatives from the OGCC, JLCC, Boys and Girls Club, and MAP-IT.

Geoffrey Janke reported on the results of the two Community Visioning sessions and the Nov. 12th school tour. The results from the Visioning sessions indicate that there are strong correlations between our findings and

those from the survey done by North Clackamas School District. Boys and Girls club, outdoor recreation, and early learning were high on the Visioning list.

At the invitation of the Concord Partnership Craig Kelly, of Venerable Properties, presented a couple of his visions for Concord , both consisting of predominantly commercial offices - one with a separate building for a community center, and another with a community center in the gym area and an art center below it. The tour attendees were impressed by the good condition of the Concord building. The Partnership learned a great deal from Chuck Shannon, NCSO Maintenance Supervisor.

On November 12th Ron and Geoffrey presented a letter to the NC School Board requesting that they consider including Concord in the upcoming school bond measure. The letter stated that many of the district's mission and goals would be supported by a learning center and Boys and Girls Club at Concord.

On Nov. 13th Restore Oregon announced that Concord had been placed on their list as one of the "Most Endangered Places in Oregon" for 2016. The Partnership board attended the ceremony. This will make the Concord project eligible for funding and assistance from Restore Oregon. The Partnership has sent a letter of thanks to Restore Oregon.

The idea to use part of Concord for a library is basically dead, as per Gary Barth. The City of Gladstone has announced definite plans to construct a new building that will also house a library.

The Partnership has met with Ron Stewart (North Clack. School Distr.) and Gary Barth (North Clack. Parks & Rec.). North Clackamas Parks & Recreation is interested in Concord – primarily the outdoor space. They have no capital \$\$ to purchase or operate the building.

Boys & Girls Clubs of Portland has announced that they will be selling their Sellwood Meyer Club as 75% of their members are from the North Clackamas area, with a dwindling membership from the Sellwood area. The Partnership Board will be meeting with Boys & Girls Club in January.

Ron Campbell, Mike Schmeer and Brandon Spencer-Hartle of Restore Oregon met with the Kinsman Foundation on Dec. 15th to discuss applying for a grant to apply toward a Feasibility Study for Concord. Funds for a grant cannot be disbursed until the Partnership has acquired its 501(C)3 status.

III. New Business

Fred Sawyer, who represents the OGCC in MAP-IT, stated that he wished to propose to MAP-IT at its Jan. 12th meeting, that they contribute \$15,000 pledged to them by Clackamas County for a “visioning meeting” but never used, to the Concord Partnership - to be applied to a feasibility study. After much discussion about this it was decided that the Partnership should meet with Ed Gronke, chair of MAP-IT, prior to Fred proposing this. Ed Gronke has asked the Partnership for an update, which the Partnership intends to provide at Map-IT’s Jan. 12th meeting. A meeting with Ed Gronke to discuss possible Metro funding will be scheduled in the near future, and the unused Clackamas Co. funds will be brought up at that time.

Historical Landmark overlay zoning: The Board has recently learned that there may be an opportunity for other allowable Conditional Uses for the building if the property is listed by the County as a Historic Landmark. This would dramatically increase the types of uses that might be allowed, and would therefore increase the options for sustainability. The Board will be looking into this.

Feasibility Study consulting firms: A question was raised as to possible consulting firms to conduct a feasibility study. Ron Campbell cited four recommended by Restore Oregon:

- KLK Consulting, LLC – Karen Karlsson, Rick Michaelson
- KPFF Consulting Engineers
- Paul M. Falcetto Architect, LLC
- Venerable Properties – conducts its own feasibility studies

Thelma Haggemiller suggested looking into Astoria, Oregon’s re-purposed projects via the Oregon Heritage Council.

The Board will be looking into these firms as funds become available.

Meeting was adjourned at 8:22 P.M.

Respectfully submitted by Michael G. Schmeer, Secretary.