



**Overlook Neighborhood Association General and Board  
Meeting - MEETING MINUTES  
Monday January 8, 2023  
Beach Elementary School  
1710 N Humboldt Street**

**Present:** Josh Cabot, George Spaulding, Nic Cota, Michelle Thompson, Katrina Wilson

**Absent:** Stacey Nuissl, Jen Lee, John Carter

**Guests:** Dariia Vernygora, Mary Bradshaw, Paul Conrad

**General Meeting**

**6:30** Josh opens and welcomes everyone to the meeting. No recording or online option for meeting available this time.

**6:33** Approval of Agenda and minutes. Move Board Roll Call and Introductions after Salazar Architect Inc. presentation.

**6:35** Mary Bradshaw of Northwest Housing Alternative and working together with the Urban League for creating self-sufficiency housing for senior citizens. Mary introduces Dariia and Paul for the M. Carter Commons.

**6:38** Dariia is the Product Manager for M. Carter Commons at N. Overlook and Interstate. It's a six story building with 63 units, 57 one bedrooms and 6 studio apartments.. Here is the [slide deck](#) Salazar provided for the presentation.

**6:47** Questions and Answers

- When will you break ground?
  - o January 2025
- Who will maintain ownership of the site until groundbreaking?
  - o Kaiser Permanente
- How will site security maintain continuity during construction?
  - o Fences and security, with cameras and foot patrols, will be provided throughout construction.
- What is the mix of units?
  - o Almost all units will be 1BR. An accessibility consultant was brought on during design. Units will be adaptable over time to meet accessibility needs.

- What is the site setback along Overlook? There are concerns Overlook will be impacted by people being dropped off, movers, etc.

- o The Overlook side is setback 10 feet. All loading will be done via the alley on the South end of the property.

- Will the Palms be under construction at the same time?

- o The Palms is expected to have permitting complete in March. Currently, it is on hold awaiting financing. A definitive schedule for breaking ground will be provided once available.

**7:55** Josh explained that the check sheets for the demolition for The Palms was turned in and their building permit is pending. It looks like things could start moving forward March/April.

- Who will be able to apply for residency at M. Carter Commons?

- o Low-income people, 55 and older, at 60% AMI max.

- o Transit passes will be provided.

- What are the plans for the SE corner brick façade?

- o Art is required facing Interstate Ave. NHA will coordinate with an artist.

- What about noise from the generator?

- o The generator will be tested once per month.

- o The neighboring apartment building has a retaining wall and ground floor parking garage to reduce the sound impact on the building.

- Will the brick handle graffiti?

- o Yes

- How many elevators will be provided?

- o 2

- Will the building be pet friendly?

- o Pets are allowed as a reasonable accommodation.

- Will there be regular on-site management?

- o There will be a permanent manager as a resident.

**7:13** End of presentation from Salazar Architects Inc.

**7:15** Josh Starting the board reports

The OKNA Board Retreat for 2024 was held on Monday 12/11 at The Stacks Coffeehouse. 2024 events and budget were discussed and we will publish this year's upcoming events at the February OKNA meeting.

With the City of Portland's transition to a new form of government, with 4 districts consisting of 3 council members each, the district offices that represent each of the neighborhood associations are changing too. A consolidation to 4 District Coalition Offices (from the 7 that currently exist) is starting to take place. This is to take effect July 1, 2024. With our inclusion into District 2, our own North Portland Neighborhood Services (NPNS) is being integrated with Central Northeast Neighbors (CNN) and the Northeast Coalition of Neighborhoods (NECN).

re hearing that the Office of Community & Civic Life may now be overseen by Mayor Ted Wheeler, in lieu of Commissioner Dan Ryan.

The City has partnered with Portland State University to publish its [Neighborhood Demographics Study](#), based on the 2020 census results.

**7:23** Treasurer - The transition of check signers for the OKNA bank account has begun with Co-Chairs Michelle Thompson and Josh Cabot, and Secretary Katrina Wilson being added to the bank account.

Another transition is in the works too, with responsibilities moving to separate people responsible for Accounts Receivable vs. Accounts Payable.

**7:26** Secretary/Communications Katrina - Get meeting minutes published to PDF and have those available. Get Stacey and Michelle access to the calendar so more are able to add in events for the OKNA. Need to update Portland.gov website to have more accurate information about OKNA.

**7:33** Sustainability/Land Use - Josh explained the deregulation of how some building code design will not be as rigorous and will not have the ability to have public opinion for buildings in the community.

7:39 Public Safety - George - Public Safety Action Committee on Thursdays 7pm-8pm

7:41 Transportation - Nic - North Portland in Motion

**7:56** Meeting Adjourned.

**Break**

## **Board Meeting**

**8:11** Board Meeting starts. Jon, Stacey and Jen are absent.

Will discuss the Treasury in the next meeting in February. Moving Adidas update to next meeting as well.

**8:14** Madrona Park Event on Saturday 17.

**8:17** Nic - Trimet presentation for next meeting that would be a 20-30 minute presentation. March might be a good time to do it. Confirming that we are all good to have a presentation. All agree March would be a better time to have Trimet present.

**8:30** Stacey - Adidas Update and will table it until the mini-retreat in December. Stacey was able to get insurance from the city. Looking up to see G&L to see the cost. Keeping with virtual meetings with GoogleMeet.

**8:49** Josh - Mini-retreat Agenda

- Events

- Goals

- Budget for the year

**8:50** Board Adjourned

Recorded by Katrina Wilson