

## 12/12/18 GCDC Meeting

Attending: Martin Elfort, Robin Gault, Becky Wong, Paddy Tillett, Phillip Koop, Andrew Eshleman, Stephen Weeks, Ashley Smith, Curt Germundson, Nancy Entrikin. Visiting: Sally Fraser

1. We discussed the relationship between Grace Memorial and Quad Inc. At this time we are considering them as the project developer along with Housing Development Center (HDC) as the development consultant. There is general agreement that the values of Quad align well with Grace, GI and PHAME. Quad is currently in consideration of our project. Curt Germundson is the Executive Director and he has talked to his board. The Grace Commons (GC) project is bigger than Quad has developed in the past and that is a consideration as is the complexity of the ground floor (Grace/GI/PHAME and potentially Oregon Children's Theatre) space. The Quad Board needs to see numbers before they can make a decision. With the completion of the massing diagram next week we will have some preliminary square footage numbers and HDC will be able to run a pro-forma. Curt believes Quad will be able to have a decision by sometime in February.

There are 4 vestry members on the Committee; Andrew, Robin, Phillip and Cameron. Andrew will be taking the lead in working with the Vestry to determine what information they need and what their questions are regarding a partnership with Quad as the Vestry will have the ultimate decision as to whether to go forward. The GCDC has agreed to hold off in creating a RFP (Request for Proposals) as we explore this partnership.

2. Politics. Ross believes it will be very helpful to have a City Commission who will advocate for Grace Commons. It would provide GC much needed money to be included in the Convention Center Urban Renewal Area (URA). There is a more complete explanation of what this would mean in the 12/04 Work Group meeting notes. We believe that Chloe Eudaly is the appropriate person to contact. Curt Germundson is going to try to set up a meeting with her to introduce her to the GC project.

The other front is Prosper Portland. They are the entity that has money for URA development. Kimberly Branam is the Executive Director of Prosper Portland. She is Fr. Stephen's daughter and has indicated that staff will have to handle interactions with Grace because this creates a conflict. Paddy knows her and is going to contact her and give her an overview of our Project and find out who she would like us to work with.

In an email after the meeting, Paddy Tillett wrote:

We should return to the City to talk to Parks now that Nick Fish is the Parks Commissioner about Grace functioning as a district center for the Arts. I spoke to someone at Christchurch in Lake Oswego, and they were successful in securing such funding a year or two ago. This would probably be capital, not O&M dollars - helping to close the gap.

I have contacted Judy Prosper as she has a working relationship with Nick Fish. I sent her the one page Grace Commons Project paper that Ross wrote.

3. The Committee went over a new contract with Walsh. We made some changes and when those are finalized it will go to the Vestry for approval. When that is done, I will post it on the Grace Website.

4. The Committee read and asked questions about the notes from the 12/04 Work Group meeting. It was in many ways a course in the language of development. There are many terms and acronyms that need to be absorbed so you can actually follow a conversation.

5. We talked about the January Concept Reveal Meeting with Carleton Hart and discussed having it in the evening and inviting the congregation and the boards of both PHAME and GI. The Committee would need to visit Carleton Hart beforehand and take a look at the plans. I will work with Ariel to see if we can arrange for this to happen.

6. Curt brought up the need to have an equity statement. He also said his Grant writing person at Quad thought we would have a greater chance at grants if we wrote them at one entity (i.e. Grace, GI, PHAME and OCT).

If that is the case and everyone agrees, it would seem that the Equity Committee would consist of Jenny, Ross McKeen (OCT), Curt, Ashley and Martin.

If Grace needs it's own equity statement, perhaps that needs to come from the Vestry.

Curt also said that large foundations are starting to ask for an annual measure of how you are meeting your equity goals. We need to talk further about all of this.

Here is the equity statement from the City of Portland:

<https://www.portlandoregon.gov/phb/article/660447>