

Neighborhood Advisory Committee

Meeting Minutes – 02/06/19

Discussion Items:

- Charter Review – Nell Donaldson
- Construction Updates – MMC Facilities Team

The February NAC Meeting was called to order at 12:04 by Jennifer McCarthy

Charter Review:

- Nell Donaldson kicked off the meeting with an overview of the NAC Charter and discussed the broadening of the group to be more than just focused on construction updates as the IOZ speaks to.
- The charter process began in September of 2018 and through a process of stakeholder feedback has been shaped to its current format. We are hoping to get the final language settled on today and want this document to be high-level, positive, and collaborative, while understanding that it is still a work in progress and can change.
- Nell walked through NAC draft and the edits made by both MMC and Neighborhood groups. There was discussion about eliminating redundancies and simplification of charter language.

Charter Overview Discussion

Brett: Liked the purpose section of the draft and does not want to see that part deleted

Anne: In favor of eliminating redundancy

Moses: Would like language added about the group being in place for over a decade and that originally was not focused on just expansion

Spencer: Suggested combining sections 1.1 and 1.2 into 1 section

Nell: Mentioned she would share the revisions after the meeting today and sharing with the planning board for their input. Nell stated the group will own the charter together and that changes will be made as identified and needed.

Section 1.3 Discussion

- Discussion kicked off around membership in the NAC and whether the councilor from District 3 should be involved in a formal capacity.

Jeff Sanders: The Overlay Zone is geographic and may limit grants to impacted neighborhoods

Nell: This D2 – D3 councilor keeps coming up and I think we need to discuss in more detail.

Brett: Believes the councilor is a nice add to the group and since three is no voting rights, does not see the negative.

Anne: What is the role of the councilor? I do not see the need for another councilor since D2 represents 4 out of the 5 neighborhoods.

Spencer (D2C): There will be sometimes when the D3 councilor should be invited and we will all make that decision. My concern is going forward after I'm done, I don't want 2 councilors with opposing views to create complications. This group started with mostly St John's Valley due to the garage and expanded after that. I am holding firm against adding another councilor.

Tuck: There does not appear to be much support from other neighborhood organizations, MMC, or Spencer, and yet we keep coming back to this. It's frustrating and we hear you, but this issue has been addressed.

Libbytown Rep: We have spoken to Brian (D3C) and believe this would be a constructive addition. We would be in favor of this.

Western Prom Rep: We see no need for another councilor and are opposed to the D3C addition.

Jeff Sanders: MMC is not supportive of another councilor being involved.

Nell: Decided to move this discussion to another day and noted the stance of all parties. Mostly opposed with 2 in favor.

Moses: Being kept apprised of information is important. We understand the need to keep information non-specific ahead of time, but we need more information before meetings and in a 'timely' manner. What does 'timely' mean?

Nell: Some details of this document need to wait a bit, but we need trust in order to move forward as a group.

Anne: The trustees are interested in how this group is progressing. Don't need to define the term 'timely,' want to avoid surprises.

Spencer: Believes the monthly meetings have been productive and there may be challenges if this meeting moves to quarterly.

Moses: Felt the group has been constructive as a sounding board.

Jeff Sanders: I think this group has been very helpful, but am worried that we are bogged down in minutiae that is not constructive.

Jennifer McCarthy: The information shared with this group occurs after it is shared with our board, which does not always leave a lot of time ahead of our meetings.

Zack: Understand that MMC shares sensitive information and believes the 'timely' should be symbolic and in a good faith effort of information sharing.

Nell: Struck the line on substitutes in the charter. There are concerns around continuity within the group.

Tuck: The goal is to have the same voices communicating the same message. An influx of new people has been challenging to moving this group forward.

Zack: Some flexibility needed as this is the middle of the day for us a representative.

Spencer: Emma does a good job of reporting minutes. If you want to send someone to take notes for you that should be fine.

Tuck: The goal is to have the same contacts. Feel free to send people to take notes.

Moses: Feels strongly that he wants to be able to send substitutes given their neighborhood organization's schedules

Tuck: That's fine, but we want consistency with who makes decisions for each neighborhood group. That is our biggest concern.

Anne: We want to make sure new folks are not asking the same questions as the old representatives as this has bogged us down in the past.

Tuck: 2 people are designated for a term. They are the decision makers and should attend at all efforts. Others can attend to take notes.

Section 1.4 Discussion

Nell: We wrote this trying to make it impartial. We heard your concerns that it did not pinpoint MMC's responsibilities

Penny: This should also apply to neighborhood organizations

Jennifer & Tuck: Guests can come from MMC or neighborhoods but everyone in the NAC needs advanced notice. The 2 members from MMC are your points of contact for the NAC.

Section 2.1 Discussion

- There was discussion about facilitation and co-facilitation, MMC would serve as 1 facilitator and 1 neighborhood representative would serve as the other. The city would not facilitate.

Tuck: co-facilitators can have quicker discussions

Spencer: Need to have neighborhood groups step up, I am fine with this structure and support it.

Anne: This should be the full 1 year commitment

Nell: If quarterly meetings it will only be 4 meetings.

Tuck: It would be nice if 1 person would co-facilitate for a year. This would involve agenda setting, action plans, etc

Anne: Note taker responsibility should be shared by the group.

Spencer: There should be the opportunity to amend notes at the beginning of each meeting

Zack: They should be approved monthly

Liz: My concern is that I want this to be a forum to address and discuss key issues and be able to work together to solve them. T

Nell: How deep does this need to go to make this work for everyone?

Tuck: Liz, you're right the goal is this group should be able to resolve key points of tension

Section 2.2 Discussion

Nell: Language was added here around sharing materials and calling meetings when needed.

Brett: There should be a way to get meetings scheduled quickly if something comes up

Spencer: If something comes up for a neighborhood, the goal is for the point person to reach out to MMC's point person to schedule a meeting.

- There was discussion around where the meeting should take place. It was decided to have most meetings at MMC but to leave this language open in case the group wanted to tour an area.

Brett: Can we add more detail around sharing meeting details in advance?

Tuck: No one at MMC is responsible for managing this process. Everyone is going above and beyond to share these details with the group so it would be difficult to put a time limit on how far in advance items can be shared.

Liz: Volunteered to take minutes.

Spencer: Nothing prohibiting people from going home and reading the meeting minutes if recorded. I want people to be able to share whatever we can from these meetings with their groups.

Jennifer: MMC is against this as there are things shared in this group that cannot leave this group. This would change what we share with the NAC.

Spencer: That is not what we want. If confidential we would not record.

Section 3.1 Discussion

Nell: Discussion around a checklist of actions to take within the next 3 months to formalize the caring community grant per the IDP.

Spencer: We need to decide on voting for the caring community grant and whether it is unanimous, 4/5, 2/3, or other.

Tuck: There is no intent for voting rights, that is a recipe for infighting that we want to avoid. We should talk openly and work together to decide on grant structure and awards.

Brett: There has to be a way to make formal decisions.

Libbytown: We have to vote to take actions, we have bylaws in our organizations.

Nell: We will keep working through the language around charter and amendments and the % needed to approve a grant.

Anne: We are the prototype for the rest of the city as a group (NAC) and have to keep that in mind.

Nell: we need to nail down this charter and its language at our next meeting in March so we can start working on the grant language.

Jeff: Have we resolved the councilor issue? Most are against D3C joining.

Tuck: This is probably my last meeting and I'll say that I went to bat to get Libbytown here and it was not easy. I think adding the D3C would change our group dynamic and am uncomfortable with that.

Liz: Can we add 10 minutes to discuss this next meeting?

Jeff: I am adamantly opposed to having 2 councilors here as it becomes a public meeting and changes my opinion of the purpose of this group.

Construction Updates:

- The MMC facilities team gave a construction update on the St. John Street employee parking garage
- Pile Driving will end next week (February 15th) and a precast crane will be delivered at the mid to end of March, which will be similar to the crane used for the Congress Street tower.
- The crane will be located inside the construction lot and will not impact traffic flow on St. John Street.
- Deliveries of precast concrete will begin at the end of March and be delivered on multiple trucks over the course of a few months.
- We are at the staging point for the Congress Street tower currently.
- In regard to construction noise, we have been monitoring for violations, but nothing has gone above the levels set by third party sound engineers.

Neighborhood Question: Will you monitor the foundation construction at Congress Street?

Answer: We will be monitoring the noise and vibration levels of the Congress Street tower when construction starts. It is critically important to do so as the Bean building is directly next to the new tower.

The February NAC Meeting was called to close at 12:15 by Jennifer McCarthy