

GPNA Board Meeting
Meeting Minutes – May 12, 2026
Submitted by Ari Grubner

Attending Board Members: Molly Hamill, Miro Wesener, Tess Ipsen, Stacey Tipp, David Richardson, Jake Wicks, Jill DeRosa, Steve Haines, Eldo Varghese, Daniel Hoyer, Ari Grubner

Absent:

Guests: Greg Nika, Jessica Kramer, Mike Murphy, Brad Bater, John Mille, Lacy Patterson, an additional 10 guests in-person w/o sign-in, as well as 15 guests on Zoom.

Call to Order: Molly called the meeting to order at 7:03pm

1. Welcome, Sponsor Announcement, Introductions

Molly began by thanking our sponsor COOPER Design Build. Molly also thanked our guests for attending our final meeting before breaking for the Summer. Introductions around the room were given and board members were given the opportunity to introduce themselves and their roles.

2. Approval of the agenda* (Miro)

One change presented by Molly: added item #12 for announcements and any additional business prior to our guest presentation

* Steve Haines motioned to approve the agenda, seconded by Jill DeRosa, all in favor.

3. Approval of last meeting's minutes* (Ari)

Due to a mistake with our meeting minutes and the additional April Board meeting that took place on Zoom in order to shore-up our list of tabled business items, Ari did not have the correct meeting minutes presented to the board with adequate time to review and vote on. As such, the approval of the April Board meeting minutes will need to occur via email.

4. Treasurer's Report * (David):

David Richardson explained that the Treasurer's report as of 4/30/26 represents the combined Grant Park Neighborhood Association (501c4) and Grant Park Neighbors Association (501c3) financial statements. The primary purpose for combining the

financials are to show total fiscal 2026 activity to help with creating a fiscal 2027 budget for the newly established 501c3 entity.

During the month of April, \$15,766.09 of cash was transferred from the 501c4 entity's Wells Fargo bank account to a new OnPoint Community Credit Union bank account for the 501c3 entity. \$10,000 of that cash was then placed into a nonprofit money market account currently earning 3.45%.

In the month of April, GPNA received a \$1,000 grant from NECN and \$446 of advertising revenue. No expenses were incurred. Through the 10 months ending 4/30/26, GPNA's net assets have increased by \$2,147.63.

David then presented a proposed FY 2027 budget for the new 501c3 entity. Following the review and discussion of the proposed revenue and expense accounts, revisions to the proposed FY 2027 were made.

* Eldo Varghese motioned to accept the Treasurer's Report as well as adopt the revised FY 2027 Budget, seconded by Miro Wesener, all in favor.

David then reported that the remaining steps for the transition from the 501c4 entity to the 501c3 entity involve dissolving the 501c4 entity through various state filings. He expects to have this completed on or before the end of fiscal 2026 (6/30/26).

A question was offered by Jessica re: finances available for outreach around the neighborhood such as "door hangers" related to neighborhood issues and city initiatives. A short conversation was had as it relates to our position as a 501c3 organization and what our organization can and cannot do as it relates to engaging local and city policy. Clarification was offered by David as treasurer as well as Miro as our NECN representative along these lines, clarifying our position as one of caution and compliance with IRS guidelines.

Brief conversation was also had among board members related to the name of the 501c3 organization, specifically whether to revert back to "Neighborhood Association" or to continue with "Neighbors Association."

* Eldo Varghese motioned to continue as "Grant Park Neighbors Association," seconded by Steve Haines, all in favor.

5. Newsletter Editor's Report (Stacey):

- The newsletter deadline for the Summer newsletter is May 29th. We currently have a decent amount of content ready to go.
- There is excitement about announcing the 4th & 5th grade essay contest with a \$100 prize. Judges selected and ready!

- Staying tuned as well on the progress of the Grant Bowl Lights and the best opportunity to highlight that progress in the newsletter. As of May 12, the lights are installed but not hooked up. Celebration planned for May 29.

6. NECN Report (Miro):

- Insurance for next year: NECN has put aside money for Officers insurance if the city doesn't end up providing insurance for the board.
- Meeting a lot recently responding to grievances. Lost a bit of direction, getting back on track.
- GPNA Website: potential for NECN support on this.

7. Discussion concerning safety and security (Jill):

- PEMO: Public Environment Management Office, a problem-solving group.
- Northern Precinct: Homicides down 46%, Motor Theft down 26%, Burglary down 26%, Shoplifting up 2%
- Local safety concern re: Portland People's Outreach Project in Hollywood
- New CVS concerns re: garbage, busyness, and bottle drops
- Bottle drops meant to close in favor of City bottle drops, transition period
- Open source police/fire calls if neighbors are interested

8. IT Progress concerning website* (Stacey, Miro, Eldo):

- Stacey: no response from one lead; Sharon Columbo (who set up the website) and has availability at \$125/hr (maybe some pro-bono stuff); Stacey doesn't believe that this is the time to figure this out.
- Miro: NECN support would be a refresher on maintenance
- David: unease due to the technicalities between "Neighbors Association" and "Neighborhood Association"
 - Eldo to work with David on this
- Stacey: Board will email about this following the meeting

9. Events Committee Report*: plant sale, neighborhood cleanup (Miro):

- NECN budget reps: they have cleanup committees in their neighbors, so Miro will meet with them sometime in June to discuss the supplies/support for Grant Park cleanup event
- \$361 made from Plant Sale, it overall went well; next year, potential for another event and to bring the people to the nursery on Sauvie Island.

10. Goodbye to Tess and Thank You:

Tess has served for 2 years as our Grant HS representative and we are very grateful for her! We are thankful for her work across the GPNA and we are excited for her next chapter as she graduates from Grant and goes to college.

11. Vote to approve new student members and any other volunteers*:

This means we will have a new Grant HS rep in September. Tess and Miro worked together to identify an interested student at Grant HS. Our new student rep in September will be Liv Uyeda and she is excited to get involved, network, and have an impact on her neighborhood.

* Ari Grubner motioned to approve Liv Uyeda as our new Grant HS student representative beginning in September, seconded by David Richardson, all in favor.

Molly announced that with the upcoming closing on the sale of her house and her move out of the neighborhood, she would be stepping down as Board President. As such, this would be her last meeting.

Molly highlighted the open positions on the board. Including the President position, there are 4 at-large member openings. The various committees were also highlighted including the tech committee, the livability committee, and the land use committee. Conversation was had about the history between GPNA's land use and livability committees. Brief conversation was also had about capacity / volunteer interest in establishing a neighborhood communications committee.

Time was given for attendees in the room to indicate their interest in these roles. No additional business was conducted related to these open positions.

12. Additional business:

Tess updated the board on the GPNA Instagram account. She will continue moving things forward with our Instagram account before passing it along to Liv to manage.

Email vote: Prior to the May 12 meeting, the GPNA Board conducted a vote via email related to a request from neighbors to pass out flyers related to City of Portland Resolution 37746 at the May 10 GPNA plant sale. The GPNA Board voted: 2 yes, 7 no, with 2 abstentions, resulting in a denied request to hand out flyers at the plant sale.

Prior to moving to our guest speakers and presentation, Molly provided a 5 minute break for our presenters to get set with tech and for attendees to refill on beverages.

13. Guest speakers and presentation re: City of Portland Resolution 37746, Portland Neighbors Welcome and Inner Eastside For All:

Presenters: Greg Nika, Jessica Kramer, Mike Murphy as well as response and dialogue from Heidi Hart from Portland Neighbors Welcome (PNW).

A Zoom recording of the presentation portion of the meeting is available to view at [this Google Drive link](#).

Greg, Jessica, and Mike exchanged leads through their PowerPoint presentation [which can be accessed via Google Drive at this link](#).

Becoming aware of the Inner Eastside For All initiative around 4 weeks ago, Greg explained that their primary interest has been talking with neighbors, city officials, and the GPNA about the impacts and effects this may have on the Grant Park neighborhood. The goal in presenting this information is to provide an overview of what Greg, Jessica, Mike, and other neighbors have gathered and create opportunities for neighbors to be heard and involved.

In gathering information, Greg found the 90-page proposed rezoning analysis to be insightful ([linked here via the City of Portland](#), “Inner Eastside Infrastructure Assessment Report”). Speaking to neighbors, Greg and others talked directly with over 30 homeowners of the details of the rezoning analysis, noting that many neighbors were becoming first aware of the initiative.

Within the “Overview of Potential Zoning Impact,” it was noted by Heidi from Portland Neighbors Welcome that the initiative does not require mixed-commercial use, instead that mixed-commercial use is optional.

Highlighted among the concerns were neighbors comments gathered by Greg and others relating to the lack of outreach and feedback process for neighbors to engage with, specifically within Grant Park. Other concerns highlighted related to Grant Park’s distinct cultural, historical, and architectural feel.

Mike highlighted that this initiative is considered by some homeowners to be seriously threatening to their financial situations. Mike also affirmed that it was troubling to find neighbors taken by surprise by the initiative.

Mike wrote and sent a letter to city counselors voicing concerns related to the Inner Eastside For All initiative. Mike read the letter for the room and submitted the letter to be included in the minutes: [follow this link to read Mike’s letter via Google Drive](#).

Greg clarified that the City Administrator’s office will need to create a report within 90 days that shows how the city could speed up the rezoning process, with a new zoning map ready by June 2027.

A short conversation was had related to the relationship between taxes, land value, and home value. The question came up whether modeling has been done to research the

impact of shifting financials, specifically the possible increase in land value (due to increase # of builds) alongside the possible decrease in home value.

Heidi from PNW offered that the resolution asked for analysis so modeling and analysis should exist; on average, Heidi noted an anticipated modest increase for property in most areas as well as not anticipating an increase to property taxes due to statewide regulations (Measures 5 and 50).

Heidi also offered a correction to the slideshow; the effective date of the new map is 1 year out from when the zoning map passes (estimated 2028).

Greg highlighted the website created for neighbors to consolidate information, resources, and stay connected with other neighbors: savenepdx.com

The final minutes of the presentation were set aside for Heidi from PNW to share some additional information, details, and thoughts related to the Inner Eastside For All initiative. Heidi spoke with the GPNA two years ago and facilitated an excellent conversation related to their work at that time.

Acknowledging that Grant Park homes are never going to be as cheap and affordable as they were in the 60s, 70s, 80s, and 90s, the work of PNW has been to identify how to make homes for average people moving into the neighborhood. PNW is seeking solutions for livability and housing in Portland while working with the “natural pace of neighborhood change.” This relates to a vision for Portland where anyone of any age, wage, or stage of life is able to live in this city. As it relates to this project, the property values in Grant Park are generally prohibitive for developers in comparison to other areas and locations within the proposed rezoning.

Included below are the comments and questions offered on Zoom during the presentation:

- mikecrowell: *Is Grant HS aware of this, they already have massive parking issues?*
- Emily: *Where else has this information been distributed? I have heard very little about this potential change.*
- mikecrowell: *Isn't Portland population is down 18k-20k people since 2020.*
- mikecrowell: *Property values go up when you change the current historic single family neighborhood with an overcrowded, apartment lined one? Have any examples to support this?*
- Emily: *There is no added value with this type of change.*
- Emily: *Traffic congestion, parking shortages, safety concerns, over burdened utilities, crowded public services are a few disadvantages behind rezoning residential neighborhoods.*
- mikecrowell: *Is this same every Portland neighborhood accessibility being planned across the city? NW?*

13. Adjourn *

* Miro Wesener motioned to adjourn the meeting, seconded by Eldo Varghese, all in favor

The meeting was adjourned at 9:01pm.

Next Meeting: September 8, 2026
7-9pm at Grant Park Church