

**GPNA Board Meeting**  
Meeting Minutes – September 9, 2025  
Submitted by Ari Grubner

**Attending:** Stacey Tipp, David Richardson, Ari Grubner, Jill DeRosa, Molly Hamill, Jake Wicks, Eldo Varghese

**Absent:** Miro Wesener, Tess Ipsen, Daniel Hoyer

**Guests:** Jan Zuckerman

**Call to Order:** Stacey called the meeting to order at 7:10 pm

**Welcome, Board and Guest Introductions**

We began with board and guest introductions as well as a thank you to our sponsor COOPER Design Build.

**Approval of the agenda\* (Molly)**

- \* David motioned to approve the agenda as presented, seconded by Stacey, all in favor.

**Approval of last meeting's minutes\* (Ari)**

- \* Ari motioned to approve the May meeting minutes, seconded by Stacey, all in favor.

**Reading of online vote into minutes\* (Ari)**

- The GPNA Board was invited to vote via e-mail on whether to endorse the Portland Parks Levy (Measure 26-260) by September 4<sup>th</sup>. Three yes votes, zero no votes, and six abstentions were received. With fewer than six yes votes received, no endorsement was made by the GPNA Board.

**Guest Speaker on Portland's Critical Energy Infrastructure (CEI) Hub**

Jan Zuckerman offered a wonderful slideshow presentation detailing the current state of the Critical Energy Infrastructure Hub, the six-mile stretch of industrial development along the west shore of the Willamette River. The CEI Hub Task Force (<[ceitaskforce@gmail.com](mailto:ceitaskforce@gmail.com)>) has been working on a number of education initiatives among neighborhoods across Portland regarding the environmental and health risks and concerns associated with the CEI Hub. Included in their work are a number of ongoing policy initiatives across city and state legislatures. Neighborhood involvement and unity on this issue has been encouraging, yet there is more work to be done in order to see our city be prepared for this impending environmental and health concern.

The GPNA was invited to sign on alongside several other neighborhood associations to a letter authored by the CEI Hub Task Force addressed to Portland City Council

Members, Mayor Wilson, and City Manager Jordan in regards to risk assessment and implementing risk mitigations related to all combustible, flammable, and/or toxic fuels or materials.

- \* David motioned for the GPNA to sign on to the CEI Hub letter to Portland City officials, seconded by Eldo, all in favor.

### **Misc Updates / Fundraising and Events Committee Update (Molly)**

GPNA has a volunteer booth at the Hollywood Farmer's Market this Saturday, September 13th from 8am to 1pm. Volunteers are still needed to make sure we are covered the whole time and well represented.

The Fundraising and Events Committee is moving forward with the Neighborhood Cleanup event sponsored by COOPER Design Build on October 25th.

### **Progress report on non-profit status\* (David)**

David briefly reviewed the recommendations made by Stephanie Dolan, a non-profit attorney recommended by NECN. He then reviewed a "Steps to Create an Oregon 501(c)(3) Non-Profit" document previously distributed.

Next, David discussed his preference to take the necessary steps to form the new GPNA 501c3 at this board meeting. He stated that this suggestion was shared with both Molly and Stacey who supported the idea. David noted that following board approval to form the new entity, it would take between 3 and 12 months to complete the incorporation process. Following some discussion, David was invited to proceed.

David reviewed the draft Articles of Incorporation w/ attachments. He noted that the template selected came from the Oregon Secretary of State website. Although only three incorporators are required by Oregon law, David stated that Molly has suggested that all six current GPNA board officers serve as incorporators, and all six sign to incorporate the new entity.

David asked for a motion to create a new 501(c)(3) corporation titled "Grant Park Neighbors Association", to be referenced as the "new GPNA". \*

- \* Molly motioned to approve, seconded by Jill, all in favor.

David then asked for a motion to approve the draft Articles of Incorporation for the new GPNA 501c3 entity. \*

- \* Eldo motioned to approve, seconded by Stacey, all in favor.

David asked for a motion to authorize him to file the Articles of Incorporation for the new GPNA. \*

- \* Molly motioned to approve, seconded by Ari, all in favor.

With the establishment of the new entity, David recommended that all current GPNA 501c4 board members also serve as board members of the new GPNA 501c3 entity. He also recommended that all current GPNA 501c4 board officers also serve as board officers of the new GPNA 501c3 entity.

Miro asked for a motion to adjourn the current GPNA board meeting so that the initial new GPNA board meeting could be conducted to adopt new GPNA 501c3 bylaws, elect board of directors, elect new GPNA officers, and authorize next steps.

- \* Eldo motioned to approve, seconded by Stacey, all in favor.
- Meeting adjourned at 8:30pm

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***New GPNA 501c3 Board Meeting***  
***Meeting Minutes – September 9, 2025***  
***Submitted by Ari Grubner***

**Attending:** Stacey Tipp, David Richardson, Ari Grubner, Jill DeRosa, Molly Hamill, Jake Wicks, Eldo Varghese

**Absent:** Miro Wesener, Tess Ipsen, Daniel Hoyer

Guests:

**Call to Order:** Molly called the meeting to order at 8:31 pm

**Approval of the agenda\* (Molly)**

Agenda:

- 1) Elect new GPNA 501c3 Board Members
  - 2) Elect new GPNA Officers
  - 3) Adopt new GPNA 501c3 bylaws
  - 4) Authorize next steps
- \* Ari motioned to approve, seconded by Stacey, all in favor.

**Elect new GPNA 501c3 Board Members\***

David asked if each current GPNA board member would be willing to also serve as board members of the new GPNA 501c3 entity. He asked for a motion to appoint all current GPNA board members to be board members of the new GPNA 501c3 entity.

- \* David motioned to approve, seconded by Eldo, all in favor.

**Elect new GPNA Officers**

David asked if each current GPNA 501c4 board officer was willing to also serve as board officers of the new GPNA 501c3 entity:

- Molly Hamill: President

- Miro Wesener: Vice President
- Ari Grubner: Secretary
- David Richardson: Treasurer
- Stacey Tipp: Newsletter Editor
- Eldo Varghese: Land Use Chair

### **Adopt new GPNA 501c3 by-laws\***

David noted that the draft new GPNA 501c3 by-laws are the same by-laws as the current GPNA by-laws that were approved at the May 2025 current GPNA board meeting. He asked for a motion to approve the new GPNA 501c3 by-laws. \*

- \* Eldo motioned to approve, seconded by Jill, all in favor.

### **Authorization to Proceed\***

David reported that the next steps in the process included:

- a) Registering the new GPNA 501c3 entity with the Oregon Department of Justice;
- b) Filing to obtain an Employer Identification Number (EIN) for the new GPNA 501c3 entity;
- c) Filing for Federal Tax-Exempt Status for the new GPNA 501c3 entity via Form 1023-EZ;

He asked for a motion to proceed with working with other GPNA board members to complete the required filings. \*

- \* Ari motioned to approve, seconded by Stacey, all in favor.

### **Adjourn\***

- \* Molly motioned to adjourn the new GPNA 501c3 meeting, seconded by Stacey, all in favor.
- Meeting adjourned at 8:45pm

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**Call to Order:** Molly Hamill called the initial GPNA meeting back to order at 8:45pm

### **Treasurer's Report \* (David)**

David Richardson reviewed the Treasurer's Report as of 8/31/25. In the months of July and August, GPNA received \$715 in advertising fees (Vive Fitness). \$264 of expenses were incurred for the P.O. Box renewal and the new website host and license. David acknowledged Eldo's work in reducing GPNA's IT costs. GPNA's bank balance increased by \$451 to \$14,083 during the first two month of fiscal 2026.

- \* Ari motioned to accept the Treasurer's Report, seconded by Jill, all in favor.

### **Newsletter editor's report (Stacey)**

Congratulations to Stacey for another wonderful newsletter!

Stacey expressed that continued articles from board and community members will be a great thing for our next newsletter. Keep them coming!

In the event that someone is out of commission, Stacey expressed that the Board would do well to train a “backup” for our various roles and responsibilities. Molly agreed that training backups for Board Officers would be good for us moving forward.

#### **Land Use Committee's Report\* (Eldo)**

The Grant Bowl Lights are fully in-process of moving forward as planned. Special thanks was offered to Neon for all of her work on this project for the benefit of our community. Thank you Neon!

As per our recommendations as a Neighborhood Association, the meeting scheduled between GPNA and Portland Public Schools is still on track for the end of September. Some discussion about ensuring attendance while establishing the date ensued.

No reply yet to re-zoning email to the Bureau Budget Advisory Committees (BACP).

#### **Other Business**

No other business was discussed or conducted.

#### **Adjourn\***

- \* David motioned to adjourn the meeting, seconded by Stacey, all votes in favor.
- Meeting adjourned at 8:58pm