

**WSCO Board of Directors Meeting Notes**  
**Monday, August 14, 2017**  
**6:30-8:30 pm 209 Page St. W**

## Agenda

- Welcome and Public Comments
- Consent Agenda
- Boardem Breaker -- risk of gentrification
- Updates and upcoming events
- Strategic Discussion: Bylaws Revision
- Annual Meeting Brainstorm
- Succession Planning

## Notes:

- Welcome and Public Comments
  - Krysten calls to order 6:37pm
- Consent Agenda
  - July ED financial reports
    - Upcoming grants would come in 2018 -- potential gap in 2017
    - Gen op checking account at \$47k and the bulk of grant money left is reimbursable -- leads to a tightrope
    - Next board meeting will get a speaker on fundraising
    - Bush will be submitted by 8/18 - may hear back 4-6 weeks
    - Smaller grant for Youth Prize -- Monica is validating eligibility
  - July Minutes
  - August Agenda
  - Letters of support -- one letter for Wabasha brewing to support september event
  - Add item -- vote on status of Kerry Matthews as Treasurer
  - Add brainstorming item for fund raising to cover gap
  - Nick J motions to approve the consent agenda, Derek seconds -- approves unanimously (minus Nick Novacek-Bundt and Joanna who came right after)
- Boardem Breaker -- risk of gentrification?
  - CURA found a trend in the west side towards gentrification, Met Council found trends higher than average poverty -- thinks this leads towards risk of gentrification
  - Worried about housing options for seniors and can they stay here
  - But we do have a pretty wide range of housing
  - There is a revitalization of the west side happening which can lead towards gentrification

- House flipping of currently vacant and not up to code will lead to great increases in cost
- Location of the West Side to the downtown core is something that puts it at risk to gentrification
- How do we encourage growth and economic development while discouraging gentrification
- We need to get our community involved now, almost too late
- Worry that the resources aren't there to educate people about this
- How do we control rent? Not just homeowners.
- Updates and upcoming events
  - Introduced Equity Action Plan 2017-2018
    - As we look at all the new development, new Flats buildings, some on Cesar Chavez, etc. we are looking at equity development scorecard
    - We will take this scorecard in development for five years and adapt it to the West Side (Monica to send out to the Board)
    - We would then take that scorecard and give it to the city of st paul for pre-development status to be a prerequisite for developing here.
    - First community conversation on Sept 9th in partnership with CURA
    - Second session will look at groups that have developed the scorecard and talk about how we would adapt it and this is on the 23rd September
    - Third session will be a deeper dive on the scorecard and be on the 30th of September
    - In future, we will have a cohort to be trained in how to develop the scorecard further -- it is heavy lifting, have to lay a lot of groundwork to define equity
    - Having a published scorecard also makes working with WSCO a transparent process for groups that want to come develop on the West Side
    - There is an action team and Monica is actively working on further recruiting
  - West Side Rising - Fall/Winter
    - Monica is interviewing a facilitator for the convenings to rebrand the corridors.
- Strategic Discussion: Bylaws Revision
  - 3.01
    - Add the word "primary" to current residence
  - 4.02
    - Concern on turnover
    - How did you land on 11?
      - You always want your officers to be outvoted so 9 is the smallest, some wanted 9 and some 13 so we compromised on 11

- The board is more about policy and governance and this may help narrow the scope of the board while letting other people focus on committee and other community work
    - How do we get down to 11 from 17? -- we would limit the number of spots in the next election
    - Will it be easier or harder to keep the board diverse with a smaller number?
    - Bringing the number down to 11, debate is livelier and the discussions flow more easily
    - We have struggled to retain diverse voices -- it is an issue with funding and how we make decisions
    - Do we add a designated spot for youth? Not a designated spot but will be part of recruiting.
    - Voted in the room and will set the number of seats to 13.
  - 4.04
    - Small typo to be fixed "is" should be "if"
  - 5.03
    - Update to remove "past-president" so it can be a member of WSCO
  - Do we want to add to the bylaws that if an officer becomes ineligible within 3 months of the end of the year, they can serve out the year -- need to request Matthew Bergeron add language for this
  - Due to updates requested, the Board will vote on this in September
- Noted the upcoming meeting for Annual Meeting Brainstorming session -- look for email from Analita
- Vote on Treasurer
  - Kerry Matthews is moving September 1st
  - Krysten proposes that we vote to retain Kerry to perform roles of the Treasurer but as a non-voting member. Vote to remove Kerry from Board of Directors make her our financial advisor as of September 1st but not replacing Treasurer as we are within 90 days of our meeting -- Nicholas second
  - Louis Garcia introduced friendly amendment to add Louis Garcia in as interim Treasurer - Nick J seconds
  - Unanimously approved
- Succession Planning
  - If a seat is coming up, think about if you want to run again
  - Also think about if you want to run for an executive term
  - Krysten is planning to set up one on ones with board members in the next 6 weeks.
- Story Corps is coming out to our community -- Monica will send out more information, great way to get out the stories of the west side
- St Paul Chamber Orchestra is doing a series of concerts at Humboldt and they will be free
- On August 16th, there is a meeting for the high bridge closure at Capitol View Cafe

- Motions to close 8:26 by Nickj and seconded by Derek

## Attendees:

- Monica Bravo
- Kerry Matthews
- Krysten Ryba-Tures
- Tianna Reyes
- Monica Bryand
- Louis Garcia
- Abigail Dominguez
- Derek Johnson
- Nick Johnson
- Craig Willford
- Chue Chang
- Miguel Brito
- Nick Novacek Bundt
- Joanna Lowry