

**ARDENWALD-JOHNSON CREEK  
NEIGHBORHOOD DISTRICT ASSOCIATION  
REGULAR MEETING MINUTES  
OCTOBER 14, 2008**

**Call to Order**

Acting Chair Matt Rinker calls the meeting to order at 6:35 pm in the Ardenwald Elementary School library.

**Attendance**

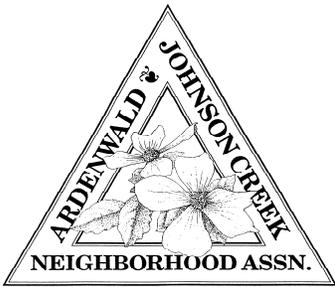
There were 34 people in attendance:

Trell Anderson, Clackamas Co. Housing Auth.	Joe Loomis, Milwaukie Councilor
Mike Bowen	Rob Mack
Jane Brown, Clack Co. Res. Service Coord.	Nancy Matich, Arts Committee
Marianne Colgrove, Southeast Uplift-Webmaster	Sandy McIssaic
Rebekah Crosby	Judy Muehe
Bryan Dorr, Secretary	Shirley Reynolds
Jason Eubanks	Matt Rinker, Acting Chairman
Betty Fulmore	Mary Roberts
Joy Fyfield	Andrea Sanchez, Hillside Project Mgr.
Catherine Goode	Susan Stone, Milwaukie Councilor
Lisa Gunion-Rinker, BMAL	Jeff Stroup
Jon Holladay	Mike Swanson, City of Milwaukie
Kim Hutchinson	Eric Weber, Portland Police
Michole Jensen, Transportation	Cindy Wilkins
Kelly Kindrick, Portland Police	Carol Wilkins, BMAL
Collette Linn	Marten Wilkins, BMAL
	Jill Younce, Membership
	Tim Younce

**Police Report—Portland Police Bureau (Kelly Kindrick)**

Crime was reported in the Ardenwald neighborhood near Crystal Springs Blvd. area—a burglary and theft. A suspect was not identified in either cases.

Officer Weber injected that there was a possible suspect from Estacada and the suspect travels to the Southeast Portland area to commit crimes because the suspects refers to the residents and visitors as “suckers.”



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Officer Kindrick reiterated that the best defense is to leave your vehicles looking sterile (no electronics, bags, etc.).

**Audience:** Do they (thieves) use Slim Jims? **Answer:** It is rare, but thieves will usually smash windows.

Kim Hutchinson asked about crime statistics being available online. Statistics are available online and are frequently updated.

No officer representing the Milwaukie Police Department attended the meeting; therefore a report was not available.

**Balfour Park (Lisa Gunion-Rinker)**

There will be a Balfour Park subcommittee meeting at the city hall on Thursday, October 23, 2008, at 6:30 pm. The park will be a natural area community park.

**Hillside Park Redevelopment (Trell Anderson, Owner of Hillside Park and Manor)**

Trell Anderson presents his proposal to redevelop the Hillside Park and Manor. He has about a thousand units, some that are Section 8 housing. Jane Brown, Resident Service Coordinator and Andreas Sanchez, Project Manager, were present.

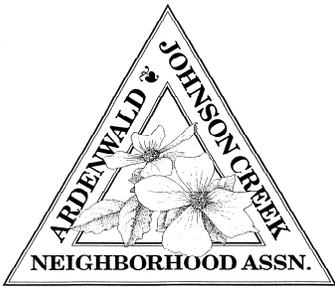
About 2,500 applicants are on the public housing waiting list. Anderson has hired a consultant group and is looking at other sites and scattered sites around the county. The question is, what options do we have between scattered sites and regular sites? He pulled together an advisory committee. He is also asking for citizen input on the redevelopment.

Trell handed out a two-page document of his proposal on the ten year strategy plan and the five year action plan.

The redevelopment would be a one-to-one replacement for public housing.

Trell presented an aerial photo of the site. He also pointed to the old lumber yard site south of the current site as an area of interest to redevelop. The site was known to have contaminated soil from the former lumber yard. Martin Wilkins mentioned the old soil was removed; new soil was laid and capped.

Trell announced there will be a meeting upcoming Thursday.



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Lisa Gunion-Rinker commented on the need for transparency in the process.

Matt Rinker asked about percentage of scattered sites that may or will burdening into Milwaukie.

Jill Younce said she appreciates Trell attending to talk with the community and understands the need for the redevelopment.

Tim Younce commented on seeing people hopping over the fence and urinating behind buildings.

Matt Rinker mentioned the possibility of the redevelopment devaluing surrounding properties, but made it clear he is not expressing his frustration directly at Trell's organization.

**Question:** Does Department of Health and Human Services have funding on this?

**Answer:** No.

Andreas said they are starting a focus group.

Jon Holladay commented on looking at the social justice and the disproportion number of sites coming into Milwaukie.

Susan Stone mentioned about the HUD apartment on SE 32<sup>nd</sup> Ave. and the increase crimes. She believes that low-income housing are bringing in crimes.

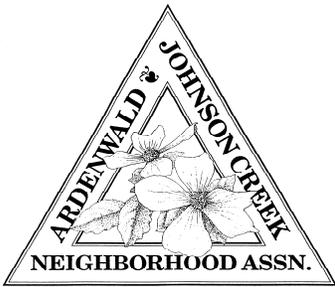
Trell did state they do not allow people with a criminal background. If they were to find out the resident has a criminal history, they would be evicted. Trell also has been working with the Milwaukie Police Department.

Jon Holladay suggested that the residents at Hillside Manor could attend our neighborhood association meetings.

Nanci Matich asks how people would be relocated when new units are constructed while the old units would be removed. Trell did say it would be difficult relocating the elderly, disabled and the immigrants.

Jane did promise one individual to be helped during the relocation process.

A similar housing proposal was brought up in Lake Oswego, the neighbors rejected the proposal and won.



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**Balfour House Settlement (Mike Swanson, Milwaukie City Manager)**

Mike Swanson handed out a docket text “minute order”. He presented a brief history of the Balfour House proposal. The city was sued after the city purchased the Balfour property. If tried, the case would have cost the city between \$400,000 and \$1 million plus cost of plaintiff council. The city was ordered to return property.

Nanci asked if there was a gag order. Mike responded there was no gag order, but advice from the attorney.

Kim wanted more explanation other than the attorney advised not to speak. Kim also asked about eminent domain for water runoff. Mike responded that it wouldn't affect what the FHA states.

Jon Holladay was concerned what impact this facility would have on the city's image as some believed to be discouraging.

An audience member mentioned concerns about the facility being one block away from the proposed community park on SE Balfour Street.

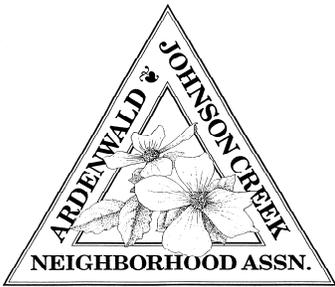
Lisa commented that Mike may be hearing the frustration from the lack of the transparency of the process.

Mike Bowen (not speaking on NAMI, but as a citizen) spoke about the environmental impact study. The county wants this to go in. He suggests an independent environmental impact study and traffic impact study. He was asking for a flow chart on the processing from the PSRB. First they have to prove they have a system. Second, who is responsible? PSRB siting committee then directs to the facility.

Mike Bowen recommends talking to Rep Linda Flores. He then recommends talking with Carolyn Tomei but the audience interrupted his remarks with a unanimous disagreement shout, “NO!”

Mike Swanson added there is strength in number. And great deal power in respect. When approaching these people, it should be done respectfully. Approaching the matter in a disrespectful way won't accomplish anything.

Matt Rinker mentioned the ORS from the Clackamas board meeting questions. Mike said the Federal Fair Housing Act (FHA) preempts city and local codes.



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Bryan Dorr mentioned the holding cells on the plans and the open ended statement what other rooms may be used for.

An audience member asked about the train noise.

Matt asked to continue for another 10 minutes. Many approved at 8:30 pm, none opposed or abstained.

Jill said Rep. Tomei has no vote and no position on this issue. Mike believes she is the chair of house Health and Human Services.

Audience: Sounds like this is going to happen.

Bryan Dorr mentioned about the 4199 SE King Rd. residential treatment facility where a predatory sex offender escaped March 12, 2008, assuming that the facility was non-secure. A press release was issued by the Milwaukie Police Department that if the escapee did not take his medication, he was a risk to himself and others. It also raises the question of what type of criminals will be in a secured facility.

Jill will be setting up a YouTube account to show videos of site. An online petition will be available too. The website on the Balfour House issue is at [www.ardenwald.org/balfour.html](http://www.ardenwald.org/balfour.html).

Nanci Matich said the facility size (8,500 square feet) is inappropriate for the site and the neighborhood.

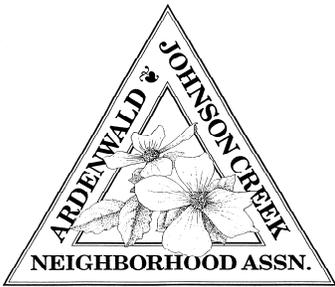
Kim Hutchinson holds weekly meetings at his residence for Balfour House committee on Tuesdays, except neighborhood association meeting nights.

Matt Rinker announced and handed out information on the Concealed Weapons courses at the Clackamas County Public Safety Training Center in Clackamas for anyone interested.

**Meeting Minutes from September 9, 2008 Approval**

Motion passes unanimously to approve the September 9, 2008, regular meeting minutes, no opposition and no abstained. The meeting minutes are approved.

**Secretary's Report (Bryan Dorr)**



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Bryan has been very busy, especially with the Balfour House issue. He also received email from Cheryl Ausmann-Moreno regarding the Public Safety Advisory Committee. We will also need to look for volunteers who would like to fill the positions for the PSAC position.

An email from Beth Ragel said the leadership meeting in November will be on Monday, November 24, 2008, not the usual Wednesday because of Thanksgiving Day the following day. The board members list was updated with the City of Milwaukee.

**Treasury Report (Joe Campbell)**

No Report (absent).

**Land Use (Scott Spears)**

No Report (absent).

**Southeast Uplift (Marianne Colgrove)**

Marianne announced the sign-up sheet for emails about the Friends of Tideman Johnson Park. She also presented the new logo and website design for the FTJP.

**Webmaster (Marianne Colgrove)**

Marianne advised the Balfour House committee about the content that can be posted on the Website. She is contact with Rene' Sanders for the online petition on the Balfour House.

**Transportation (Michole Jensen)**

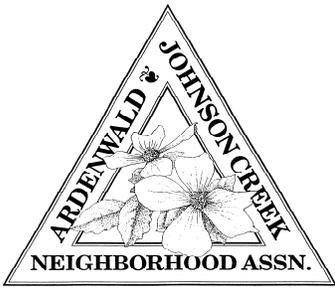
No report (left the meeting early).

**Public Safety Advisory Committee**

(See Secretary's Report.)

**Membership (Jill Younce)**

Membership is going excellent.



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**Arts (Nanci Matich)**

Nanci did not have anything to report.

**Adjournment**

Motion passes unanimously to adjourn the meeting, no opposition and no abstained.  
Meeting adjourned at 8:52 pm.

Minutes prepared and submitted on October 23, 2008, by:

Bryan Dorr

Secretary

Ardenwald-Johnson Creek Neighborhood District Association

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Minutes approved on: November 23, 2008 (Yea: Unanimous, Nay: None)