

ELDERS COMMITTEE MEETING MINUTES – Final

Thursday, June 17, 2021

LOCATION: Kay Kintzley's home, Pleasant Hill Oregon

MEETING TIME: 7ish p.m.

COMMITTEE MEMBERS PRESENT: Diane Albino, Kay Kintzley, Robert "Mouseman" McCarthy, Eric Nicholson, Patricia Van Esso

COMMITTEE MEMBERS ABSENT: Alan Cohn, Jain Elliott, Heather Kent, Robert Jacobs, Michael James Long, Ann Rogers-Bennett

OTHERS: Roberta Austin, Spirit Byron, Katie Cousins, Peggy Day-Fitzgerald, Carolyn Gsell (scribe), Nancy Hafner, Nancy Hogan, Chris Howe, Roger Lesiak, Nancy McBee, Jon Pincus, Jerry Shultz, Licia Shultz (facilitator)

ANNOUNCEMENTS

- Katie has give-away items for anyone who wants them. Leftover items will go to charity store.

AGENDA:

- Recommendations from our facilitator
- Winery discussion – Licia invited each person at the meeting to take a turn speaking on their views about the winery.

Facilitator Recommendation – Licia

Communication is important. When there is an outburst from someone in the group, some people retreat because they are having a negative reaction (triggered/PTSD) to strife that causes their creativity and ability to communicate to shut down. We need to have awareness around this.

We (Elders) are powerful and important. The OCF staff and board aren't hearing our thoughts on the subject. We need to find a way to communicate with the board and staff. We need to come up with a format and present it to board and staff for their consideration.

At our next meeting, Licia would like to hear our ideas on how to format a process for communication with OCF board and staff.

Spirit stated that Elder input is important. At the last board meeting, the proposal to make a change to the bylaws got passed, and because there was a grammatical error in the wording, it modified the intent of the change to include the right for the board to have a closed session at the annual membership meeting. The intent was to allow closed sessions during the annual board retreat, not the annual meeting.

The Elders' May meeting just 4 days prior to the board meeting included a robust discussion of the bylaws changes. There was insufficient time to convey Elders' input to the board. Spirit suggested that Elders moving their committee meetings back one week (3rd Thursday rather than the 4th) to allow more time to formulate input to the board. Spirit will come up with a way for Elders to effectively communicate with the board.

Winery Discussion - Listed for each bullet point are ideas conveyed by each individual participant, in the order in which the discussion occurred.

- Put the winery and property to good use for all.

- Would like to see outdoor music venues. There's plenty of space for parking and easy for vendors to set up. Place is also good venue for art exhibits.
- The OCF growing grapes is a stupid idea. Use the land as a resource. Alternative technologies make great use of bamboo. We could grow bamboo there and still have land for parking.
- No wine. No grapes. Community center.
- Knowing a lot about the property by virtue of living close by. There has been a lot of misinformation disseminated regarding what can and cannot be done on the winery property. The SUP was specifically tied to the winery business. Any type of venue requires 75% of income from the venue to come from wine sales. Doesn't think property purchase was a good idea. Pencil out 1300 cars parked for X number of days over Y number of years, and the ¾ million- dollar purchase price doesn't pencil out. We can't have musical events there because we are not operating a winery. Direct quote from Jon Steinhart who has expertise in the winery business "The way to make a small fortune on a winery is to start with a large fortune.". In today's Fair climate it has become impossible to have discussions/conversations to rally understand the issues. Discussions aren't happening in other parts of the Fair. It's a complicated bag. We own it. Let's sell it. What can we do with this thing? Lose the fallacy that we can have concerts there because the permits are tied to having a winery. Talk of private labeling with cool labels, really? The property is 53 acres, and the building is in good shape. The winery equipment hasn't been used in 15 years. Bottom line, we need to figure out what we can and cannot do. The property was purchased without input from membership. Back when the Fair purchased the Henderson Property (know Doug's Green), the building has turned into a mold factory. We end up buying things we don't use. The Fair's rainy day fund money was used to purchase the property, then Covid hit, we had our rainy day, and now the Fair's funds are dwindled. The advantage of Elders is that we come from everyone, and we need to talk.
- According to this speaker's Buddhist brother, opinion is the lowest form of conversation. The concerns about the pot farm on adjacent property can be alleviated with bamboo barrier. The property could be used for alternative technology projects, a humanure project. People need to write grants for projects so that the funding comes from the grants. Grow pumpkins and build revenue with hayrides and pumpkin donuts. How about a Barter Fair for Fair family this fall? Currently, many community service plans are bubbling up. Examples are Vista Corp, skill building opportunities for youth, NW Youth Corp, Teddy Bear Picnic. Another Field Trip (1972, 1982, 2022). We have lawyers who can handle logistics.
- Sometimes it's best not to say anything and just listen.
- Loves bamboo – it restores the soil, makes a great buffer, and can grow dense enough so that nobody can walk through it. How about peach wine made with local fruit? There are Fair people who know how to make wine.
- Currently there are beehives on the property.
- Understands the complexity of producing wine. We (membership) had no knowledge of the property purchase and using the rainy-day funds to buy it. We (membership) should have a say as to how money is spent.
- When a sale is pending, isn't that the time for (public) input?
- The idea if membership scrutinizing these proposals is akin to a turd in a punch bowl.
- Growing sunflowers is good for the soil.
- Extremely surprised by purchase. Understands there is fungus on the existing vines. Has been out there and the setup is beautiful. The site would be good for an eco-youth group. Get Culture Jam youth involved.
- Could we move Culture Jam out there?
- There are 3,000 people involved with Culture Jam.
- The youth can gain a lot of knowledge through (skill-building) programs.
- The protocol of the board has been not to share information with the membership. But buying property was not always this way. Alice's and Marshall's are examples of how the board asked for input from membership. Negotiation can be behind closed doors, but membership be in on the discussions. Youth can benefit from programs sponsored on the property. Agriculture can be done there. Making wine is a business. Culture Jam is camping. We already have a huge workload with putting on the Fair. Let's allow others to use the property for good purposes. Always thought the winery purchase was a bad investment but now is a good time to sell. We

could make a profit selling it and could lease back acreage for parking. Regarding the concept of having regular venue of concerts, the SUP was only good for one year, so nay opportunity to take advantage of the SUP has already been lost. You can go through the permitting process to have up to four events per year. However, the neighbors would have to give approval, and that is not likely to happen. The portion of land best for agriculture is also the land used for parking. Agricultural programs could be geared towards youth and education. Sell the land for profit, or lease for profit.

- Happy not to have an opinion. Hearing lots of great ideas but not attached to any of them. Maybe partner with an existing winery to private label. The wine thing may appeal to another sector of people.
- We should sell the property and replenish the rainy-day fund while property values are high. Lease back land for parking or lose the parking. People will adjust accordingly.
- It's an amazing situation to think about. Selling is not a bad idea. The consideration would be to know who our neighbors will be. The wrong kind of people could make things rough for the Fair.
- Would love to see equipment sold and lease the building. Land could be leased to farmers who don't have their own property. Last year Whitebird had a meeting there. There were around 100 attendees.
- Not a fan of the property purchase. Agricultural bamboo is a good idea, but now that the idea of selling the property has been mentioned multiple times, is in favor of selling it.
- (speaker) voted to buy the property. Jack is a visionary. They aren't making more land. The fair is always growing. Jack has always favored acquiring more land. The Fair is growing population-wise. In the meantime, why can't we gather on our (winery property) land?
- We can have meetings there and do things for "us". There's a ruling on how many people can be allowed at an event without a permit.

There was no quorum at this meeting, so no motions were made. There was no discussion about the next meeting.

The meeting adjourned at 8:30ish p.m.