

EXECUTIVE COMMITTEE MEETING MINUTES

Monday, July 21, 2026 | 5:30-6:30 pm | Via Zoom

ATTENDANCE

ExCom Members Present:	Ash Hester , President Matt Lembo , Vice President Rachel Davies , Secretary
ExCom Members Excused:	Dave Weaver , Past President (Advisory Role) Steve Fisher , Treasurer
Guests Present:	Sharon Wynde , Board Member Roxanne Capparelli , prospective Board Member
Staff Present:	Nanci Champlin , Executive Director

EXECUTIVE COMMITTEE MEETING

5:37 PM **Call to order and welcome** - Ash Hester, President

- A quorum was present

5:38 PM Meet and Greet Potential New Board Member

- Roxanne Capparelli introduced herself as the founder of the Somatic Release and Community Care Initiative (SRCCI), a nonprofit we fiscally sponsor that provides fully-funded wellness vouchers and community-based wellness experiences, with a focus on serving BIPOC and LGBTQIA+ individuals. She shared her interest in joining the Board and contributing to the organization's mission and community impact.

5:40 PM: Tabor Commons Task Force Update – Ash Hester

- Sharon provided an update on real estate activities related to the Tabor Commons property. A Phase I environmental assessment was completed in 2009, resulting in a

644-page report detailing environmental conditions at the site, which was at one time a gas station..

- Our real estate broker recommended retaining a consultant to review the report and prepare a summary for the Board. The estimated cost of the review is approximately 4 to 6 hours of consulting work and under \$1,000.
- Sharon noted that a “Notice of No Further Action” was issued in 2009 and that, based on known property uses since that time, significant new environmental concerns are not anticipated.
- The Board discussed whether the cost of a consultant review is warranted given the previous environmental clearance. Discussion included the potential benefit of completing the review now, while there is no time-sensitive transaction and a qualified consultant is available, versus waiting until a prospective buyer requests additional information.
- Nanci noted that the Bureau of Environmental Services provided a grants for SE Uplift for site improvements and community use (native landscaping, permeable parking lot) which further suggested the property had been evaluated and deemed appropriate for public use.
- Sharon reported that a private equity firm has submitted a letter of interest regarding the property. The proposal would involve SE Uplift as a minority partner with an equity interest while the firm secured financing for development. Sharon expressed concerns regarding potential financial risk and the proposal's alignment with SE Uplift's mission. The proposal will be shared with the board and discussed at the August board meeting.
- Sharon informed the Board that, as her term concludes in August, a new Board member will need to serve as the primary liaison with the realtor. She will work to identify a successor and provide the Board with a transition plan.

6:10PM Executive Director Updates - Nanci Champlin, Executive Director

- Nanci reported ongoing collaboration and communication with Adam Lyons who has been brought on to reset the Neighborhood Program via the Office of Civic Life.
- Adam has been invited to participate in a City Council work session in October focused on educating Council members about the Neighborhood Program. SE Uplift's role has not yet been defined but may include providing information about the purpose, function, and value of the system to support a shared understanding among Council members.
- Nanci provided an update on finalizing SE Uplift's annual contract with the City. The contract remains under review, and there may be additional auto coverage requirements which could delay us having a fully-executed contract before she leaves for vacation on Friday.
- Nanci informed the Board that she will be out of town for the next Board meeting. She will prepare slides for Ash and Matt to use in their updates to the board in her absence.

6:22 PM Fiscal Sponsorship Updates - Ash

Renew fiscal sponsorship for Same Wave Media and Roseway NA

VOTE to renew fiscal sponsorship for Same Wave Media and Roseway NA:

Motioned: Ash Hester

Seconded: Matt Lembo

In Favor: 3

Opposed: 0

Abstentions: 0

Result: The motion passed

6:24 PM Consider New Board Member Application- Ash

- Roxanne will be introduced and up for election as a new member of the board during the August Board Meeting
- Roxanne would fill a board seat for a Community Base Organization. There are currently 6 vacancies of that type.

6:27 PM Set August Board Meeting Agenda - Ash Hester and Nanci Champlin

- The Draft Board meeting agenda was reviewed and approved

6:42 PM: Confirm Quorum for August Executive Committee Meeting

- Ash, Matt, and Rachel will be in attendance, so quorum will be met

6:42 PM: Motion to recommend Roxanne Capparelli's application for election to the Board as an Community Based Organization member representing the Somatic Release and Community Care Initiative (SRCCI).

Motioned: Ash Hester

Seconded: Matt Lembo

In Favor: 3

Opposed: 0

Abstentions: 0

Result: The motion passed

6:44 PM: Adjourn - Ash Hester, President