

Mountaineers Everett Branch General Membership Meeting 9-5-18

Attendance:

Matt Vadnal	Bill Coady
Carol Bermon	Tami Kuntz
Bruce Wolverton	John Sedro
Nick Mayo	Evelyn Dudey
Mike Hendrickson	Bernadette Lamarca
George Ruch	Carolyn Henri
Sandra Ingalls	
Dennis Miller	

Matt opened meeting at 7:04.

State of the Everett Branch is strong. Classes are full with long wait lists. We have a reputation for giving high quality outdoor instruction. Leadership and instructor courses are consistently filled. Best year ever for getting people out in the Mountains. Annual Picnic was held in August @ Legion Park (Everett). Over 40 people attended. No food left!

Upcoming Events:

- Sunday, Oct 7 Annual Salmon Bake @ Masonic Park (Masonic Family Park, 24310 Mountain Loop Hwy, Granite Falls, WA 98252). Salmon Bake starts at 1pm, volunteers please arrive between 10am-11am.
- This year we will not be having the typical annual banquet of past years; instead there's a social event on Friday, Nov 2 at the Seattle Program Center. You'll be able to sign up soon.
- On Wed Nov. 7th Nic Tormohlen, Hiking and Backpacking Committee Chair, will give a report on his recent trip to S. America. Everett PUD @ 7 pm.

North Sound Program Center (NSPC) Committee Report:

Regarding a name for the center, it is important to note that this is the north Puget Sound area, not just Everett. People come from all over to take courses through our branch.

Committee Members:

- Matt Vadnal
- Carol Bermon (active in scrambling committee, retired accountant)
- Bruce Wolverton
- Liz Dawson (relatively new, joined 2011, Fish Biologist)
- Mike Hendrickson (homebuilder, lots of technical expertise)
- Rob Holman (intermediate climbing chair, IT exec)

Background of Everett Branch: Formed 1910. 1st Branch of the Mountaineers. 45 people were in new branch. Original group did mostly summer outings and expeditions into remote areas in Snohomish Co. Our branch has had a climbing course since 1954.

[PPT Slide Show] Background on the program center: In 1992 members of the branch did a feasibility study for a program center and decided there were not enough resources. The report was authored by Dennis Miller. Not having a building that people can identify us with has hurt us.

Mission of the NSPC Committee has 4 phases: P 1: concept proposal, P2 detailed proposal, P3: Funding P4: Execute.

Why now? A confluence of factors.

- Vision 2022 (5 yr strategic plan of Mountaineers): Part of that vision is to have new program centers beyond Seattle and Tacoma. Engage Future Mountaineers.
- N. Sound demographics: Everett and Sno Co are some of fastest growing areas of the U.S.
- Desire to expand N Sound programming: Youth outreach (not currently doing that), serve underprivileged youth.
- Snoqualmie Funds: Some years ago we had a lodge at Snoqualmie Pass which burned down. Property was recently sold for \$1.1 million. That money is to be used for capital investments. It is not a given that it will go to NSPC -- there are many competing projects for these funds --but NSPC is submitting a proposal. Foothills and Olympic branches are also submitting proposals for program centers. Seattle PC also wants some of that money to expand in their basement.

Where's demand coming from? Committee looked at 3 different things: (presented by Carol)

- 1) Surveyed Everett branch committees: How many people in your activities each year? What are your sq. ft. requirements? Etc. Everett programs are expecting 30% growth in participants in next 10 years, even without a program center.
- 2) Where do these mountaineers live and where are they taking courses? 14% of all Mountaineers are in Seattle, Foothills, Everett, and Bellingham branches. In the Everett Basic Climbing class, only 1/3 are from north county, 2/3 coming from south.
- 3) Snohomish County expects 26% population growth between 2020-2040.

Options:

1. Do nothing. Potential consequences: In current situation, it is hard to fundraise; people prefer to donate to capital campaigns. Possible stagnation of membership. Limited opportunities for youth outreach, branch growth, or expanded curriculum.
2. Community Partnerships. Committee has explored several avenues but hasn't had much luck. Have had discussions with Mullers (check name) and Summit Everett. The upshot was that it didn't seem like we would have adequate control of the facility. The committee's view, based on conversations with private businesses to date, is that it would be hard to partner with a for-profit company.

Committee has met with Royce Wilson, Pastor at a church in Bothell. He is looking to partner with others in the community and was very open to discussions about alternate uses of the church facility. CONS: We would not have control over when we could use the space, Stuff from Sunday school on the walls, use on Sundays not available, North Creek location is in east Sno Co -- not a central or ideal location. PROS: Great parking.

Still to be explored by the NSPC Committee: 1) Explore long term agreement with YMCA as they are building a new building in Everett. 2) City of Everett is building a new park (near the new YMCA). Might suggest that City build a climbing wall at the park, using a similar to model to the Seattle program center at Magnuson Park. Mountaineers long term lease the Seattle building. 3) Still need to talk to more climbing gyms, i.e. Vertical World.

3. Buy Existing Building and Retrofit. (presented by Mike Hendrickson). What do we need? There's everything from soup to nuts out there and the cost of a retrofit is impossible to estimate without having a specific building in mind.
 - a. PROS:
 - i. Using an existing structure would have a lower environmental impact than new, it's a form of recycling.
 - ii. It's possible we may be grandfathered in with respect to codes and other aspects like setbacks. This would not be available to us if we build new.
 - iii. May be able to get a really good price on an existing building, for much less than it would cost to build new.
 - iv. Remodels tend to happen faster than new builds, both permitting and retrofit.
 - v. Might be able to retrofit part of it, do it in phases as we grow.
 - vi. Would be rentable for income.
 - b. CONS:
 - i. We'd have to make it work.
 - ii. Maintenance/Upkeep costs are higher with old buildings.
 - iii. Deferred maintenance issues may be present.
 - iv. Possible abatement issues, i.e. Lead paint, pipes, asbestos.

4. Build a new facility. Cons: Parking is an issue. It's expensive, would cost \$ 3-4 million (at least) to build new. Pros: Customized to our needs.

Program Center Discussion:

(Dennis) Conclusion of the 1992 study was that we didn't have resources to support it. What we needed was too expensive. The current analysis will probably be similar. That said, what are we willing to give up to get a place, when push comes to shove? What's the minimum we can live with? Recommends keeping all options open, jump on the opportunity when it presents itself.

Any proposal to Mountaineers Board should include a discussion of how much income Everett programs currently make for the organization (a lot).

(Evey): If we do build a new facility it will be key to build near a park to utilize that resource, same for parking, i.e. build next to a church, use their parking lot during the weekdays.

(Sandra): This building will be an asset to the community. We are a non-profit. What links with other non-profits can we utilize/leverage?

(Bill): Are we at a point where we know how much money we have to work with? Do we have a budget?
Matt/Carol reply: We're not at budget stage yet, not at that level of commitment from Seattle. We're 'proving our worth' as it were, to the larger organization by putting all this information together. The Mountaineers Board of Directors will make a decision.

(Others): When is the deadline to use our branch reserves? (not clear response) The survey we did of branch members came up in favor of using reserves for a program center.

Timeline and next steps: There's a Teaching and Gathering ad hoc Committee of the Mountaineers Board which is meeting in November. We need to get our proposal to this committee. They will be deciding the fate of the \$1.1 in the Snoqualmie Fund.

Next big deadline for the NSPC committee is Sept 20 when they will present to Everett Branch Exec Comm. Tentative approval for the proposal should be obtained from Exec Comm, allowing for many uncertainties about specifics. Timeline going forward is yet to be determined.

Facility Tour: Sunday Sept 23 there will be a road trip to Tacoma program center to tour facility and meet with architect, Jeff Lawrence. All members are welcome.

Fundraising: In October we'll have our 1st 25 yr. Member luncheon. Hope to get 50 people to come out and talk to them and ask them for donations... There are 125 people in our branch who have been Mountaineers for 25+ years.

Bruce made motion to adjourn, Matt seconded. Meeting adjourned 8:45.