

# North College Good Neighbor Coalition + Charter

Board direction and subcommittee discussion

October 22, 2026



# Introduction – Good Neighbor Coalition + Charter

- Creation and stewardship of a partnership body
- Representative membership
- Defined decision rights
- Reciprocal commitments
- Supported community leadership
- Grounded in delegated authority with guardrails

**Translates community-led development from an engagement aspiration into an operating system**



## Direction sought tonight

1. Confirm the general direction of the Charter and Coalition
2. Identify changes and safeguards for the next draft
3. Consider a Board subcommittee for Charter refinement and Coalition nomination recommendations

**Full Board approval of the Charter is planned for December 2026.**



## What we are hearing

The charter framework responds to themes emerging through stakeholder groups.

The entity should evolve as the project moves from design to operations.

Skills, structure and geography could change over time.

Good Neighbor values should continue through those changes.



# Community leadership and Board authority

## COALITION

Shapes priorities and alternatives

Decides expressly delegated matters

Recommends program and design

Tracks community benefits

## BOARD AND STAFF

Board retains reserved authority

Board makes appointments

Staff administers contracts and funds

Board explains material departures



## Proposed Coalition membership

- 6** North College residents and resident-led groups
- 2** North College small businesses
- 3** Community-serving and anchor institutions
- 2** Delivery, development and funding partners
- 2** At-large perspectives and expertise

**15 voting members proposed, including 8 resident and small-business seats**



# Participation and capacity

## PARTNER PATHWAY

Document contributions and commitments.

Define the decisions each role can influence.

Review roles as the project changes.

## COMMUNITY PATHWAY

Build knowledge and shared work.

Support representation and formal appointments.

Provide continuing technical assistance.

**Participation support: compensation, interpretation, childcare, transportation and accessible information**



# In practice: a Phase One community hub

Illustrative choice: a shared kitchen, flexible community space, or a phased mix

| STEP              | NRP                                                       | GOOD NEIGHBOR COALITION                                            | FCURA STAFF + BOARD                                            |
|-------------------|-----------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------|
| <b>1. Shape</b>   | Connect stakeholder input and potential service partners. | Set community priorities and access criteria.                      | Staff develops costed design options with partners.            |
| <b>2. Decide</b>  | Test operating commitments and funding opportunities.     | Compare options and recommend a preferred approach.                | Board decides scope and funding, explaining any departures.    |
| <b>3. Deliver</b> | Partners provide services through agreed roles.           | Track community benefits. Decide only expressly delegated matters. | Staff administers agreements and reports results to the Board. |

**If costs require changes, staff returns options to the Coalition before a revised Board decision.**



# Delegation within a budget envelope

Board sets the amount, purpose, term and limits.

Coalition prioritizes funds only within active delegated authority.

Staff checks eligibility, executes agreements and reports spending.

Board approves changes beyond the authorized limits.

**Amounts, funding sources and initial tiers remain work for the approval package.**



# Evolution over time

## PROJECT INCEPTION

Planning and design  
Project finance and partnerships  
Getting development underway

## OPERATIONS AND STEWARDSHIP

Programming and facility operations  
Long-term community benefits  
Ongoing neighborhood accountability

**Review skills, membership, functions, structure and geographic scope at major milestones. Material changes return to the Board.**



## Optional Board subcommittee

Refine Charter provisions with staff, NRP partners and residents.

Examine representation, delegation and participation resources.

Develop an accessible nomination process and recommend a slate.

Reconcile this role with the draft's community nominations panel.

**Full Board retains Charter approval and Coalition appointments.**



# Path to December approval

**OCTOBER 22**

Board direction on framework and subcommittee option

**LATE OCTOBER  
AND NOVEMBER**

Community and partner review, Charter revisions,  
nomination design, cost estimates and legal review

**DECEMBER**

Full Board consideration and approval of the Charter  
and associated implementation provisions



## Board discussion

Does the Board support the general direction?

What changes or safeguards should guide the next draft?

Would the Board like a subcommittee to help refine the Charter and develop Coalition nomination recommendations?

