

WASHINGTON ART ASSOCIATION

Saturday June 13, 2026 4 p.m.

Meeting Discussion Regarding Potential Purchase of the Former Bank Building

Key Discussion Topics

Purpose of Acquiring the Building

Board members and supporters explained that acquiring the former bank building would:

- Increase studio and classroom space.
- Provide additional exhibition and event space.
- Support growth in educational programming.
- Allow expansion into new artistic disciplines, including:
 - Creative writing
 - Songwriting
 - Digital arts
 - Performance-based arts
- Help attract younger and more diverse participants by offering classes outside traditional daytime hours.
- Create opportunities to bring in instructors from outside organizations such as Silvermine, Five Points, and the Brookfield Craft Center.

The concept was described as creating a "campus" with the existing facilities located within close proximity.

Educational Growth and Revenue

Nate Cardonsky, Executive Director, presented educational growth statistics and projections:

- Education programs have grown approximately 38% over the past year.
- Current classroom space limits the number and variety of classes that can be offered.
- Several instructors have expressed interest in teaching but cannot be accommodated due to scheduling and space limitations.
- Preliminary financial projections suggest the building could generate additional revenue through:
 - New classes
 - Workshops
 - Private instruction
 - Studio rentals
 - Expanded educational offerings

Board members emphasized that the projections were intentionally conservative, though some members questioned whether projected enrollment growth could realistically be achieved within the proposed timeframe.

Building Characteristics

Several speakers described the building's features:

- Large open interior space.
- Two bathrooms.
- Kitchen area.
- Two smaller studio rooms.
- Existing slop sink.
- Good natural light, particularly north-facing light.

- Significant window exposure and visibility from downtown traffic.
- Convenient parking.
- Better septic capacity than current facilities.
- Structurally sound with minimal renovation needs.
- Building contains the Rimsky Train Station Mural created by one of the association's founders.

Former instructors who taught in the building spoke positively about the space and its visibility to the public.

Alternative Approaches and Concerns

Several members raised concerns:

Cohesion and Mission

Some members questioned whether operating multiple buildings would create a fragmented organization and argued that arts programming should remain concentrated in a single location. Others expressed concern that expanding into writing, performance, and other disciplines could dilute the association's traditional focus on visual arts.

Financial Projections

Questions were raised about:

- Whether revenue projections were overly optimistic.
- Assumptions regarding class enrollment and growth.
- The speed at which new programming could be developed and sustained.

Several members requested additional time to review financial information, noting that supporting documents had only recently been distributed.

Existing Facilities

Some members argued that:

- Current facilities may be underutilized.
- The Norman Sunshine Center could potentially accommodate additional programming.
- Existing buildings require continued investment and maintenance.
- Priority should be given to improvements at current facilities before acquiring another property.

Parking and Accessibility

Board members explained that:

- Parking at the Norman Sunshine Center remains a significant limitation.
- Ongoing ADA-related improvements and mold remediation are underway.
- Additional space could make future renovations easier by allowing temporary relocation of programs.

Supportive Statements

Several current and former board members spoke in favor of pursuing the purchase, citing:

- Longstanding space limitations.
- The rarity of acquiring commercial property in Washington.
- The opportunity to control the future use of a neighboring property.
- The potential for future appreciation of the real estate.
- Increased educational opportunities and membership growth.

Former instructors noted that larger classroom capacity could attract nationally recognized instructors who currently find class sizes too small to justify travel.

Kirsten Peckerman Legacy

Members discussed the significance of the bequest received from Kirsten Peckerman.

One speaker noted:

- Kirsten Peckerman contributed extensively to Washington-area nonprofit organizations over many years.
- She was a strong supporter of the arts and community institutions.
- In the speaker's opinion, she would likely have supported exploring the opportunity.

Process and Voting

Questions were raised regarding:

- Whether the vote constituted approval of the purchase itself.
- The role of the Finance Committee.
- Electronic proxy voting under the bylaws.

Board representatives clarified that:

- The vote was intended to authorize continued exploration, negotiation and the purchase if so concluded.
- Additional due diligence would still be required.
- Finance Committee will review.

Motion

A motion was made to move forward in the process to purchase the bank and with the recommendation from the board that they move forward to purchase the bank without the need for another meeting . The motion was seconded and so moved.

Meeting concluded following member discussion and expressions of appreciation for the open forum process.