

**North Bonneville Public Development Authority Minutes**  
**Thursday July 17, 2014**  
**5:30pm**

**Note: The public is invited to attend all board meetings**

**Meeting called to Order:** 5:43pm

**Roll Call:** Secretary/Treasurer Smith called roll and confirmed the presence of himself, President Tim Dudley, Vice President Tanya Knight and new Board Members Judy Whitcom and Jeremy Bechtel.

**Staff:** Consultant John Spencer and Attorney Teunis Wyers were also present.

**Pledge of Allegiance to the US Flag:** Yes.

**Agenda Changes &/or Additions:** None

**Public Comments:** None

**Board Comments:** Secretary Smith reported having visited Mary Janes House Of Glass, a paraphernalia store in Washougal and acquired contact info for the time when coordinating with other like business in the area might become prudent.

**Attorney/Staff/Consultant Reports:** Mr. Wyers reported having researched real property records relative to 484 Evergreen St. in order to evaluate amendments to the option to lease agreement with the land owner. He expressed concerns about certain legal actions recently taken that effectively remove property owned by the landlord from reach in the event of legal disagreement. He said he intends to make sure the PDA's interests are properly protected in the upcoming lease and/or option to lease agreement documents.

Mr. Spencer reported having spent some time making unsuccessful attempts to contact the land owner's lawyer to proceed with the lease option agreement and working with Wyers on the lease option agreement. He has also been talking with potential lenders with no firm results to date.

**Old Business:**

**Funding:** Present confirmed funding was deemed insufficient to actually accomplish the expected property renovations Mr. Spencer suggested again that, were it to be permitted by the nature of his relationship to the Board, he was in a position himself to loan the funds we need. Whether it would be permissible was undetermined. Mr. Wyers agreed to investigate. Mr. Bechtel offered to consult with a potential funder he would be seeing in the coming week.

**Creation of an LLC:** Delayed by the indecision of LCB and Attorney General's Office regarding whom is subject to background checks.

**Licensing:** Also pending LCB & Attorney General's decisions as well as delayed by our need for more time to secure funding.

**New Business:**

**Appointment of Board Officers:** No new Board Members expressed interest in hold an office and so the existing officer structure was retained for now.

**Discussion: Powers of PDA Management:** Pres. Dudley reported the results of the City Council's action regarding our request for changes to the language in the ordinance and said he would be bringing a proposal to the Board later of those details he felt would best be managed by the Board rather than by store staff.

**Approve Invoices:** A voucher from Pulse Consulting was presented and approved by unanimous vote.

**Approve Meeting Minutes:** Minutes from our last meeting were approved with a unanimous vote.

**Approve New Loans:** No additional loan proposals were presented but others are expected.

**Next Meeting Date(s):** Discussion resulted in setting Thursday Aug. 7th as our next meeting date.

**Public Comment:** None

**Closing Board Comments:** None

**Adjournment:** The Chair called for adjournment at 6:48pm

Dan C. Smith  
Secretary/Treasurer