

North Bonneville Public Development Authority Minutes
Thursday June26, 2014
4:30pm

Note: The public is invited to attend all board meetings

Meeting called to Order: 4:45pm

Roll Call: Secretary/Treasurer Smith called roll and confirmed the presence of himself, President Tim Dudley and Vice President Tanya Knight.

Staff: Consultant John Spencer and City Manager Steve Hassan were present as was Attorney Teunis Wyers.

Pledge of Allegiance to the US Flag: Yes.

Agenda Changes &/or Additions: None

Public Comments: None

Board Comments: President Dudley reported that our application had officially stumped the State Liquor Control Board in that a public entity with no person's involved having actual vested interest did not fit their established investigating profile. Mr Spencer suggested that a delay would be helpful at this point to allow us time to finalize Board membership, arrange startup financing, get a bank account and etc.

Attorney/Staff/Consultant Reports: Mr. Hasson reported that the City Council had paid all the invoice vouchers approved by the Board to date at their last meeting and indicated to amount still remaining.

Attorney Wyers reminded us of the potential importance of the Board's actions during this critical time.

Consultant John Spencer reported having ramped up his time spent recently and expected his efforts to use up \$4000 or more of the \$5000 remaining in our till in the coming weeks as the detail work increases. He said he would be needing help from Board Members and staff in meeting with folks, evaluating sales product and other fact finding. He then presented two 10%, 5-year, non-recourse loan proposals that had come in response the RFP published earlier. One for \$50,000 and another for \$25,000. Other lenders he's talked with have expressed interest in royalty loans and/or higher rates. Discussion of profit percentage loan repayment structures ensued.

President Dudley stipulated that the Board's approval of the loan proposals would be contingent upon the LCB actually giving us permission to proceed with our physical plant. VP Night concurred during a discussion about the best uses of the money initially. It was agreed that at least beginning to repay the City's loan was of paramount importance.

Old Business: **Banking:** Still no bank willing to do business with retailers. The one loan proposal included ancillary services to function for us like a bank account, at least for the physical plant renovations. Mr. Spencer is still following up.

Licensing: President Dudley reported that the LCB had just sent him with a list of questions which he would have to address before licensure would move forward. The only pertained to him apparently.

Business Plan: Spencer reviewed some of the changes made to the plan as a result of the Board's and other's review. He still had input to be included that would tend to simplify it. A discussion of sales practices, and market schemes and how the State might be harsh on them ensued.

Funding The Board voted unanimously to approved the loan proposals contingent upon legal document review by Mr. Wyers and the LCB's permission to proceed.

New Business: **Trade Name:** The board voted unanimously to accept & register the trade name DBA Cannabis Corner, if allowable, with an alternate being DBA Evergreen Corner.

Creation of a Corporation: An LLC was proposed specifically to manage the renovation of the property. Following discussion about the merits and structure of such an entity, it was tabled pending further legal review and research by staff.

Change of Address: The address of The North Bonneville Public Development Authority officially became 102 CBD Mall Drive #3, P.O. Box 376 98639-0376

Board Members Those members present voted unanimously to propose to the City a change to the language in our charter/ordinance to say essentially that the Board of Directors will be composed of a 'minimum of three and up to five volunteer members rather than the hard stipulation of five members as now drafted.

Charter &/or Bylaws Updates: Together with City Manager Hasson, a date for the City Council to meet and affect the adopted changes &/or appoint additional members was determined.

New Board Members: None

Approve Loan(s): The Board voted unanimously to approve the proposed loans contingent upon whether we needed the City's approval and further legal review.

no **Invoices** presented and the Board voted unanimously to approved the last **meeting minutes**

 There were no **Board Member Reports** to file yet

 The **Next meeting** was set for July 17th at 4:30pm.

No **Executive Session** was called.

Public Comment: None

Closing Board Comments: Secretary Smith went on record with a Thank You, Sir to Mr. Spencer for his diligence and concerted efforts in getting to what appears to be the verge of success! All were in agreement.

Adjournment: The Chair called for adjournment at 6:21pm.
Dan C. Smith, Secretary/Treasurer.