

North Bonneville Public Development Authority
Meeting Minutes from Thursday Sep 24, 2015
102 CBD Mall Dr. Unit #3 5:00 pm

Meeting called to Order: 5:10pm

Roll Call: Secretary/Treasurer Dan Smith confirmed the presence of himself, President Tim Dudley, Vice President Judie Whitcomb and Board Members Dolly Newman and Adam Schaeffer. Ex Officio Board Member Mayor Don Stevens and Consultant John Spencer were also in attendance.

Agenda Changes were made when Mr. Smith asked that a **vote of no confidence** in the current Board President be added under new business. He passed out documentation detailing Mr. Dudley's history of failures in performance, breaches of promise and unexplained conduct since the Board's inception two years earlier.

Opening Public Comments were not made.

Opening Board Comments Became a discussion on prices across other stores in the region and the store manager asked for additional information to help her investigate the observed differences.

In **Staff Reports** Mgr. Legun gave a **State Of The Store** report indicating some of the latest product changes and additions and the goals of vendor standards.

An October media blitz involving some Willamette Weekly ads had gone well and she discussed the unknowns concerning the economic impact of the medical marijuana sales coming up in July of 2016. The application form would be submitted right away and the specific requirements would be determined later.

A quote for painting the store building had been received and it was accepted.

A quote for developing two needed web sites had also been received and was thought to be high. She suggested going ahead with the PDA's web site and a take a chance to re-negotiate for the store's site later. The Board voted unanimously to do so.

A **Finance Report** took the form of a discussion of the interpretation of the **Reconciliations** and the **Claims Summary** as they related to **Profit & Loss Reports**.

Mr. Smith reviewed how the current numbers might impact the winter season.

Mr. Dudley related the numbers to what the normal trends were in the region.

Mgr. Legun explained the potential impact of harvest time of outdoor crops.

In **Old Business**, Mgr. Legun reported the city's expectations and proposed costs of the **Revised Landscape Plan** and that the planning commission had made some minor changes making further negotiation with the land owner necessary before the landscape artist could finalize. The board voted unanimously to approve the plan and she said she expected approval by the Planning Commission at their next meeting.

New Business Consent Agenda of Minutes of both the special meeting and the last regular meeting, **Payroll** and expense **Invoices** was reviewed and approved by unanimous vote.

Consultant Spencer and Mgr Legun detailed a **2016 Budget Review**. It included conservative estimates on income and spending since a full year of data was not yet available. It added some recommended Board and liability insurance expenses and the potential costs of an expected state audit. The first of the two required public hearings on the proposed budget resolution was set for the next regular meeting on October 22, 2015.

The **Vote of No Confidence** added to the agenda was taken up in Executive Session at 6:44pm for a stated 15 minutes at the insistence of the President. The Board agreed to permit Consultant Spencer and Mgr. Legun to be included. The Board returned from executive session @ 7:28pm with no decisions being made. The board voted unanimously to table the issue indefinitely.

There were no **Closing Public Comments** and as a **Closing Board Comment**, Mr. Schaeffer asked for some clarification on the established duties and responsibilities of the Board President. He was told by Mr. Dudley that the Board President had not authority independent of the Board as a whole.

Adjournment was @ 7:31pm



Dan C. Smith
Secretary/Treasurer