

Minutes NCCI Meeting Birth & Beyond 10th June 2021, 5pm

	Summary of discussion	Actions
1. ATTENDANCE	Present: Diana, David, Darren, Mark, Michael, Wil, Biko, Louise, Sam Apologies: Linnet, Helen Minutes: Diana Facilitator: David	
ACKNOWLEDGMENT OF COUNTRY	An acknowledgment from those attending of the Wiyabul people of the Bundjalung nation and gratitude expressed to Elders past, present and emerging	
CONFLICT OF INTEREST	None declared	
2. PREVIOUS MINUTES	Minutes 13 th May ratified	
3. BUSINESS ARISING		
Building and grounds annual inspections - held June 2021	Conducted by Sam in June 2021 and no major issues requiring major funding identified. The roof of Casuarina is an ongoing issue – refer Sam’s report	Noted
Review of base costs that inform rent levels	Deferred as Helen on leave. Process to be explained to the committee next meeting as some have never been clearly informed	Discuss next meeting
Website update	Diana & Wil developed a detailed scope of works and circulated it to 3 people. Much of the site could do with a rewrite and images updated. One quote received for around \$10,000 (on wordpress). Another estimate is for a max of \$5000 and would see our website on the same purpose-built platform that hosts VisitNimbin (plus some add-ons for room bookings). The Chamber website would also be put onto this platform. Indications are the platform is very easy to manage from the back end and we may not need website expertise to upload information – more a good data entry person.	Resolved: Mark to develop a new logo for NCC (in consultation with Wil) that embodies the 2 buildings in two hands that can be seen on our home page If the VisitNimbin platform is available to us this be our preferred platform and estimate of cost noted
Budget	Revised draft budget circulated including decisions made last meeting.	Budget for website to be reduced to \$5000. Budget surplus, if any, is to be directed to the capital works fund – ie roof replacement – rather than allocating to specific projects
11a Alternative Way acquisition	Letter seeking stamp duty exemption has been submitted Sam has visited Bill McEnry’s rocks. Need a budget and number before negotiating price but there are many suitable for seating	Max. budget for Ewan’s 3D model - \$200 Diana & RPC to meet with Council on Wednesday to progress RPC’s DA

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	<p>Jungle Patrol & Comskool are holding their AGMs to determine their donations before the end of the financial year.</p> <p>LCC's rural landholder initiative being explored but Council suggests that as the fund is heavily subscribed every year we might be better off approaching other funding sources such as the Industry and Community Partnerships fund.</p>	<p>Sam to look at the compost toilet asap to ascertain what's needed to make it operational</p> <p>Meeting with Landcare on site next Thursday midday to discuss funding opportunities. Use of roundup also to be discussed – committee agreed that there is a strong preference to use it only if absolutely necessary.</p> <p>Louise's fundraiser raised around \$5300 thanks to a huge effort from her and David – great night</p>
Tennis Club Update	<p>Whit ants have been treated by Sam in consultation with Sanctuary</p> <p>Currently sale of the courts is not being discussed. Noted that pursuit or a rate level review resulted in Council identifying the Headers had been undercharged for decades – a situation to be rectified next financial year!</p> <p>Noted: Diana is currently writing a grant application for the Headers for lighting for the soccer fields</p>	<p>Tree lopping quote – Sam to speak to Phil for an estimate as soon as he returns</p> <p>Darren to organise a working bee to fix up the clubhouse so the toilet is again operational</p> <p>Sam has taken levels for ardite as a levelling option but needs to get an estimate of cost</p>
Rebuilding paths in poor shape	<p>The section past daycare to be deferred until their outside area expansion is complete and their additional works completed as stage 2</p>	<p>Sam to explore developing costing as a staged project for path replacement and work something up to be grant ready as funding avenues come on board.</p> <p>Biko to pressure Daycare to do the work we thought would be included in their expansion.</p>
Telstra bill	<p>Telstra waived charges on receiving Diana's letter</p>	
B&B stairs from car park	<p>Request submitted for funding in Council budget – approx. \$24,000</p>	<p>Diana to mention when she addresses council at the budget session next week</p>
Storage of archival items	<p>Raised in Coordinator's report but not discussed</p>	<p>Defer discussion and Biko to bring examples of things requiring storage to our next meeting</p>
Correspondence	<p>Elen Nimbin Herbs – expressing concern about rent increase</p>	<p>Biko to respond that some of the information in her letter is incorrect and explain the reason why we have opted for the 5% increase this year</p>

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	<p>NIMFM expressing concern about current lease negotiations. NimFM have been on a lease with CPI increases only since the centre was first purchased. Due to an oversight in the office the CPI was not replaced with a 5% option after the CPO dropped to levels below wage increases well above the CPI, plus incredible insurance increases</p>	<p>– as allowed for in her lease – note absence of capital works, explain the base costs that inform our rent increases, explain our staff are on the SCHADS award which has increased significantly in recognition that SCHADS workers were historically underpaid, rent increases are applied to all tenants; explain how 11a has been funded and how much fund raising we are now undertaking to claw back those funds</p> <p>Preferred outcome for NIMFM is a 30% increase then a 3+3 lease with the up to 5% annual increase option. Acknowledged that meeting target rentals may take years for some long-term tenants</p>
Coordinator's report	<p>Circulated.</p> <p>Advised Elspeth does not want to do the B&B murals</p>	<p>Mural artists to be pursued</p> <p>Following requests from tenants: our budget is public and can be freely circulated provided it is noted that items may require clarification to the uninformed eye as it does not contain extensive detail in the descriptors. Any tenant wanting to know another tenant's rent should ask that tenant</p> <p>Tenants are to be advised how we have funded purchase of 11a and why we need to claw back those funds. If desirable they should also again be advised how we arrived at the target rental and issues that impact on budgeting</p>
Financial report	<p>Circulated. Discussion on how we can make it clearer and more engaging. General feedback is that the balance sheet is confusing so don't circulate it (the treasurer should see it). Remove the last two columns of the recurrent budget and replace with descriptors explaining the line item if considered useful. This could be done by Helen or Diana prior to circulating. The treasurer and anyone who requests it to still get full reports</p>	<p>Noted</p>
Maintenance report	<p>Circulated</p>	<p>Noted</p>

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Rental Schedules	Phillipa Nilan (Pixie Nut & Co) 12 months with a 12 month option	
General business		
Coordinators Performance Review	First meeting cut short as Linnet was late arriving. Second meeting cancelled as Linnet was sick.	Meeting to be held Wednesday 16 th with Louise and Darren (& Linnet if available) 3pm. Louise to background Darren. Report to be circulated to the committee in advance of our next meeting
Gardens, Farms and Homes of Nimbin fundraiser	Diana suggested we plan to do this in August 2022.	David to give Diana a cabaret date prior to a date being set
NYE fundraiser	Darren canvassed enthusiasm for a NYE Aquarius Park fundraiser	
Aquarius 50th celebrations	Diana gave an update. The Chamber has agreed to put up to \$10,000 into coordinating a program of events for the 10-day celebration in May 2023. Waiting for input from the Aquarius Foundation prior to proceeding	Agreed NCC would oversee the payment of anyone engaged to take on the coordination role
11a Community picnic	Louise is thinking of organising a community picnic on-site at 11a Alternative Way as a fundraiser	Noted that Aquarius Park not necessarily the final name
Mark Yumol resignation	Mark advised that for a number of reasons he is stepping down from the committee after almost 2 years.	Wil Polson was co-opted onto the committee to replace Mark and Mark was thanked for stepping up and giving it a try.
Next meeting	5pm 8 th July B&B	

Meeting closed 6.59pm