

## Minutes NCCI Meeting 8 September 2022 5.05pm

	<b>Summary of discussion</b>	<b>Actions</b>
<b>1. ATTENDANCE</b>	Present: Diana, David, Biko, Wil, Michael, Darren Apologies: Louise Guest to 5.30pm Stuart McPhee	Minutes: Diana Facilitator: David
<b>ACKNOWLEDGMENT OF COUNTRY</b>	An acknowledgment from those attending of the Widjabul people of the Bundjalung nation and gratitude expressed to Elders past, present and emerging	
<b>Stuart McPhee AusIndustry - Strengthening Business Entrepreneurs' Programme</b>	Stuart outlined what assistance he might be able to give NCCI to make the organisation more financially viable into the future by diversifying income streams.	Michael & Wil to walk the grounds with Stuart Wednesday 14 <sup>th</sup> September 10am Stuart to get back to us with information to better inform our future options once he has read and digested the material we have sent him and he has looked at comparable enterprises elsewhere. Biko to send him info about rents paid by tenants – the sheet distributed at the strategic planning meeting with lease information included
<b>CONFLICT OF INTEREST</b>	None declared	
<b>2. PREVIOUS MINUTES</b>	Minutes 11 August adopted with the following correction: power for the cameras comes from NIMFM not Jungle Patrol	
<b>3. BUSINESS ARISING</b>		
<b>Strategic planning day</b>	Record of discussion circulated by Biko after the meeting	Tenancies to be divided amongst committee for face-to-face meetings after survey return (due end September) and after we have received initial feedback from Stuart Survey results to be collated by Biko Rental increase in new leases to be set at a maximum 10% pa instead of 5% to accommodate inflation predictions and rising costs for NCCI
<b>Cultural Centre future</b>	EOI from Mahlie Bayles – after Wil met with him. 3 + 3 lease proposed and Mahlie offering to cover the gap in rental income following donations plus address the backlog over time	Agreed to welcome Mahlie as the lessee on the Cultural Centre
<b>Insurance claim update</b>	Helen advised that a few documents provided for the claim required further clarification	Helen to report back next month
<b>Use of Birth and Beyond group room</b>		Dance Studio to become the sole casual hire space for classes from January 1 2023 Birth & Beyond to be utilised as a meeting/conference space from 1 <sup>st</sup> January 2023 Storage to be installed in the dance studio instead of B&B and excess furniture removed to make space more flexible Biko to review group room hire policies to give more reliable income for NCCI

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		B&B rental to be reviewed as too cheap on a daily basis NBN access to be negotiated with the Apothecary if access is an option Biko to develop a strategy to actively promote the availability of B&B meeting space
<b>External paving Casuarina outside cultural centre</b>		Louise to action
<b>Update re Firestop</b>	Mark Cave has looked at electrical board in the hallway with a view to enclosing it. Requires a level 2 electrician – estimated cost \$5000. Might be a better option to move as much electrical equipment as possible under the building – approx. \$7000. There would still be a fuse box remaining but a smaller version and it would be recessed	Chubb are being pursued by Biko as an alternative to Firestop into the future  Decision re hallway electrics to be made after quote received from Mark Cave
<b>S94 funds</b>	Martin Soutar came out to check works and qualifications of tradies	Biko to pressure Martin and Councillors to take this up on our behalf
<b>11a use of glyphosate</b>	Michael met with John Blatch and LCC Environment Officer and has a better understanding of why he used glyphosate on 11a	
<b>Correspondence</b>	Request from Sledge to use Flix noticeboard for environmental purposes Kevin Hogan re 2023 volunteer grants round includes small equipment Nimbin Rocks youth festival painting – request to hang in the dance studio EOI F3	Sell to NEC for \$100 Submit for a ladder plus seek ideas from Robyn Suggest Branka approach the school to hang the painting  Sophie Amelia EOI for F3 accepted \$135.51 (incl GST) Billie Jackson to be offered A4 The garage space to be advertised for \$120pw – great pop up shop
<b>Coordinator's report</b>	Circulated New lease required for Nimbin Herbs at target rental	Air con in dance studio and B&B – Biko to get quotes for reverse cycle Biko to pursue relief worker for the office AGM – date set - 10 November – need to excite attendance! New lease to be negotiated with new owner of Nimbin Herbs Biko to follow up compost toilet 11a
<b>Financial report</b>	Circulated and noted. Diana reported briefly on her meeting with Helen and outcomes	Diana to distribute Helen's condensed budget report prepared for meetings with tenants and seek feedback Biko's recommendation to the committee to listen to the webinar she did on understanding financials – those interested should obtain the link from Biko
<b>Site maintenance – report from Darren</b>	Powerbox – see above New electrician – Sam currently speaking to Mark Cave who is a level 2 electrician – required for moving the power box or enclosing it Darko – Sparky suggestion from Michael – 0412 347 397 F3 painted by Ben - complete	Mark Worrall to be the stand in while Sam is away for anything small and urgent Garage – floor finished - need to close in the eaves

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	Lilly Pilly – Sophie started this week	
<b>Rental Schedules</b>	None	
<b>General business</b>		
<b>Update RRWT</b>	<p>Formalising Right of Footways almost complete</p> <p>Concept design is complete and has been sent out to the community for feedback (Your say)</p> <p>Alternative Way has been realigned to Cecil St (current DA amendment)</p> <p>Lighting design is in train – early days</p> <p>Official naming required for 2 parks and 2 creeks – Aquarius Park and Faulks Park. Track itself- Rainbow Road</p> <p>Entrance onto Cullen St is planned as a shared zone</p> <p>Hoping to improve the drainage at the northern side of the Headers field to improve the potential for a junior soccer field</p> <p>Artwork – EOI will be managed externally - \$80,000</p> <p>Signage needs to commence asap</p>	<p>Noted</p> <p>Committee encouraged to give feedback via Council’s “your say” page</p> <p>Biko to encourage all on our data base to give feedback</p>
<b>Next meeting</b>	13 October 5pm B&B	

Meeting closed 7.30pm