

Concord Partnership Association Meeting Minutes

Moderator: Ron Campbell

Date: October 15, 2015

Recorder: Michael G. Schmeer

Location: Oak Lodge Water
District

Attending: Ron Campbell, Renae Campbell, Geoffrey Janke, Michael Schmeer,
Craig Kuhns, Baldwin Van der Bijl

I. Discussion and actions required to form a non-profit 501(C)3 corporation

- A. Ron Campbell led a discussion pertaining to the steps required to file for non-profit 501(C)3 corporation status with the State of Oregon and IRS which would require adoption of Bylaws and Articles of Incorporation. A motion that the Concord Partnership Association form a 501(C)3 non-profit corporation was made by Renae Campbell and seconded by Baldwin Van de Bijl. Motion was passed unanimously.
- B. Ron Campbell, Concord Partnership Association chair, led the discussion pertaining to the formal steps necessary for the formation of a 501(C)3 non-profit corporation. Ron Campbell then led the discussion to review the proposed Bylaws and Articles of Incorporation prepared by Leigh Gill of Immix Law Group.

II. Discussion and actions to adopt Bylaws and Articles of Incorporation for the non-profit 501(C)3 corporation.

- A. A motion for the Concord Partnership Association to adopt the proposed Bylaws and Articles of Incorporation was made by Baldwin Van der Bijl and seconded by Michael Schmeer. Motion was passed unanimously.

III. Discussion and actions to elect an initial board of Directors to serve a non-profit 501(C)3 corporation.

- A. Voting took place to elect an initial Board of Directors to serve the non-profit 501(C)3 corporation once approved. Ron Campbell was nominated by Baldwin Van der Bijl for Position 1; seconded by

Geoffrey Janke; passed. Geoffrey Janke was nominated by Michael Schmeer for Position 2; seconded by Renae Campbell; passed. Michael Schmeer was nominated by Ron Campbell for Position 3; seconded by Geoffrey Janke; passed.

IV. Resolution to create “The Concord Partnership”

A. **Resolution 01-2015** was introduced to: Authorize the establishment of a non-profit 501(C)3 corporation named the “Concord Partnership”, adopt the approved Bylaws and Articles of Incorporation, and adopt the chosen initial Board of Directors to serve the Concord Partnership Corporation. A motion for the Concord Partnership Association to adopt Resolution 01-2015 was made by Baldwin Van der Bijl and seconded by Michael Schmeer. The motion passed unanimously.

V. Discussion and actions to elect Officers for the “Concord Partnership”.

A. Voting took place to elect Officers for the “Concord Partnership”. Ron Campbell was nominated by Geoffrey Janke for office of President; seconded by Michael Schmeer; passed. Michael G. Schmeer was nominated by Geoffrey Janke for office of Secretary; seconded by Ron Campbell; passed. Geoffrey Janke was nominated by Michael Schmeer for position of Treasurer; seconded by Ron Campbell; passed.

VI. Resolution to name Officers to serve the “Concord Partnership Corporation”

A. **Resolution 02-2015** was introduced to: Elect Officers that will serve the Concord Partnership Corporation. A motion was made by Michael Schmeer that Resolution 02-2015 be approved, naming Ron Campbell as President, Michael G. Schmeer as Secretary, and Geoffrey Janke as Treasurer. The motion was seconded by Geoffrey Janke. Passed unanimously.

VII. Action to change the name of the Initial Secretary in the Bylaws.

A. A motion was made by Geoffrey Janke to substitute the name of Michael Schmeer for that of Geoffrey Janke in Article VII, section I. “Duties of Secretary” and Article XI, “Amendment Of Bylaws” signature line, in

the approved Bylaws. The motion was seconded by Ron Campbell.
Motion passed unanimously.

VIII. Review of recent activities

Geoffrey Janke recently met with Steve McMurtrie of N.W. Housing Alternatives to discuss possible affordable and transitional housing at the Concord building.

Ron Campbell and Geoffrey Janke met last Thursday with the N. Clackamas School Board to obtain permission for a tour of the Concord building. Permission was granted. They also mentioned that if the application to Restore Oregon is approved the objective would be to hire a consultant to help us develop a feasibility study.

Ron Campbell met with Clackamas Community College Small Business Development Center staff to ask if their staff could help with a Business Plan. A meeting with Robert Campbell is scheduled for next week.

Ron and Renae Campbell, and Geoffrey Janke met with Carlotta Collette (Metro), and Eleanore Hunter (OGCC).

Zoning issues: Ron Campbell explained that current zoning restrictions of Low Density Residential may prohibit siting residences or a library at Concord. Likewise, commercial use may not be an option for Concord unless access could be gained directly to McLoughlin Blvd.

IX. Looking Ahead

Nov. 11 th and 18 th :	Community visioning workshops on Wednesday evenings at 6:30 to 8:30 to obtain community input for ideas.
Nov. 12 th	Concord School tour 9:00 to 11:00 a.m.
Nov. 13 th :	Restore Oregon announcement of selections for “Most Endangered Places in Oregon” for 2016
Nov. 19 th	Next Concord Partnership monthly meeting

Meeting adjourned at 8:30 p.m.

Respectfully submitted by Michael G. Schmeer

