

MCCDC Board of Directors' Minutes
Tuesday, May 20, 2014

Members Present: Rev. Dwayne Johnson, Mark Kornmann, Kathleen Carey, Dave Jenkins, David Lord, Fenicia Ballard, Knut Panknin

Members Absent: None

Guests Present: Tom Simmons, Rev. Cathy Alexander, Joe Dailey, Antoinette Pinkney, Jim Garner

I. Agenda

Knut moved to accept the agenda as amended. Mark seconded the motion. The motion was approved unanimously.

II. Consent Agenda

Kathleen moved to accept the consent agenda. The motion was seconded by David Lord and was approved unanimously.

III. Discussion Items

Construction and Building Issues

Antoinette Pinkney provided an update on issues related to the renovation of the 472 Ridge Street property. When the Church bought this property it was a three-story, occupied structure. However, the certificate of occupancy lists it as a two-unit building. When the basement was renovated by the prior owner, no records were made (as recorded by DCRA) pertaining to the project. This issue causes complications for the current renovation. Additionally, the City has placed obstacles in the way of the project because the percentage of the lot that would have a structure on it (rather than being an open lot), has been deemed to be too high. Appealing this issue through the Board of Zoning Appeals would require hiring legal counsel and could take four to eight months. If the project is brought down in scale so that additional space is not added to the size of the building, fewer approvals would be needed and the project could be concluded more rapidly. This would have a negative impact on rent, however. One possibility is to not increase the space of the building but to seek to make the basement a legally habitable floor. This would require installing a sprinkler system on this level. The consensus plan on how to move forward is three-pronged:

1. Kathleen will attempt to set up a phone conference with Antoinette and one of Kathleen's former colleagues, who specializes in zoning law. The purpose of this

will be to explore what options the Church may have in terms of challenging the roadblocks to construction created by the City and the cost of doing so.

2. At the same time, Mark will reach out to contacts at Crescent Property Management to see if they have any connections with the City which might be able to help expedite approvals.
3. If neither of these steps are fruitful, the Board will have a special meeting before the June regular meeting to look at a revised plan that does not involve expanding the space of the building and which involves only three floors of construction. Cost estimates and rental-income estimates will be developed before that meeting. An additional possibility that will be considered is the feasibility of moving forward with renovating and renting the 1st and 2nd floor and then working on issues related to making the basement floor rentable.

With respect to other Church projects, Antoinette reported the following:

- Wilcox has set a date of June 17th to do the caulking work previously approved by the Board .
- No date has been set yet for the replacement of the barrel roof. It was noted that at the time bids were solicited, the Church was told this could happen by June 3rd. This work will take approximately 10 days. Additionally the contractor will be putting together a bid for what it would cost to investigate the prior roofing work done by Uncle Skeeter on the flat roof and to fix issues related to this prior work. This estimate will be available early next week.
- Further work will be done on the waterproofing project on May 22nd. This will include having World Wide come to look at the existing conditions in the electrical room and the water leaks that we are having. These leaks should have been fixed by World Wide's previous work as they give a lifetime guarantee on their services. The church had to spend \$970 to repair the phone system caused by continued leakage. A pressure test will be done to help show what the issues are.

Sexton Update

Rev. Cathy reported that the position description has been revised to include the Board-requested additions. The position has been advertised. We have had three applicants and one is being interviewed next week.

Trustee Update

These issues were largely covered by Antoinette's presentation. The trustees are currently looking at HVAC issues. Two trustees were present in the AV Visioning meeting.

Treasurer's Report

Kathleen and Lance are continuing to address issues with the Church's balance sheets which show inaccurate information. For example, these sheets show four mortgage payables when there is only one. There are also differences in account balances between the bank statement and the accounting ledgers for certain accounts. Also, some funds such as the \$25,000 from the PNC mortgage payoff are in the bank account but not reflected in the books. Kathleen and Lance will talk to Katz to get an idea of whether a full audit (to be done by someone other than Katz) would make sense. Kathleen will come back to the Board next week with a recommendation on this issue. Jim Garner has a contact and will reach out to him as well. One issue that will be explored is whether it makes sense to simply correct the books or to build the accounting records back up from scratch. On a positive note the Church has come very close to hitting the budget for offerings for several months in a row.

Pride Update

Tomorrow is the Heroes Gala. Imani Woody-Macko is one of the recipients of honors from this gala. We have two free tickets available. Knut will look towards giving those out to a congregant to use. In line with the Pride theme this year ("Building Our Bright Future"), the MCCDC float will focus on LGBT families and we will have kids from those families on our float. In terms of t-shirt sells, MCCDC alone has sold 73 shirts and we do not anticipate an issue selling the full order.

V. Voting Items

Nominations Committee

David Lord moved to approve Tim Helm and Marsha Martin as members of this year's Nominations Committee. Mark seconded the motion and the motion passed unanimously.

Attendance

Mark noted that in looking at weekly statistics there is a great deal of fluctuation and that the Church would benefit from a plan regarding how we will grow this institution. He would like to see this plan include benchmarks and is concerned in particular about attendance at the 11:00 service. Dave Jenkins asked about how this issue is tied to the fundraising campaign. While there is no direct correlation, coordinating these two issues is a possibility. Kathleen suggested that a working group be created to come up with proposals on how to reach out to various groups such as college campuses, etc. David Lord suggested that we should focus on Church health as a holistic objective rather than numeric growth. Rev. Dwayne emphasized the need to coordinate between various initiatives and to build on what is already in place such as the Opening Doors plans. Knut expressed that he was less concerned with the adoption of a master plan

and was interested in answering the question of how we keep congregants and leaders in the Church engaged once they are here or have expressed an interest in involvement.

David Lord moved adoption of the following resolution: "Pastoral staff are requested to present a proposal at the next Board meeting for how they suggest we move forward on best addressing issues of church growth and health. This should be based on the priorities established at this year's Board retreat." Dave Jenkins seconded the motion and the motion was approved unanimously.

PFLAG Request

PFLAG has requested assistance, in particular financial help, for their mission and initiatives. A discussion ensued on various ways that the congregation might be able to assist from fundraising, to donating space, to soliciting volunteers. Knut suggested the idea of having a family-themed service where children were part of the participants and that PFLAG come and present something as part of this service. Mark will follow up to get a more specific idea of what PFLAG needs for which MCCDC might be able to provide assistance.

June Board Meeting

David Lord moved to change the June Board meeting to June 25th. Mark seconded the motion and the motion passed unanimously.

VI. Executive Session, Adjournment and Closing Prayer

David Lord moved to go into executive session. Knut seconded the motion and it was approved. David Lord subsequently moved to exit executive session. Knut seconded the motion and it was approved. Fenicia moved to adjourn. Kathleen seconded the motion and the motion was approved. Fenicia led the Board in a closing prayer.