

**Minutes of the MCCDC Board of Directors
Wednesday, July 8, 2015**

Members Calling In: Fenicia Ballard, Kathleen Carey, Dave Jenkins, Rev. Dwayne Johnson, Mark Kornmann, Knut Panknin

Trustees Calling In: Jim Garner

Guests Calling In: Rev. Cathy Alexander, Alejandro Sanguinetti (Lofft Construction)

Call to Order/Opening Prayer

Rev. Dwayne called the conference call meeting to order at 6:00 p.m. and a quorum was established.

I. Discussion/Voting Items

A. Construction 472

Mark shared a construction bid from Alejandro Sanguinetti from Lofft construction who made a couple of walk trough's at 472 together with an electrician and a concrete contractor. Alejandro then gave a quick summary of the proposal and the scope of work. He said that on the main floor, the electric wire main supply lines need to be re-wired as the old ones were not up to code. The dry walls for the bathrooms are not optimal either. In the basement unit, the windows facing the side entrance need to be opened to provide a fire escape. Additionally, there are no drawings for the basement unit. The cost breakdown for the units is:

Basement Unit:	\$118,687
Main Floor Unit:	\$66,165
Top Floor Unit:	\$108,270
Exterior:	\$39,350
Total:	\$332,472

The exterior work costs include the window replacement costs and the historic wood work. Kathleen asked whether we could contract the main and top floors separately from the basement. Alejandro said that this would be possible and that pricing for the units would not change. Dave wanted to know whether the customer has to provide the appliances and whether we had to pay 50% of the total cost upfront as described in the scope of work. Alejandro said that the \$54,000 maximum

material allowance would include appliance costs unless the customer picks more expensive appliances that exceed the allowance. The payments would be negotiable but there are a lot of upfront costs for the contractor (material etc.). Alejandro also confirmed that DCRA would be inspecting the building.

After Alejandro had left the call, Mark expressed his disappointment in the proposal. Lofft went over the budget we gave them and the pricing is not competitive. He also said that he had conversations with Antoinette Pinkney and that she had expressed her surprise that we would not let her finish the building. Mark had asked her to return the drawings, that we need to know what inspections had been done and what she had purchased in terms of supplies. We could also ask DCRA for a copy of the inspections that had been done. For the window replacement, we got an extension until September 1st.

Kathleen said that we would need to come up with a new contractor and that we cannot do all three floors based on the Lofft proposal. Mark said that the top three construction firms from Angie's list were contacted and that Lofft is the only available bid for now. Another contractor (Wall to Wall Construction, Inc.) came to the church but did not wait for someone to do the walk through with them. Mark will send an email to DCRA and let them know that we let Pinkney Services/PS go and ask whether they had a list of DC licensed contractors. He will also ask what address DCRA has on file for PS.

Fenicia suggested to have Dennis Cruz do the window replacement until we find a new contractor. Kathleen cautioned that a piecemeal approach would be more costly but that getting the stop work order off the window would be good.

Dwayne said he would call the church's architect, Suzane Reatig, whether she can recommend any construction firms.

Mark asked about the taxes for 472 subdivision due in September. He understands that when you file for a subdivision plat you need to pay taxes in advance. Kathleen said that we might have to put off the basement renovation due to costs and that subdivision recording might not be as urgent now. Mark worried that the framed basement unit might give inspectors a wrong impression if we are not trying to get a permit for 3 units.

Rev. Dwayne said that he will have a meeting Thursday morning with MCC's Director of Operations to talk about MCCDC's tithing to the denomination. He and Rev. Cathy are also working on a letter for the congregation with the theme "We've come this far by faith" to inform the church about the financial situation (e.g. additional income from Unity Fellowship etc.). The plan would be to send an eBlast by Saturday and have a forum on Sunday. Rev. Cathy said that we have a revised spending plan which reflects what the original budget did not account for.

Mark expressed his concern about the timeline. We absolutely have to avoid being confused about the message for the congregation. Additionally, the Board has not looked at the revised spending plan yet. His suggestion is to discuss this at next week's Board meeting and present it on Sunday, July 19th to the congregation.

Dave agreed on the message and said that according to the numbers in the bulletin, we are ahead of budget right now. We need to make sure the message is right.

B. Construction Loan

Mark said that all documents for the loan have been submitted to Eagle Bank and that the bank picked up the environmental study from SunTrust. Eagle will give us an answer by tomorrow whether the study is sufficient for them to approve the loan.

The next meeting will be on Tuesday, July 14, at 7 PM. Rev. Dwayne closed the conference call in prayer at 6:55 PM.