

**MCC Board of Directors Meeting Minutes
March 18, 2014**

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

Members Absent: Knut Panknin

Guests Present: Tom Simmons, Rev. Cathy Alexander, Jim Garner, Paul Larson, Joe Dailey

I. Opening Prayer

II. Consent Agenda

Mark moved to accept the consent agenda items. The motion was seconded by David Lord and passed unanimously.

III. Informational Items

A. 472 Update

All of the materials are before the zoning authorities. We are considering employing additional persons in order to expedite us through the zoning process. The certificate of occupancy lists the floors of residency incorrectly, which has led to some delay. Joe and Mark have met with Antoinette to discuss what we can do if the City does not approve four stories for residency. If that happens, rather than proceeding automatically, the issue will be brought back before the Trustees and the Board.

B. Board Retreat Update

Mark reminded everyone that we have a list of active persons to contact regarding participating in various service areas of the Church. Rev. Dwayne noted that we will be having a church discussion after the services on Sunday. The focus of this discussion will be on congregational engagement with MCCDC priorities, etc. Mark will follow-up with a sign-up sheet for Board members about which meeting they can attend. It was decided by consensus that the meetings would take place in the Chapel.

C. Sexton Update

Rev. Cathy noted that with Mark's assistance a statement of work had been drafted and forwarded to Tim Helm for input. Tim gave very useful

information that is being used to redraft the statement of work. Rev. Cathy aims to have this completed this week and to return it to Tim for additional review. We are continuing to use Project Empowerment interns at the present time. This may lead to layering of duties between these interns and the Sexton. If anyone knows of anyone who might be a good candidate for this position, that information should be shared with Rev. Cathy. Mark commented that the layering approach will be helpful in getting certain maintenance and cleaning projects done on a rotating basis.

D. Capital Campaign Update

Rev. Cathy, Rev. Dwayne and Mark have met twice with Carl Davis since the project was approved. The group met with the head of the DC Library Foundation and this is shaping up to create the first collaborative fundraising endeavor between these two entities. Both of these groups are challenged with confronting assumptions about the identity of libraries and churches. The D.C. libraries are working at trying to become cultural centers and reaching out to underserved populations. This mimics some of what MCCDC is trying to accomplish. We are working at coming up with specific action items that would intersect between the library and the Church. One potential area is HIV/AIDS. It is hopeful that this endeavor could lead to a cooperative model that could be taken nationwide. Another possibility is to hold one night of the Christmas concert at the MLK Library which would enable us to get out into the community and to access space that does not bear a rental cost. Other ideas would include having break-outs or book series at the different libraries. One of the big challenges is that we will need the congregation to engage in these activities. This group will continue meeting with Carl approximately two times a month.

E. McCann Award

Names are being solicited for this award which is given to individuals who embody servant-based qualities. This will be voted on at the next meeting. It is done in Executive Session to keep the name of the winner anonymous. Board members should come with names in mind.

F. Pride Meeting

Information is available in the packet distributed before the meeting and should be reviewed by Board members.

G. Trustees Update

Joe discussed the continuing progress with the 472 property (see above). A number of individuals are trying to assist this project in moving forward. The Trustees are working on a number of projects centered around improving the appearance of the building during Easter. The Trustees are working on getting the AED equipment (the defibrillator) put under a service contract. Two contractors are going to provide joint bids on the roofing and caulking. A clean-up is occurring this Saturday for inside the building. This will start at 8:00 a.m. There is a cleanup the following Saturday for the outside of the building. We will be placing an emphasis on identifying items that can be trashed, recycled or donated.

IV. Discussion/Voting Items

A. Global Justice Institute Offering

Twice annually the denomination attempts to do a special offering to collect for a particular cause. This season's offering is again for the Global Justice Institute, which seeks to do LGBT advocacy and support work throughout the globe. The Institute is focusing on countries such as Uganda by working behind the scenes with indigenous activists. Our options for how we support this include doing a separate offering on Easter Sunday, giving money directly from the budget, etc. Mark suggested the idea of using Easter remembrances as a way of raising money without having to hold a separate offering.

David Lord moved that the Easter remembrances for this year be dedicated to the denomination's offering for the Global Justice Institute. Fenicia seconded the motion. The motion passed unanimously. Discussion ensued about how we do messaging around this. The Eblast and bulletin could both be used for these purposes.

B. Audit

Discussion ensued about the audit motion passed at the last congregational meeting. An ad will be put in the bulletin and Eblast seeking whether there is an auditor in the congregation who could volunteer. Kathleen and David Lord will talk to reach out to Wesley to see if they could identify whether there is another congregation with whom we could trade books. Some action needs to occur prior to the next meeting.

C. Nominations Committee

Mark moved that David Lord serve as Board liaison to the nominations committee and that he bring back to the Board names of individuals to serve on the committee. The motion was seconded by Kathleen and passed unanimously.

D. 472 Property Management Contract

The 472 Working Group met with three different property management groups and solicited proposals. The Working Group is recommending adoption of the Crescent proposal. There is an 8% management fee associated with this, which was below other offers. There is also a leasing fee each time a new tenant is obtained. Most of the rental ranges provided by potential contractors were comparable to what was budgeted or expected at the time the 472 project was initiated. The contract would include listing the property, finding a tenant, managing the property, receiving rent, etc. Under the contract there is a steep discount if we bring potential renters to them and this should be actively pursued. The 472 working group was able to negotiate a number of terms to ensure that this bid is comparable in all regards to the other bids received. The management group will also deal with paperwork associated with non-paying tenants. Each of the potential contractors were interviewed about their occupancy rate and whether there had been any lawsuits against them. Maintenance would be handled by us putting money in escrow and then setting a \$1,000 cap under which the property manager is authorized to obtain service (assuming the item is not under warranty). The property manager gets the item fixed and sends receipts. The Crescent proposal also has an online system for payment of rent, etc.

Mark moved to approve Crescent Property Management as the entity to manage the 472 property, as recommended by the 472 Working Group. The contract will be executed when a clean contract with the newly negotiated terms is available. Fenicia seconded the motion. The motion passed unanimously.

V. Executive Session and Personnel

Mark moved that the Board go into Executive session. The motion was seconded by Dave Jenkins. The motion passed unanimously.

Mark moved to exit the Executive Session. Kathleen Carey seconded. The motion was approved unanimously.

Mark moved to hire Lance Jameson as the Bookkeeper/Church Administrative Assistant at a salary of \$38,000 per year plus benefits. Fenicia seconded the motion. The motion was approved unanimously.

VI. Adjournment and Closing Prayer

David Lord moved to adjourn, Kathleen seconded the motion and it was approved unanimously. Dwayne closed the meeting in prayer.