



BOARD OF DIRECTORS MEETING

September 19 and 26, 2017, 7PM

Members Present: Moderator Rev. Dwayne Johnson, Lilah Blackstone, Jim Garner, Tim Helm, Vice Moderator, Knut Panknin, Bobbi Strang, and Monika Lawrence (by phone)

Guests Present: Rev. Cathy Alexander, Lauren Bennett, Johanna Hardy (on the 19th) and Meredith Moldenhauer (for the first 30 minutes on the 19th)

Opening Prayer

The meeting started at 7:03pm

1. Song and Scripture- Bobbi Strang provided the scripture: Ephesians 4:26-31
Knut Panknin shared the song: "Holy War" by Alicia Keys
We did not designate who will provide the scripture and have the song for the October meeting.

Motion to accept the Agenda was made by Knut and seconded by Jim Garner; Motion was unanimously adopted.

Meredith Moldenhauer, an attorney with Cozen, who represents the Board concerning the possible sale and development of the church's property on M Street. The lot consist of 4400 square feet and could be divided into two lots supporting 4 units as a matter of right with no zoning change. If there is a meaningful connection to the existing church structure, even more units could be developed on the property. This would require a zoning change. She indicated that she had asked developers that she has worked with to see if any were interested in the property. She received interest and proposals from two development companies: A3 and Lock7. Each provided a proposal for the purchase of the property as a matter of right and also for purchase with a meaningful connection with the church. The larger development proposals would require zoning approval and would be contingent on the church jointly working with the developer to pursue the zoning change. The Board asked many questions of Meredith and agreed to study the proposals and discuss next steps at a future meeting. Meredith then departed the meeting.

2. **Bobbi moved to receive the consent calendar items with one correction: In the Pastor's Report the amount raised in the breast cancer walk should be \$1129 instead of \$900; seconded by Knut; Motion was unanimously adopted.** Given the time and the full agenda, Rev. Dwayne Johnson proposed that we have a two-part meeting and plan to continue the meeting on Tuesday September 26, 2017.

Consent Calendar (5 minutes)

- Clerk's Report
- Sr. Pastor's Report
- Trustees Report – no report

3. Informational Items: (25 minutes)

- The Board shared the following "Shout-Outs"
 - Team MCCDC who participated in the Race for the Cure (Breast Cancer Walk) It was noted that Johanna Hardy was the top fundraiser for MCCDC's team.
 - Everyone who contributed to the planning and support of the Revival.
 - Everyone who has been involved with the Prayers during the noon hours leading up to the Revival.

- M Street Lot Proposal Update – Tim and Jim
 - The Board continued the conversation on the proposals shared by Meredith. Jim reminded the members how we got to where we are. Blue Sky development made an unsolicited offer to the church to purchase the M Street property. To conduct due diligence, the Board hired the Cozen firm to shop the property to some of their developer clients so that the Board could get a better feel of the property's off-market value and to make sure we have a legitimate offer if we were to take it to the congregation. Lilah asked if it may be an option to include a revenue stream as part of any on-going arrangement with the developer so that as the property's value increases we would benefit as well. Jim indicated he would ask the lawyers about that option.
 - Arbitration: Jim reported he had not made any progress on this project, but he is still working on it.
 - Revival Report: Rev. Dwayne reported that there were around 50-60 attendees to the Friday and Saturday services and some that attended one event did not attend the other – so it was different people at each service. The Sunday offering was one of the highest for the 3rd Sunday offering. Knut asked whether a Revival should be held every year or maybe every other year. He said that having it every other year may maintain the sense of specialness. Rev. Dwayne welcomed other thoughts as we plan for the future.
 - Board and Trustees Vacancy – Knut
 - Knut announced that Monika Lawrence is willing to serve as an interim Board member to fill the vacancy created with John Merriwether's relocation to Texas. **Bobbi moved to approve the appointment of Monika Lawrence to the vacant position on the Board to serve through the next congregational meeting. Knut seconded the motion. The motion was approved unanimously.**
 - Rev. Dwyane noted that we need to place an announcement in the bulletin recruiting candidates for the Board and for the Trustees for 2018. Knut said he would place an ad.
 - Congregational meeting – Rev. Dwyane noted that we need to be mindful of deadlines for posting notification of the upcoming Congregational meeting in November.
 - Church Alcohol Policy – Rev. Cathy
 - Rev. Cathy reviewed the essence of the key elements of a church alcohol policy based on the discussion of the Board at the last meeting. The consensus of the Board is to submit a notice in the church bulletin to gather a sense of the congregation on this type of policy.
 - Audio/Visual Ministry proposal – The Board discussed the request of the AV ministry for a streaming dedicated network. This would fund a separate network with its own router – more than a dedicated line. Jim moved to approve the AV Ministry's streaming network proposal. Bobbi seconded and the motion was unanimously approved.
4. Motion to Adjourn to a date and time certain. **Monika moved that the meeting adjourn until 7pm on Tuesday, September 26, 2017. Knut seconded the motion. The motion was unanimously approved.** When the meeting reconvenes on September 26, the Board will pick up the agenda where it left off.

5. Meeting Reconvened. **Bobbi made a motion to reconvene the Board meeting. Knut seconded the motion and it carried unanimously.** On Tuesday, September 26, 2017, at 7:01 pm, the Board reconvened its meeting. Members in attendance were Rev. Dwayne, Knut, Tim, Bobbi, Jim, and Monika. Lilah attended by phone. Also in attendance were Rev. Cathy and Lauren Bennett. The meeting opened with a prayer by Rev. Dwayne.
6. Update on M Street Property – Tim shared that we received a revised offer from Blue Sky development. The Board agreed to set up meetings with A3 and Lock7 to learn more about their proposals. It was also agreed to submit Cozen and O’Connor a floor plan of the church to ensure the legal requirements for parking spaces are maintained. Lilah asked for information on the number of members. Tim agreed to work with Cozen to set up meetings with the developers on October 4, 2017.
7. Worship Arts Ministry proposal – The Board was presented with a fundraising proposal to purchase new music equipment. A seed gift of \$1500 has been received and Eclectic Praise has agreed to provide a new amplifier. Deidre, working with Daniel and Bill, has developed and prioritized an inventory of needs. The Board engaged in an extensive discussion on how best to manage budget messaging to include half of the needs by adding it to the 2018 operating budget and the other half through the fundraising effort (noting it on the budget’s fundraising line). Some contend that it is important that these needs be seen and accounted for as an operating need of the church, but to build on the demonstrated enthusiasm by supporting fundraising around the effort. The discussion included timing – whether to start the effort now or make it clearly part of the 2018 budget. It was noted that the sanctuaries main piano is likely toward the end of its life. The Board will continue the discussion at its next meeting.
8. 2018 Budget Planning – Tim shared that it is time for us to prepare the church’s budget for 2018. He noted that in 2017 we are tracking well within the 2017 budget on actual expenses and income. He suggested that we may need to look at revamping fundraising activities by scheduling specific activities throughout the year. He also suggested that we prepared the 2018 budget with an aspirational approach instead of a bare bones approach. But, we should do so with a focus on actual income and expenditures. Tim also discussed his belief that we need to continue to diversify our funding streams to include more rental income (developing the third unit at 472 Ridge Street) and expand into investment income (investing proceeds of sale of M Street if the church decides to pursue that approach). We need to continue our efforts to look for income beyond simply the offering plate.
9. Treasurer’s Report – Tim presented his report on the 2017 budget. Bobbi made a motion to accept the Treasurer’s Report and Jim seconded the motion. The Motion was unanimously approved.
10. Resurrection MCC (Houston) – Rev. Dwayne shared information about his recent conversation with the Pastor of Houston’s Resurrection MCC and the damage to the church caused by Hurricane Harvey. He reported that the church has a real need around operational funds. They lost a full week of attendance and giving as congregants have been impacted by the disaster. Tim made a motion to have a special offering to support the congregation of Resurrection MCC and to include a line item on the easy tithe and also two weeks of messaging for the offering on October 15th. Bobbi seconded the motion and it was unanimously adopted.
11. Executive Session
 - There was no Executive Session

Adjournment/Closing Prayer

At 8:40pm, Jim **moved to adjourn the meeting. Bobbi seconded the motion and it was unanimously approved.** Rev. Dwyane closed the meeting with a prayer.

“What did we do in tonight’s meeting that helped us accomplish our mission?”