

**Minutes**  
**North United Methodist Church**  
**BOARD OF DIRECTORS MEETING**  
**22 February, 2017**  
**5:30 p.m.**

**Members**

Shannon Priddy, Chair	John Drake, Treasurer
Ron Gifford, Vice Chair	Eric Galloway (MC/LL)
Jim McDonald (SPRC)	Eric Oehler (Trustees)
Richard Kluger (Finance)	Jeff Eggert (AL)
Jacqueline Blackwell, (LL to AC)	Kathleen Custer, LL
Mark Grove, Secretary	

**Ex Officio**

Darren Cushman Wood  
Josh Jordan

**Absent**

Faustin N'tala (AL)  
Mark Foglesong (AL)

1. Pastor Darren led the group in an opening prayer.
2. Icebreaker on the [best collective noun](#) for the directors.
  - In a follow-up on the opening to Darren's sermon of 19 February, members expressed their individual preferences for one from the following list:
    - *An argument* of wizards
    - *A bellowing* of bullfinches
    - *A clash* of bucks
    - *A durante* of toucans
    - *An exultation* of larks
3. The minutes of the 25 January meeting were approved unanimously (McDonald/Custer).
4. Land Development (Darren)
  - Pastor Darren and Pablo Svirsky recently met with Flaherty & Collins to clarify a number of process issues regarding the proposed development.
    - The proposed development is eligible for a 9% tax credit that makes it easier to separate the project from Flaherty & Collins' United Way building renovation and would not formally involve Midtown. We previously anticipated a 4% credit.
      - The tax credit is available to programs/proposals in distressed neighborhoods that have an additional focus, such as our vision of targeting housing and support services to young families.
      - The application deadline is November 2017.
      - If an agreement is approved, a portion of North's Illinois Street property would be sold to a separate legal entity with Flaherty & Collins and North as owners.

- A full developer agreement is **not** needed at this point in order to apply for the tax credit. However, North's Land Task Force is working with the developer on drafting a Letter of Intent (LOI).
  - The LOI will confirm that North and the developer would continue negotiations with a goal of entering into a more formal development agreement in the future. While defining basic parameters for continued negotiations, the LOI does not lock North into any inexorable commitments, but recognizes that both sides are serious about the negotiations.
- In anticipation of a final development agreement, North needs to pass a resolution authorizing the developer to seek rezoning of our property along Illinois Street prior to applying for the 9% tax credit.
  - A change in zoning for that portion of our property would not be a problem for North should the development *not* go forward.
  - The motion was made and seconded (Galloway/Gifford):
    - *The Board of Directors of North United Methodist Church empowers Flaherty & Collins Properties to work on behalf of the Church in seeking the rezoning of the west side of North's property along Illinois Street for a mixed use, multi-story building.*
    - The motion was approved unanimously.
  - All pre-development costs would be covered by Flaherty & Collins.

### **Next Steps**

- The Land Use Task Force will complete its work in drafting the Letter of Intent in time for consideration by the Board at its 22 March meeting.
  - Pending successful negotiations between our land task force and Flaherty and Collins, Darren will bring a final draft of the Letter of Intent to the board in March. Pablo Svirsky will be invited to attend.
- Church members will be provided an update on the status of the proposal after the Board approves the LOI. The Task Force will recommend a timeline to the Board for that process.
  - North's membership would be informed of the signed Letter of Intent with an explanation of what it entails—and what it doesn't – emphasizing that while we are actively negotiating, North has not yet formally committed to the development. We'd retain final rights of approval on design, parking, and other key elements and can pull the plug on the development if those are not to our satisfaction.
- The Annual Conference Chancellor, John Neighbours, of Faegre Baker Daniels, would have to review and sign-off on any agreement to sell church property.
- We would go to a Charge Conference for a vote by the membership when it is time to sell the property.
- As we have retained an attorney to advise us in the negotiations with the developer, we are incurring legal fees. Darren and Josh were able to identify a donor who has agreed to cover that expense.

## 5. Committee/Board/Senior Pastor Reports

- Finance (Richard/Josh)
  - Mobile e-giving will be added as an additional donation option and should be in place well before the next stewardship campaign.
  - Following a significant increase in fees charged by our previous on-line giving processing vendor, North has moved to a new vendor recommended by our bank. This requires current on-line donors to create a new profile (user id and password) on the new vendor's [platform](#). Information about the process and assistance from Josh [are found on](#) the church website.
    - Given the transition and set-up needs, Josh will double-check to ensure that all auto deductions pledged for 2017 are working and pledged gifts received.
    - Board members agreed the change in process is worth an announcement to encourage donors to check their bank records to confirm the intended transactions have occurred and to contact Josh with questions or assistance in making up any missed deductions for January and February.
  - Beginning with January 2017, North's budgeted statements include donations to temporarily restricted accounts. This will provide a better display of the cash flow by showing targeted gifts flowing in-and-out of North's accounts as they occur.
    - This change requires some adjustments to the monthly reports and Board members should expect an updated January statement.
- Trustees (Eric O.)
  - We experienced a control glitch with the boiler which has been addressed. We are trying to limit boiler-related hardware expenses this year as we hope to replace the boiler next year.
- Staff Parish Relations Committee *SPRC* (Jim)
  - *SPRC* hosted a well-received staff appreciation luncheon on 8 February.
  - In anticipation of an evaluation of the current staff financial benefits package, John Drake, Josh Jordan, and Orson Mason are conducting some research on behalf of *SPRC*.
  - Shannon and Jim met with Darren to share the results of Senior Pastor review. All agreed it was a productive session. Darren and Jim will meet with *SPRC* soon to complete the process.
- Ministries Council (Eric G.)
  - The most recent meeting focused on event planning and recaps of recent activities. Planning is underway or in place for Art Day (7 May), the Pride Parade and Festival (10 June) and Summerfest (25 July).
- Lay Leadership (Kathleen)
  - Julie Eggert designed a lovely brochure that explains the many committees and related opportunities available at North.
  - Frank Rogers has had to step down as a member of the Trustees. Following the recommendation of the Lay Leadership Committee, the Board unanimously approved the nomination of Jeff Bonner to fill the vacancy.
  - One opening for *SPRC* remains under review.

- Senior Pastor/Administrative
  - Confirmation Sunday will be 26 February. We will have ten confirmations, most of whom will be baptized as well
  - New North members will be received into full membership on 5 March, followed by a UMW-hosted luncheon where they will be featured attendees.
  - There will be Wednesday morning communion services in the chapel throughout Lent. This is a short service (approximately 15-20 minutes) that will begin at 7:30 and will not include a sermon.

6. No Executive Session was held.

See [January 2015 minutes](#), page 6, item 7

### **Upcoming Meeting Dates**

#### **2017**

- |            |   |
|------------|---|
| • March 22 | • August 23                               |
| • April 26 | • September 27                            |
| • May 24   | • October 25                              |
| • June 28  | • November 15 (3 <sup>rd</sup> Wednesday) |
| • July 26  | • December 20 (3 <sup>rd</sup> Wednesday) |

#### **Future topics**

- Connectional Discussion Follow-Up (Darren) *see p.2 of January [minutes](#)*
  - What does it look like in Indiana conference?
  - Do we become leaders within the conference?