

**Minutes**  
**North United Methodist Church**  
**BOARD OF DIRECTORS MEETING**  
**June 27, 2018**  
**5:30 p.m.**

**Members**

Shannon Priddy, Chair  
Ron Gifford, Vice Chair  
David Wills (SPRC)

Eric Oehler (Trustees)  
Alan Archibald (MC/LL)  
Mark Grove, Secretary  
Kathleen Custer (LL)

**Ex Officio**

Darren Cushman Wood  
Josh Jordan

**Absent**

John Drake (Finance)  
Jeff Eggert (AL)  
Mark Foglesong (AL)  
Jacqueline Blackwell (LL to AC)  
Jack Leonard, Treasurer  
Leslie Knox (AL)

- Darren opened the meeting with a prayer.
- The minutes of the May 23<sup>rd</sup> meeting were approved unanimously.
- [East 10<sup>th</sup> UMC](#) partnership update (Darren)
  - The District Superintendent recently announced that Diane Gattone, North's new Pastor of Visitation, will end her appointment to East Tenth UMC on June 30<sup>th</sup>. This will allow her to be in worship every Sunday at North and devote more attention to pastoral care in our congregation.
    - This is a part-time position that replaces the former part-time parish nurse position.
  - The emerging partnership between North and East Tenth will continue.
    - North member Josh Beach will begin serving at East Tenth on July 1<sup>st</sup>.
    - Josh will work about 20 hours in total a week, split between the churches. While at North he will work with Amy on support for Adult Formation ministries, with a smaller portion of his time spent as liaison to East Tenth. The remaining ten hours will be at East Tenth with the salary split evenly between the churches.
    - This part-time position will be supervised by Pastor Darren as his supervising elder.
      - Under paragraph number 206.3.C.2 of the *Book of Discipline* Darren will serve as supervising elder. This is needed as Josh has no formal standing in the denomination to serve.
      - Phil Durrell, a retired pastor, will help preside for communion at East 10<sup>th</sup> each month.
      - Josh will begin a Master of Divinity program at Christian Theological Seminary this fall and this ministry position will be an internship.
  - Darren is working with Orson Mason on a formal job description which should be ready in time for the next SPRC meeting.

- We will start taking steps this fall for Josh to become a Candidate for Ordained Ministry, starting through SPRC followed by consideration at a North Charge conference. This will result in our recommending Josh to the district as a *Student Local Pastor*.
  - In addition to Josh's leadership at East Tenth, we will be exploring other avenues of service and fellowship for North with their congregation and the [East Tenth Children and Youth Center, Inc.](#)
- Staff update (Darren)
  - Lorna Johnson will be North's new bookkeeper and will begin her employment on July 16<sup>th</sup>. She last worked at the Assemblies of God church and has used Shelby, our administrative software.
  - We are in the process of interviewing candidates for another part-time custodian. Look for that to be filled by the end of July.
    - *Subsequent to the board meeting, Sheila Davis was hired for this position and will start July 17<sup>th</sup>.*
- Land Development (Ron)
  - Applications for the next round of tax credits are due in July.
  - Flaherty & Collins has told us that chances of approval generally increase in the second round, especially when they came as close to first round approval as North Neighborhood Lofts did.
  - Flaherty & Collins has ideas on tweaking the original proposal to strengthen our chances of being approved for the tax credits. These include:
    - Classifying *all* units as affordable, including the townhomes. This will change the mix of unit sizes somewhat, such as adding a third bedroom to some units. While 60% of market rate is the threshold for the affordable designation, that can be balanced within the project with the townhouses costing more (perhaps 80% of market rate), allowing other units to go below 60%.
    - Designating 20% of the units for developmentally disabled residents. This can include a family with one member who is developmentally disabled.
    - Demonstrating additional commitment to making units affordable.
      - We had hoped to receive a letter of assurance from the Housing Authority that qualified project residents would be eligible for a state subsidy. Unfortunately, the Housing Authority is not prepared to issue such a letter.
      - Another approach to this commitment would be for the project partners (North and Flaherty & Collins) to agree to contribute some or all of their share of the developer fee to create a subsidy fund that could be used to cover the gap between the assessed rent and some residents' ability to pay.
        - According to our current agreement with Flaherty & Collins, North would receive 25% of the developer fee though such a fee would likely be deferred a number of years in order to keep the upfront costs of the project manageable. However, given the size of the rents necessitated to keep units affordable, North does not expect a significant income from

the project in future years. As such, forgoing this potential income in the future does not pose a significant impact on the church.

- With the authority granted to it at the October 2017 [Charge Conference](#), the Board unanimously authorized using North's share of the developer fee to create such a rent subsidy fund, understanding that Flaherty & Collins would contribute a proportionate share of its fee as well (Gifford/Wills).
  - As a practical matter, Flaherty & Collins would initially fund the subsidy pool using both North's share of the developer fee as well as its own.
- Another possible source of support for the project may be Opportunity Funds for Opportunity Zones. One of the Opportunity Zones [designated](#) by Governor Holcomb includes the census tract in which the project would take place.
  - *Opportunity Zones* were established by federal tax reform legislation and intended to help spur private spending in high-poverty areas.
  - High wealth individuals and corporations can invest in Opportunity Zones with realized capital gains from other investments without having to immediately pay taxes on those gains. Funds left invested in the Opportunity Zone for a number of years will result in a lower capital gain tax and any additional capital gains secured during the period of the investment are not so counted.
- [LISC](#) (Local Initiatives Support Corporation) will help facilitate coordination of such funds in the zones, especially for the Great Places neighborhoods.
- Timeline/process for talking with the North membership about the 2019 General Conference on LGBTQ participation in the life of the church (Darren)
  - At the February 23-26, 2019 [Special General Conference](#) in St. Louis, representatives will consider three proposals out of the Commission on the Way Forward. The board discussed different ways to keep North's membership informed of matters related to the Conference.
    - Hold a Fall forum on why this issue is important to us and a reminder of why we joined the Reconciling Ministries Network (RMN). The forum would provide additional information to those who want more detail on the three proposals.
      - We expect to have more details regarding the formal proposals in the next month.
    - Sharing information also can provide opportunities to find out more for individuals in a Call to Action, such as contacting/lobbying Conference attendees.
    - Darren expects the issue will really heat up in February, just prior to the conference. This includes how any implementation steps that may result from any of the three proposals.

#### **Next Steps**

- The board agreed to study the issues in greater detail after the additional language for the proposals is released. To that end the board has set aside time at the August, September, and October meetings for this review and determination what position(s) we should take as a church.
- Additional information on the proposals will be shared with the membership throughout the fall, followed by two all-congregational educational forums in late November (perhaps the week after Thanksgiving).

- Committee/Board/Senior Pastor Reports
  - Finance (Josh)
    - Income**
      - We came in \$18,100 short in pledged income for May, but we are \$20,600 over budget year-to-date and about \$4,000 over last year at this point in that line.
        - Payment reminders will go out in July or August to those who may be behind in their pledged payments. These will accompany the second quarter donation summary.
      - Non-pledged income is about \$5,100 below budget for the year-to-date.
      - Total income is \$22,421 over budget YTD.
    - Expenses**
      - Wages remain \$11,800 below budget, generally due to unfilled positions.
      - Paying performers for the Haydn Mass brought us over budget for outsourced personnel for May, but we remain on target for the year-to-date (\$650 below budget).
      - We made a large payment (\$7,000) toward the audit during May, leaving us only \$148 over budget in this line YTD.
      - Total expenses are \$15,275 below budget YTD.
    - Designated fund summary**
      - \$27,000 was paid out of the BC Endowment fund toward the mortgage as well as new gutters, slating, and parlor renovation. The Wedding fund is paying for bridal room renovations (\$7,876).
  - Trustees (Eric)
    - The Trustees did not meet this month, but Eric noted several recently completed projects including fixes to the parking lot and the bathroom renovation. The church's HVAC is all repaired and new.
  - Staff Parish Relations Committee *SPRC* (David)
    - No additional reports beyond the announcements made above.
  - Ministries Council (Alan)
    - The Ministries Council did not meet. Alan mentioned the June 24<sup>th</sup> Neighborhood Night was a success and reminded board members of the upcoming Summer Celebration picnic at Eagle Creek.
    - 7-8 of North's youth will be attending church camp.
  - Leadership Development (Kathleen)
    - *Celebration of Ministries* is scheduled for September.
- No Executive Session was held.  
See [January 2015 minutes](#), page 6, item 7.

## **2018 Meeting Dates**

- July 25
- August 22
  - Next Steps for the Way Forward (Part 1)
- September 26
  - Next Steps for the Way Forward (Part 2)
- October 24
  - Next Steps for the Way Forward (Part 3)
- November 28
- December 19 (3<sup>rd</sup> Wednesday)