

**Minutes**  
**North United Methodist Church**  
**BOARD OF DIRECTORS MEETING**  
**September 27, 2017**  
**5:30 p.m.**

**Members**

Shannon Priddy, Chair  
Ron Gifford, Vice Chair  
Jim McDonald (SPRC)  
Eric Oehler (Trustees)

John Drake, Treasurer  
Mark Grove, Secretary  
Kathleen Custer (LL)  
Jeff Eggert (AL)

**Ex Officio**

Darren Cushman Wood  
Josh Jordan

**Absent**

Mark Foglesong (AL)  
Eric Galloway (MC/LL)  
Jacqueline Blackwell (LL to AC)  
Richard Kluger (Finance)  
Faustin N'tala (AL)

**Guest**

Pablo Svirsky, Land Development Task Force

1. Darren opened the meeting with a prayer.
2. The minutes of the August 23<sup>rd</sup> meeting were approved unanimously.
3. Land Development (Darren)
  - We have held a dozen forums on Land Development in the last several years, along with featuring the concept in eight sermons and sponsoring a series of focused small group meetings in 2016. Additional presentations have and will be held with Sunday School groups.
    - The most recent of the forums were held in September with attendance peaking at 57 for the session on the 10<sup>th</sup>. The evening forums drew 14 each night.
    - Details of the proposal, including schematics and [FAQs](#) have been available on displays at the west entry and the chapel, and links to the materials featured in e-newsletters and on [the web](#). The latter includes a 50-page [PowerPoint](#) with the proposal's vision and history, architectural renderings, and additional detail, including the timeline going forward, assuming the proposal is approved by North's membership at the Charge Conference.
  - Under the terms of the agreement, a Limited Liability Partnership known as "North Neighborhood Lofts" will own the land and develop the property.
    - North will contribute land and hold an interest in the LLP as a limited partner.
    - Flaherty & Collins will be in the LLP and serve as General Partner.
    - As tax credits are sold, banks and other investors will take a larger share of the ownership but remain limited partners in the LLP and not assume any control of the project.
    - Limited partners have legal protections; Flaherty & Collins will operate the project and North will have neither managerial obligations nor any liabilities.
    - Separate development and operating agreements will establish appropriate guidelines and restrictions for the Project (including uses in accordance with the

*Book of Discipline*) and will give North Church an ongoing voice in material matters related to the Project.

- While it did not appear to board members attending the meeting that a foundation would be needed to serve as an administrative intermediary between North and the LLP, we will check with Joe Miller to see if there are other reasons to create such an entity. Members agreed that a foundation could be created later if needed.
- Josh Jordan will touch base with the auditors as well to see if they have any issues with the proposed model. They are aware of the general outline of the development proposal.
- Under the terms of the *Book of Discipline*, approval at a charge conference is required to sell any property.
  - Notice of a charge conference must be given from the pulpit and in newsletters, etc. at least ten days prior to the event.
  - In-person presence at the charge conference is required to vote and approval requires a simple majority of professing members in attendance.
  - The Charge Conference is scheduled for October 18<sup>th</sup> at 6:30 p.m.

#### **Next Steps**

- Ron Gifford will draft the Charge Conference resolution and distribute it to board members for review before sending a final version for board approval by e-mail. The document will include a preamble with background and rationale for the resolution proper.
- The role and importance of the charge conference and the need for members to attend and vote will be emphasized from the pulpit on October 1<sup>st</sup> and 8<sup>th</sup>.
  - These announcements will focus on the substance of the proposal as well as the underlying rationale which we believe is consistent with North's mission.
  - One final forum will be held after second service on October 15<sup>th</sup>. Rather than another presentation, this will provide North members a final opportunity to ask questions.

#### **4. Committee/Board/Senior Pastor Reports**

- Finance (John)
  - After a strong July, we ran behind budget in pledged income contributions for the month of August, but are still slightly ahead (+\$7,000) year-to-date. Non-pledged income is still running ahead (+\$13,000) for the year.
  - Expenses are \$40,000 less than expected through August.
  - The Finance Committee sponsored a seminar on estate planning which was presented by [Jessica M. Olimb](#), an attorney from [Taft Law](#). The turnout was good and the presentation focused and well-received.
    - Anyone interested in [planned giving](#) should contact Josh Jordan.
  - Finance will sponsor a presentation on credit scores on October 18<sup>th</sup> which may draw even a larger attendance given the Equifax database breach.
- Trustees (Eric O.)
  - Chuck Teague is North's new building manager. He is a retired engineer from Rolls-Royce. Chuck is an active member of Union Chapel United Methodist

- Church in Nora, serving as the chair of their Unified Council and Building Committee and also as a member of their building and grounds team.
  - We saved \$16,000 on building liability & property insurance by moving to a new insurance company.
  - To satisfy the concerns of our auditors, Cindy Dale has begun taking minutes at the Trustees meeting.
- Staff Parish Relations Committee *SPRC* (Jim)
  - There were two areas of major focus at this month's *SPRC* meeting:
    - Pastor Darren provided a status update concerning four NUMC staff positions, three of which have been filled
      - [Cory Unthank](#), Minister of Youth & Young Adults
      - [Chuck Teague](#), Building Manager
      - Tim Williams has been hired as a Security Guard, but we still plan to hire one more.
      - The position of [Minister of Visitation](#) is still open.
    - Discussion of the initiation of the Senior Pastor/Clergy Assessment process for 2017.
      - The two arms to this process include the assessment required by the Central District Office, and our annual NUMC pastor assessment.
      - Kathleen Custer has assumed the leadership role in seeing that these two processes complement one another and in exploring the most appropriate instrument to use for collecting and tabulating the data.
- Ministries Council (Eric G.)
  - No report.
- Lay Leadership (Kathleen)
  - Candidates for committee are being sought and their receptivity to this point is encouraging.
  - We have one more Sunday for *Season of Service* presentations. Lay Leadership would appreciate any feedback on how the process/promotion has been received.
  - The committee will be renamed *Leadership Development* beginning 2018.

5. No Executive Session was held.

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

#### **Upcoming Meeting Dates**

- October 25
- November 15 (3<sup>rd</sup> Wednesday)
- December 20 (3<sup>rd</sup> Wednesday)

#### **Other Meetings**

- October 18      *Land Development Church Conference*
- November 16    *Annual Charge Conference*