

Ohavi Zedek Synagogue
Board of Directors Meeting Minutes
October 23, 2014

Present: Gary Visco, Mindy Evin, Mitch Cypes, Michael Schaal, Liz Kleinberg, Peggy Munro, Vivien Brown, Peter Pelaia, Sharon Panitch, Jeff Potash, Rabbi Joshua, Joey Bergstein, Abby Rosenthal, Joanna May, David Borsykowsky, Rabbi Jan

Absent: Basha Brody

Guests: Nancy Sugarman, Ingrid Pels, Diana Carminati, Naomi Barell, Michael Rosenthal

1) D'var Torah

2) Approval of Previous Minutes

Sharon moved to approve previous minutes. Liz seconded.

3) Fern Hill Transition Committee Report

Transition committee started meeting late last year. First official meeting was Feb. 2014. Committee divided into subcommittees:

- Communication: Joey Bergstein and Jeff Alpert
- Financial: Ingrid Pels and Peggy Munro
- Education: Liz Kleinberg and Diana Carminati

Financial:

Took five years of financial data, both macro and micro, and ran 4 scenarios. Started looking at base options, focusing on certain criteria, including being mission-consistent.

With HUD subsidy, we get approximately 1.5 times the market rent. Expenses are also high. They looked at four scenarios (numbers are for discussion purposes only and are not "real"):

1. Maintaining status quo, renegotiate HUD contract in 2020, OZ runs it.
2. No HUD but keeping subsidized rents where they are. Hire a management company instead of having two employees on site (which is what we currently have), pay off mortgage.
3. Go with market rents, management company.
4. A split of market rate units and subsidized units.

Nancy requested that financial committee explore the option of HUD vouchers.

Committee to work with Peter to arrange for an appraisal of the building as the next step.

What is the building worth? City has assessed at 3.8 million. Building is 40 year old cement block. It's in great shape but isn't modern.

Communication

Jeff and Joey were charged with putting together a plan.

Started out by talking about principals: transparency, respect.

Created a holding statement, but over-communicating at this time isn't in anyone's interest.

Also developed a FAQ which will be put on OZ's website along with the holding statement. The statement will not be proactively sent out.

David (mgr.) should be advised that situation should be disclosed to potential residents.

Education

Diana and Liz were tasked with exploring options.

According to Cathedral Square, VHFA, and others, Fern Hill is very desired/desirable housing.

Cathedral Square is extremely interested in being involved in just about any way. Possibility of a tax credit partnership was brought up by both Cathedral Square and VHFA.

People who were consulted seemed to think the likelihood of securing another HUD grant was high.

Next steps:

Meet with VHFA

4) Alternative Richmond Education/B'nai Mitzvah Programming and OZ

Issue 1: It was agreed that educators could offer additional services to students through OZ. Joey took this back to the HS committee which was, by and large, in agreement.

Issue 2: Richmond Chavurah alternative b'nei mitzvah program. When this was discussed in the HS committee they felt that the same rule should apply and that it would be great if the alternative program could be brought back into OZ.

Rabbi Joshua pointed out that the prerogative of policies around b'nei mitzvah at OZ sits with the religious committee. Peter reminded the group that he, the rabbis, and Vivien have been in discussion with Melanie and Naomi to work on these issues since the summer and there is no need for action on this tonight. Joanna gave some history of the Richmond chavurah. There are about 9 kids who are currently in the middle school program.

Much discussion followed.

Resolution: That our educators provide any and all supplemental support to our students through OZ and that OZ will bill parents for that support and pass that supplemental income directly to the educator.

Resolution passed unanimously.

The board will not decide at this time how this policy applies to Melanie's non-OZ work with the Richmond families. This decision resides with the Executive Director and the President.

5) Executive Director's report

Due to time constraints, Peter expedited his report and will review in further detail next month.

- New members to approve:
Ariela Sturgis and Daniel Paulsen
Jonathan Sternberg and Gretchen Farrar and Family
Melanie Rubinson Needle and Greg Needle and Family

Peggy moved to approve new members. Michael seconded. Motion carried unanimously.

- In general finances seem on track so far this year.
- Construction started at mural site
- new website goes live next week
- Sukkot festival--was fantastic. Will do it again next year.
- Annual appeal is coming.
- Buy socks from YJ!
- Vivien is drafting annual appeal letter. Assignments coming.

6) High Holy Day Review & Seating for 2015

Due to time constraints, discussion of High Holy Day seating was tabled to next months meeting.

7) Executive Session to Discuss Board Nominees and Security

Peggy moved to go into executive session. Jeff seconded. Motion carried. The Board entered executive session at 8:15 PM.

The Board left executive session at 9:15 PM.

Michael moved that the slate nominated by the Board for the vacated seats at the Dec. 7th meeting be Liz Kleinberg, Jeff Potash, and Miriam Sturgis. Joey seconded. Motion carried unanimously.

Mindy moved that we spend up to \$10,000 on interior and exterior security cameras for the building. Mitch seconded. Motion carried unanimously.

Mindy moved that we adjourn. Liz seconded.

Meeting adjourned at 9:20 PM.