

**First Unitarian Church of Oakland
Board of Trustees Meeting
January 24, 2006, 7:05 p.m.**

Board members present: Karen Eng (Secretary), Katrinca Ford (Board President), Renee Harper, Tom Haw, Bob Hood (Board Vice President), Laila Ibrahim, Jack Macy, and Cathy Rion. **Also in attendance:** Glen Dahlbacka (Chair Restoration and Reconstruction Committee), Rev. Cinnamon Daniel (Education Minister), Dan Goss (Executive Team), Rev. Kathy Huff (Congregational Minister), Gail Schulz (President, Center for Urban Family Life), and Charla Weiss (Church Manager).

Actions Needed

Dan Goss and Bob Hood – job description for Board Treasurer to propose to the congregation to amend the by-laws

Renee Harper and Laila Ibrahim – continue work on Ends Policy.

Bob Hood and Renee Harper – Nominating Committee

Bob Hood – Annual Meeting Agenda

Disruptive Persons Policy – Kathy Huff will write proposal

Welcoming Congregation article for the February *Sower*

The Chalice was lit.

Text of the Month (Rev. Cinnamon Daniel) Copy of poster, *The Golden Rule* was distributed.

Thank You Card (Katrinca Ford) Card was sent to Rev. Ron Swisher from Taylor Memorial United Methodist Church for pulpit exchange on January 22, 2006.

CCHE (California Cultural and Historical Endowment) Grant Proposal (Gail Schulz) A second proposal for \$2.8m is being prepared for the CCHE for the restoration of Hamilton Hall. The first proposal was turned down. Hamilton Hall is registered as a Historical Landmark and is eligible for the funds. Glen Dahlbacka would provide project manager oversight and Gail Schulz as President of the Center for Urban Family Life (CUFL) will be the applicant. The grant application is due Jan 31st.

To satisfy the eligibility criteria the building must be under the control of a non-profit public benefit corporation and 50% available for public use. In order to comply, the church is being asked to give control of Hamilton Hall to the Center for Urban Family Life (CUFL), the non-profit agency of the church. The church would lease the building to CUFL for 20 years. An agreement would be drawn up regarding use, maintenance, rental income, and other details of the arrangement.

The grant can be up to \$3m. CUFL would be able to request 100% of the needed funding and the matching funds requirement is waived. The estimated amount needed is \$3.5m, with the balance made up through a capital campaign.

Board concerns discussed included:

1. The logistics of signing a 20-year lease agreement with CUFL.
2. Concerns over losing control of Hamilton Hall.
3. The ethics of making such an arrangement solely in order to receive the funding.
4. Concerns about the on-going relationship between CUFL and the church. (Currently all CUFL board members are also members of First Unitarian Church.)
5. Having adequate liability insurance and coordinating indemnity between CUFL and FUCO
6. The fact that the 325 members of the Church do not have the necessary funds to preserve and maintain an historic landmark without outside support.
7. What would happen in the event of a default or failure to perform of the 20 year agreement

Tom Haw moved, Laila Ibrahim seconded a resolution that should we receive this funding, the Board will approve a lease agreement for Hamilton Hall for twenty years to the Center for Urban Family Life. Passed (7 yes, 1 abstention).

Laila Ibrahim moved, Jack Macy seconded that restoration funds and pledges currently on-hand be transferred to control of the Center for Urban Family Life (as required by the funding application) Passed (7 yes, 1 abstention).

Executive Team Report (Dan Goss) The balanced 2006 budget was presented. The December appeals drive helped close the gap, bringing \$20,940 in increased pledges and \$9,800 in one-time donations. That, combined with some reductions to proposed budget, allowed for a balanced budget. All staff members, with the exception of the Office Manager, are now within UUA guidelines.

Laila Ibrahim moved, Reneé Harper seconded motion to approve budget. Passed.

Annual Meeting Agenda Topics (Bob Hood) The following topics were suggested:

1. Restoration and Reconstruction campaign
2. Ends Policy and how it drives Church values
3. Finances
4. Welcoming Congregation Program
5. The Annual Plan
6. Executive Team Report
7. Council of Convenors reports
8. Election of new Board members

Congregational Minister's Report (Rev. Kathy Huff) A written report was submitted.

Kathy is concerned about having authority to deal with difficult people She will propose wording for a policy dealing with this.

Education Minister's Report (Rev. Cinnamon Daniel) A written report was submitted.

Manager's Report (Charla Weiss) A written report was submitted.

Executive Team (Dan Goss)

Leadership vacuum – There is no Membership Convenor, and all but 1 Convenor (out of 6) is rotating off the Council in the next 90 days. Many people are willing to work on projects but it has been almost impossible to find individuals willing to take on leadership responsibilities even with well-documented outlines of duties and expectations.

Nominating Committee (Bob Hood and René Harper) As of this time Mark Savage has agreed to serve on the Board and two other individuals are considering filling the other vacancies.

Consent Calendar

The minutes of the December meeting were approved.

Appointment of Peggy Macy to Committee on Ministry was approved.

Those present shared meeting reactions.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,
Eva Bunce, Scribe