



# Welcome! Congregational Meeting, August 29, 2021

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Members: We must have a record of everyone who attended this meeting. Please type your full name(s) and email address(es) in the chat box.



This meeting is being recorded.

# Today's Agenda

- President's Report - Mary Huhn
- Presentation & Motion from the Long-Term Rental Team - Patrick Gunn & Carolyn Ellis
- Questions & Comments
  - Questions addressed first
  - Comments limited to 2 minutes
- Vote
- Adjourn

# Co-President's Report

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Mary Huhn

# Co- President's Report

- New upgraded system for remote participation in worship installed – stay tuned for information on how to access live streams
- Welcome Kevin Brunson, Director of Facilities. On staff September 1st
- Wheelchair seating and accessibility
- Imagine daycare renewal

# Thank You to The Team!

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John Carroll – Board Liaison

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Carolyn Ellis

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Patrick Gunn

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Garnett Losak – Staff Liaison

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Lee Pardee – Finance Committee Representative

# Shared Space Agreement

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Imagine Early Learning Center (IELC) and First Unitarian  
Patrick Gunn & Carolyn Ellis

First Unitarian Congregational Society, August 29, 2021

# Major Deal Terms

- 10 years beginning September 1, 2021
- Initial annual payment, \$360,000, increase of 83%
  - Covers taxes (\$40k) plus \$123k
- Annual increases, 3% per year
- Year 6 increase, 5.6%

# Credits

- 50% of renovation costs, not to exceed \$30,000, over 24 months
- 15% reduction in base annual payment for six months, only if there is a NY State or City government-mandated reduction in capacity in effect on September 1, 2021 due to COVID-19.



# Additional Terms

- First Unitarian will:
  - provide and pay for an additional day of garbage collection each week.
  - provide for a monthly extermination contract.
  - conduct an initial lead testing of the classrooms. Subsequent testing if needed will be at IELC request and expense.
  - give up the space currently known as “The UniFair Closet” at the back of the Frances White Room to be used as an office for the site director.
- Imagine will:
  - make available the west 25% of the Undercroft for use as storage the week before UniFair week.
  - compensate First Unitarian for any increases in property tax on 119 Pierrepont, over and above any increase in annual payment.

# Other Considerations

- First Unitarian has obtained a \$100,000 letter of credit as a security deposit
- Early termination fees
- Additional terms deal with specifics regarding repairs and maintenance, painting, and security and do not vary significantly from the current arrangement.

# Professional Fees

- Denham Wolf - Total payment- \$65,000
  - \$20,000 paid April 2020
  - \$36,000 paid on August 2<sup>nd</sup>
  - \$9,000, Due on September 1st
- Legal representation was provided by Debra Sapp of Stroock & Stroock & Lavan, pro bono
  - Gift to Debra, \$100

# July 29, 2021 Board Meeting

- Board determined that the Agreement was commercially reasonable and in the best interests of the congregation
- Passed resolution approving the Agreement
- Recommends the Agreement to the congregation

# Proposed Resolution of the Congregation

IT IS HEREBY RESOLVED that the members of the First Unitarian Congregational Society in Brooklyn approve the Agreement and the Resolution of the Board of Trustees adopted at its meeting on July 29, 2021.

# Thank You for Your Participation

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