



Welcome!

Congregational Meeting

February 27, 2021

Today's Agenda

- Declaration of Quorum
- Review of Agenda, Rules, & Right Relations Covenant
- Opening Words
- Appointment of Parliamentarian
- Co-Presidents' Report
- Treasurer's Report
- Leadership Development Committee Nominations
- Deacon Nominations
- Building Reports
 - Facilities Committee
 - Green Team
- Adjournment

Rev. Ana Levy-Lyons

Opening Words

Mary Huhn

Matt Robinson

Co-Presidents' Report



Pat Steele

Treasurer's Report

Changes in Endowment

	GENERAL FUND	CAPITAL FUND			TOTAL
• 1-Jul-20	3,953,305		400,000		4,353,305
• 1-Jan-21	4,443,430		468,241		4,911,673
• 1-Oct-21	4,737,023		595,564		5,332,587
• 1-Jan-22	4,990,303	126%	593,340*	148%	5,583,646
		*\$100,000 withdrawn			

Note: Sustainable draw is based on 4% of average of 13 quarters up to Jan 1, 2021 = \$166,400

How are We Doing So Far This Year?

(As of February 15th, 63% of the Year)

OPERATING REVENUES (FY22)

	Budgeted	Net Received	Percentage
Pledges	340,000	291,064	86%
Rents	403,744	274,863	68%
Other Contributions	46,200	24,302	53%
Fundraising*	49,192	26,755	54%
Carry forwards	27,403	27,403	100%
TOTAL	866,544	644,397	74%

*includes UniFair, Winter Appeal, Auction

How are We Doing So Far This Year? (as of February 15th, 63% of the Year)

OPERATING EXPENSES (FY22)

	Budget	Expended	Percentage
Music/ Worship,	246,704	142,118	58%
Religious Education	154,341	80,674	52%
Congregational Life	100,463	55,403	55%
Building	395,376	224,706	57%
General Services	138,405	114,985	83%
Contributions*	15,500	7,235	47%
TOTAL	1,050,789,	624,908	59%

*UUA, Share the Plate, etc.

Another Way of Looking At It

OPERATING EXPENSES (FY22)

	Budget		Expended	Percentage
Staff Costs (Salaries & Benefits)	624,155	59%	322,423	52%
Building Costs (Less Staff)	237,526	23%	172,476	73%
All Other (Program, Admin, Contributions)	189,108	18%	129,989	69%
TOTAL	1,050,789		624,908	59%

Projection to Year End (June 30, 2022)

Although it is early to project, currently we expect to finish the year near to our sustainable endowment draw goal of \$166,400.

Worst case scenario, we will complete the year close to the budgeted endowment draw of \$184,245 or \$17,845 over the sustainable goal.



Leadership Development Committee Nominations

Catalina Bertani

Laurel Lesio

Lee Pardee



Dwight
Mathis



Justin
Parkinson

Josette Trombetta



Beth Evans



Abby Grosslein

Motion from the LDC

On behalf of the Leadership Development Committee, we move that Beth Evans, Abby Grosslein, Dwight Mathis, Justin Parkinson, Lee Pardee, and Josette Trombetta be elected to represent First Unitarian at the 2022 Unitarian Universalist Association General Assembly in Portland, Oregon.



Deacon Nominations

Nancy Wolf

Laurel Lesio



Marty Bernstein



Motion from the Deacons

On behalf of the Deacons, I move that Laurel Lesio and Marty Bernstein be elected as First Unitarian Deacons to complete the 10-person requirement of the By-Laws.



Green Team Report

Jan Thompson, Chair

Green Team Initiatives

- Solar panels for the roof of 48 Monroe
 - Reviewed 3 competing bids on the installation
 - Interviewed best candidate and will decide soon about awarding project
 - Cost is around \$25k, with incentives
 - ROI is around year 5
- Our membership in a community solar coop has been activated for the sanctuary, chapel and the rest of our facility.

Green Team Initiatives

- Mini-split system in the Chapel & FWR
 - Vendor came by to tour premises (waiting for bid)
 - Waiting for several other vendors to respond to RFP
 - Installation before summer would allow for summer rental income
- Green Sanctuary Certification
 - Submit application by summer 2022
 - Submission will cover work in environmental justice, worship & celebration, religious education and sustainable living



Facilities Committee Report

John Carroll, Chair

Already, in the past
year and a half the
Capital Reserve
Fund has provided
\$85,000 to:

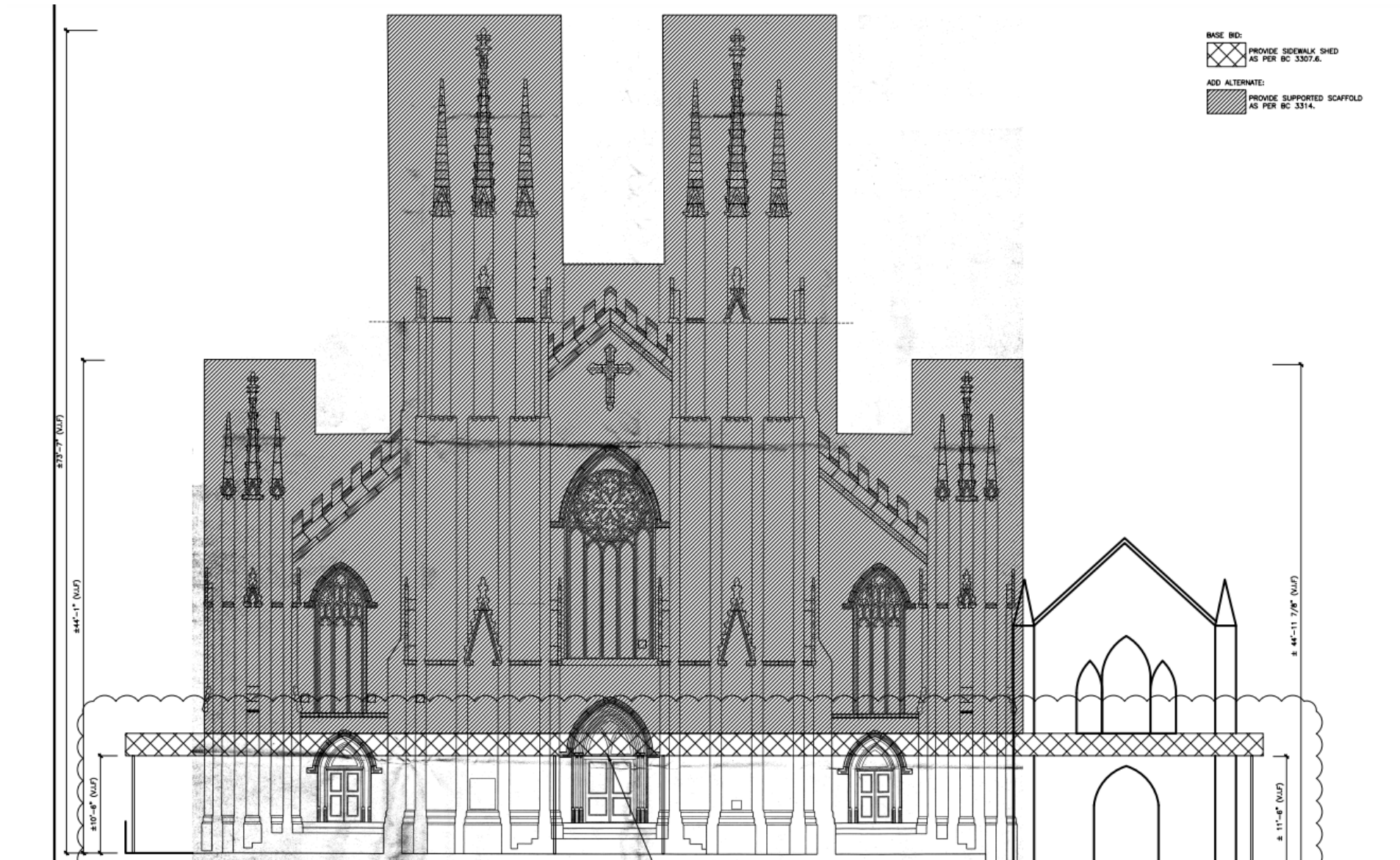
- Create wheelchair seating in the Sanctuary
- Install a wheelchair lift from the Chapel to the Undercroft
- Repair the Chapel façade
- Repair the sidewalk in front of the Chapel
- Replace an original gas line from 1844
- Repair the boiler that heats the Sanctuary, Chapel and 50 Monroe Place, adding more than five years to its life
- Inspect the sanctuary façade for future repair needs

And during the second half of this year, it will provide additional funds so that we can:

- Install ecological air conditioning and heating in the Chapel and Frances White Room
- Install solar panels on the roof of 48 Monroe Place
- Install an upgraded fire alarm system for our facilities
- Replace pedal Diapason and Bourdon windchests in the organ
- Install a sidewalk shed for safety and preparation of façade repairs







		July 2021 - June 2022				July 2022 - June 2023				July 2023 - Dec 2023		Cost
	Calendar Quarter											
		Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	
Service	Firm											
Architect	AYON Studio	Sep 22	Oct. 2021 thru Nov. 2023									\$ 50,000
Scaffold				Jan-Feb22								
Sidewalk Shed	Arsenal Scaffold			Mar. 2022 thru Nov. 2023						\$ 85,074		
Supported Scaffold	Arsenal Scaffold				Jun. 2022 thru Feb. 2023			Mar. 2023 thru Nov. 2023			\$ 125,274	
Reinforce Roof Beams	TBD		Apr 22	May 22							\$ 10,000	
Brownstone	TBD		Mar-Apr 22		Jun 2022 - Feb 2023		Mar. 2023 thru Nov. 2023				\$ 500,000	
Windows	TBD		Mar-Jun 22						Mar. 2023 thru Nov. 2023			TBD
Total												\$ 780,000

Select Firm

Perform Work

Possible Acceleration

Thank You for Putting Our UU Fifth Principle in Practice

“The Right of Conscience and the use of democratic Practice”

Mark Your Calendars

Annual Spring
Auction – April
30th, 4-8PM

Palm Sunday Music
Service – April 10th,
11:00AM

Easter Sunday
Service– April 17th,
11:00AM

Good Friday
Commemorative
Communion, April
15th, 5:00PM

Annual Meeting,
Sunday, May 15th,
12:45PM