



UNITY  
TEMPLE  
UNITARIAN  
UNIVERSALIST  
CONGREGATION

**BOARD OF TRUSTEES MEETING MINUTES**  
**805 South Boulevard**  
**6:30 PM : : February 14, 2017**

**Attendees**

**Board:** Bill Crozier, Dave Willard, Anne Devaud, Alec Brownlow, Karen Haskin-Brewer, Rob Bellmar, Kathy Clark

**A-Team:** Alan Taylor, Emily Gage, Elizabeth Plummer, Kellie Kelly

**Guest:** Dan Crimmins

1. Alan did the centering at 6:35.
2. Rob did a check-in.
3. Consent Agenda – brief discussion, then motion to approve by Bill and seconded by Karen. Approved unanimously.
4. UT update by Dan – renovation is moving forward well. A new time-line has been developed with Berglund to prioritize work being completed that allows for two scheduled May 2017 weddings, in the sanctuary only. The time-line is tight, but is on-track thus far. Dan feels positive about it. Dan answered various questions from the BOT about the renovation. Alan happily stated that the first service at back at UT will be on June 11, 2017 and shared other activities being developed by the Transition Team.
5. 1019 Building by Elizabeth – She shared that a contractor has been selected and several value engineering cycles have occurred. A meeting with the bank will occur soon to review funding. Kathy motioned that the Board vote on approving the president of UTUUC to execute documents implementing a refinancing of our existing mortgage on the terms set forth here: loan provided by Community Bank of Oak Park River Forest; 5% fixed rate (a 0.5% increase); \$77,896.51 loan total (down from \$129,730 in 2012); new approximate monthly principal and interest payment of \$826; 5 years at a fixed rate on a 10-year amortization schedule; no prepayment penalty; no origination fees; and collateral is property at 124 North Kenilworth Ave. (Gail house). Bill seconded it and it was approved unanimously. Alec motioned that the Board vote on approving the president of the UTUUC to renew our existing, interest only loan, to be signed for an additional 90 days on the terms set forth here: loan provided by Community Bank Oak Park Forest; interest rate is Wall Street Journal Prime + 1.5% with a floor of 5.5%; \$700,000 loan total; and the loan is secured by a security agreement covering the assets of Unity Temple (exclusive of the real estate). Dave seconded it and it was approved unanimously.
6. UTP Update by Dan - Dan stated he has talked with Alphawood about the funds for ongoing maintenance of UT and hiring a rental manager and Alphawood remains supportive of this idea. Dan stated a firm answer may come in late March 2017.
7. Quick Discussion Items – Rob

- a. Daring to Dream – We have 8 end statements that now need a Strategic Implementation Plan. The A-team, along with Rev. Roger Bertschausen, will develop a plan and report back to the Board.
  - b. The Board would all like to go to the Rockford workshop on Oct. 7, 2017 as the retreat.
8. New Business - none
9. Kathy moved we go into Executive Session at 7:40 and Bill seconded it and it was approved unanimously. Alan joined for part of the time. Kathy moved to go back into Open Session at 8:05 and Dave seconded it and it was approved unanimously.
10. Meeting was motioned to adjourn by Alec and seconded by Kathy, and was approved unanimously. Meeting ended at 8:15 PM.