

FirstU Board of Directors Meeting Minutes

Wednesday, February 17, 2021 – ZOOM – 7:00 p.m.

Our mission is to "Kindle the light within and inspire courage to nurture the web of life and to create a just and compassionate world.

In attendance (10): Lisa Sharp (President), Guy Belleperche (Past President), Brent Nicolle (Vice-President), Caycee Price (Secretary), Justine De Jaegher (Treasurer), Rev. Pat Haresch, Members at Large: Andrew Drake, Carl Sonnen, David Chernushenko, and Irvin Waller

Guests:

Campus Planning Committee (CPC) members - Terry Kimmel, Susan Tanner, Bill Van Iterson, Kathy Yach, Blaire Erskine

References:

Agenda

- Appendix 1: Minutes of Board Meeting from January 21, 2021
- Appendix 2: Membership bio for Barb Ryan and Rick Liss
- Appendix 3: Financial Report 2020
- Appendix 4: Visioning Summary
- Appendix 5: CPC Draft Motions for AGM

Call to order 7:00pm

1. Welcome and call to order
 - a. Opening Reading/ Song - Andrew / Carl
 - b. Selection of Process Monitor - Carl
 - c. Brief check-in by all attendees was done
2. Consent Agenda
 - a. Approval of agenda
 - b. Approval of Minutes from January 21, 2021 meeting, Appendix 1
 - c. Motion to accept new members Barb Ryan and Rick Liss, Appendix 2

Motion to move Consent agenda. Moved by Guy, seconded by Andrew, motion carries.

3. Committee Reports
 - a. Finance - Finances documents have been provided to us to review for the next meeting. **Action item for everyone: See Appendix 3 and please send questions to Justine for her and Michelle so they can prepare to answer.** Presentation to come in March. The bequest mentioned at the previous meeting has a specific designation and the announcement will be made to the congregation at AGM.
 - b. Stewardship - Lisa notes that this is not a permanent decision. In part, we are waiting for the search for a new minister to be completed.

Motion that the Stewardship Committee be suspended until further notice. Moved by Lisa, seconded by Guy, motion carries.

- c. UU-UNO Project - Lisa explained that historically our congregation has always sent a delegate to the conference. In the past the Youth group also raised money and some of that money is still in the accounts. UNO falls under Global Justice committee. No motion taken at this meeting. Info session coming up on Saturday morning.
- d. Report on Congregational Visioning - Justine has begun to draft a report for a strategic plan (based on the Visioning session summary) which can eventually be presented at the AGM.
- e. Campus Planning Discussion with CPC (members attended as of 7:45pm)

Motion: That the board approve in principle the process proposed by the Campus Planning Committee to reach recommendations for a motion to be brought to the AGM with respect to the development of the campus, as per Appendix 5 (see below). Moved by Irvin, seconded by Andrew, motion carried.

4. Staff Reports

- a. Minister's Report
 - i. Privacy report provided but late. We can review and discuss at the next meeting.
Action item : Caycee will look at it and report back for the March BOD meeting.
 - ii. Membership: brief discussion about what is membership? What does it mean to be a member?
Action item: Pat to provide a report on membership numbers at the next meeting.
 - iii. Live-streams to begin again this Sunday along with small meetings, as per Covid task force,

5. New Business - None was presented.

6. Information Items

- a. **Guy moves to have the 2021 AGM on June 6th, seconded by Andrew, motion carries.**
- b. Lisa asked if there are any volunteers to chair some of the next meetings. **Brent volunteered.**

7. Other Business

- a. Board "Thankyous" - Maury Prevost for the Earth Speaks Forums, Margaret Linton for being the volunteer coordinator for Hospitality Hour
- b. Board Announcements - Virtual Brent in-house/ Lisa virtual
- c. Next Meetings:
 - i. June 6th is the AGM (first Sunday)
 - ii. Board Meeting: March 17th, 2021 (Wednesday) 7pm
 - 1. Opening Reading: Carl
 - 2. Opening Song: Guy
 - 3. Closing Reading: David

8. Adjournment - Closing Reading - Brent

Meeting adjourned at 9:34pm.

APPENDIX 5

CAMPUS PLANNING – DRAFT MOTIONS FOR THE AGM IN MAY 2021

On the understanding that the Board will want to put one or more motions dealing with Campus Planning before the AGM in May of 2021, and the assumption that the Board might appreciate some input from the CPC on that matter, this is an effort to get started on drafting such motion(s):

1. INTRODUCTION

The Congregation affirms its goal that future development on the campus should support and advance Unitarian Universalist values, and in particular that it should include action to:

- Create a residential community which is a leading example of mixed income housing, including a significant component of housing which is affordable and suited to people with special needs.
- Ensure that green space and natural environment continue to be important elements of the campus, and to implement developments in a manner that uses high standards of construction from an environmental point of view.
- Generate income which will help to support the operations of the Congregation and to advance the Congregation's initiatives in support of its goals and values.

2. APPROVAL IN PRINCIPLE FOR A NEW BUILDING ON THE CAMPUS

The Congregation hereby:

9. Gives its approval in principle for the construction of one new building on the campus.
10. Authorizes the Board, with the assistance of the Campus Planning Committee (CPC), to proceed with a feasibility study and other planning work, including the identification of potential partners for the initiative.
11. Calls on the Board to return to the Congregation for further approvals, at the appropriate times, for the financial plan, the exact location and land boundaries and the architectural design.

In acting on this motion, the congregation expects the Board and the CPC to take note of, and be guided by, the following, as statements of the congregation's intent:

The motion dealing with housing development and related issues which was approved by the Congregation in October of 2018;

The set of Goals and Guiding Principles approved by the Congregation in April of 2019; and

The following additional statements of intent:

In the proposed new development it is intended that the role of the congregation be that of land owner and lessor, and a leading party in the planning and design of the project.

It is intended that the Congregation will continue to own the land and will lease the land, for a long period of time, to the enterprise which will own the building.

The new building is intended to be located on and partly to the north of the so-called CPR strip of lands, east of River Parkway Children's Centre and north of Rennie's Autocare.

The building is intended to be about 16 storeys tall, with each floor being about 750 sq.m. (8000 sq.ft.) in area.

It is anticipated that the new building will be owned and managed by a new enterprise to be formed and that that enterprise will consist of several participating organizations, all with expertise and experience in such ventures, and some of which will be charitable organizations. Examples of organizations which are contemplated as possible participants are Multifaith Housing Initiative, Ottawa Salus, Centretown Citizens Ottawa Corp. (CCOC), and perhaps an Indigenous housing corporation.

It is intended to hire CAHDCO, a developer and consulting firm with experience and expertise in the field of affordable housing, to advise the Congregation on this initiative.

The space in the building will be primarily for residential use. Some space might be used for shops or other services which serve people living or working on or near the campus.

It is estimated that there will be between 125 and 160 residential units in the building. All the units in the building are to be rental units, meaning that they are to be rented to, and not owned by the residents.

Of the total number of units, it is intended that between 25% and 50% be available at "affordable rents". The actual number of such units is to be as close to 50% as is feasible, depending on the amount of funding that is received in the form of grants.

It is intended that the residents in the building form a community of people of varied and mixed characteristics and backgrounds who will interact with each other.

It is intended that the building will be constructed so that it will meet or be close to meeting "passive house standards" or perhaps "net zero" energy consumption standards.

Consideration should also be given to choosing building materials which produce a lower carbon footprint.

It is the intent of the Congregation that the land be rented to the housing enterprise and not sold. The congregation will obtain an appraisal of the market sale value and the market rental value of the land in question, and the rental revenue to FirstU will be based on these values.

A part of the rental revenue, not to exceed 50% of the total rental value, may be contributed to appropriate partners in the building, either in the form of rent reduction or in the form of donations, to support and make possible the rental of the residential units at more affordable rents; and the remaining part, not less than 50% is to be paid to the Congregation to be used to advance the objectives of the Congregation as they may be expressed from time to time.

Efforts are to be made to arrange for a second vehicle access into the campus, at a location east of RPCC.

3. SUBMISSION OF A SITE PLAN FOR APPROVAL BY THE CITY OF OTTAWA

The Congregation affirms its agreement with the Board providing to the City of Ottawa a Site Plan to guide development, over the long term, on the entire campus.

The main elements of such a site plan, meaning the green space areas and major buildings should be substantially as shown on the draft plan accompanying this motion. This site plan in no way binds FirstU to construct any or all the buildings indicated. Those decisions are left to the congregation of the day.

4. OTHER FUTURE DEVELOPMENT ON THE CAMPUS

The Congregation affirms its intent that future development on the campus should include:

- Actions to maintain and enhance green space and the natural environment, to create some outdoor program facilities, and to give recognition to the Indigenous heritage of our land.
- Changes to the Church building to enable it to better serve future needs.

Specific plans with regard to these two purposes have not been developed at this time.

Plans are to be developed in the future and to be implemented as and when the congregation so decides and when funds are available.

BVI. Feb 12, 2021