

## **Leadership Board, August 19, 2025**

**Attendees:** Wynn Richardson, Jen Anderson, Brian Johnson, Raquel Maas, Suzanne Sancio, Pat Torgrimson, Amy McQuaid-Swanson, Alan O'Donnell, Ross Droogsmas. Online: Bob Milligan, Monique Lindquist. Thelma Boeder, recorder.

Attending for reports: Marsha Linden, Doug Swanson. Online: Derek Vandenburg

**Call to order (7:05 p.m.):** Wynn Richardson, chair.

Pastor Jen led us in prayer.

**Consent Calendar items:** All approved by consensus.

1. Team reports (Compassion & Justice, Facilities, Finance, Staff)
2. July 15, 2025, meeting minutes
3. August 12, 2025, meeting minutes

**Agenda:** Accepted.

**Annual Retreat, Saturday 8 a.m.-noon, August 23, Peace UMC, Shoreview:** New members arrive at 8:00 and be joined by all at 8:45. Coffee and treats volunteered by Wynn, Amy, and Ross.

**September meeting:** Wynn asked if it can be moved from Sep. 16 to Sep. 23. He will not be here on the 16<sup>th</sup>. Agreed.

### **Our Future Together:**

1. Marsha, along with Derek, summarized and answered questions from the Realty Team's interviews with Cushman and Wakefield and Edina Realty. Though both examined possible property sales, Cushman and Wakefield focused particularly on land redevelopment and Edina on commercial sales. The full report had been sent to the Leadership Team prior to this meeting. Wynn thought that we needed to select one of the two approaches tonight to assist the Design Team in their task of examining the option to relocate, but as the discussion evolved, an immediate decision did not seem necessary, or wise. Monique said the Design Team need not have a particular location in mind to consider our third option, selling both properties and relocating. One item to be resolved is how the Emily Project's right of first refusal to buy St. Anthony Park's parking lot would impact selling both properties at SAP, parking lot and church. Must they be sold separately or could it be done together? Other things to consider: selling either site for development would require zoning changes; it is very expensive to build new; leasing is not impossible but may not be easy; a sale probably would take about two years to finalize.

**Facilities:**

1. Doug reviewed the results of the appraisal panel on August 5. Our claim for hail damage to the HVAC system at SAP was denied on grounds that hail was not reported by outside sources on the date we provided. Regarding the second claim, Church Mutual will pay \$54,140.25, based on 2020 replacement costs rather than higher 2025 costs. Our attorney will discuss the discrepancy of \$8114.48 (difference between Church Mutual's replacement cost value and appraisal award), hoping to increase the award by that amount. Doug thinks after expenses we will net about \$41,500, which could increase by \$31,458 with recoverable depreciation from insurance. Bob noted that we are unlikely to get the \$20,000 plus awarded to Centennial from B&A Roofing now that the company is in bankruptcy court.
2. At Roseville, the panel raised questions that postponed completing their review. Why did the City of Roseville issue a stop order on work? What is needed from the city to re-issue the permit and meet codes? Also, we need to provide pictures of the actual damage, pictures from B&A Roofing, which may not be available from them. If not, we must subpoena to retrieve them from Accu Link, a national database. Our attorney is working on all three issues. Doug's goal is to get this done as quickly as possible so as not to lose the appraisal panel.
3. Ross asked if we should go ahead and fix the SAP roof, using whatever we get toward the \$190,000 estimate to repair. Doug thinks we will need to fix it if we take the payout from Church Mutual. Wynn said to seek bids. Will do. Doug has suggestions for Ross.

**Compassion and Justice:**

1. Raquel asked for help with cutting cardboard in 1-inch strips for the August 31 service project. Crewsers? Ross said timing would not work. Wynn volunteered his parents.

**Staff-Parish Relations Team Executive Session (8:18 p.m.-8:43 p.m.)****Pastor's update:**

1. Jen is getting information from Jerad Morey regarding the Minnesota Council of Churches Respectful Conversations program. She hopes we can use the program later this year or early 2026, offering two sessions. Price depends on the numbers involved. It would be a useful tool for the congregation as we approach a final decision on next steps. We would craft the questions to be posed in the conversations. Leadership Board members would need to commit to a two-hour training session for table facilitators prior to the conversations.

2. We have several applications for the nursery worker position, backup for the two regular nursery workers if not available. Jen asked for help. Suzanne and Amy will relieve her of the task of reviewing applications and interviewing.
3. The Design Firm Team plans to meet with key stakeholders in late September or early October, stakeholders connected to any group that meets, works, uses space, etc., in our buildings. Hospitality is one example. Jen is creating the list of people to meet with the Design Firm, each separately, to explain their space needs to do their ministry.
4. Diaper Shower for the Sheridans on August 31, any size except newborn.

**Finance:**

1. Based on a conversation with Louis Gallegher, Bob moved that our request for financial assistance from the Foundation is sent with the condition that any surplus we have at the end of the year will be returned to the Foundation. Seconded by Raquel. Carried.
2. Last month, we postponed discussing the Stewardship Campaign expecting to hear Whitney's plans this month. Now Jen needs help in planning. Raquel volunteered on behalf of Compassion and Justice; Bob or someone from Finance will do so also.
3. Reviewing the monthly financial report, Bob predicts a small surplus at the end of the year.
4. Raquel asked if teams should build their 2026 budget proposals as they did last year – three options, barebones, moderate, and dreams. Yes.

**Jen closed with prayer.**

**Adjourned (9:16 p.m.)**

Thelma Boeder, recording secretary