



## BOARD OF DIRECTOR'S MEETING MINUTES

Tuesday, November 6, 2018

5:30 pm

CLC Room 200

### **Attendance**

**Board Members:** Missy Albachten, Diane Burrow (absent), Joy Englund, Chad Caswell, Camilla Fischer, Dan Fouberg, Mike Heidemann, Erin Persons, Barb Peterson

**Staff:** Jeff Marian, Jane Victorey, Julie Klein

### **Call to Order**

Mike called the meeting to order at 5:35 pm and Jeff provided devotions.

### **Agenda**

*Motion by Dan to approve the agenda with flexibility; second by Erin. Motion passed.*

### **Approval of October 2, 2018 Meeting Minutes**

*Motion by Joy to approve the minutes of the October 2, 2018 meeting; second by Chad.*

*Motion passed.*

### **Reports**

- **Lead Pastor Report – Jeff**

Jeff is working with the Bishop of the Saint Paul Area Synod to craft a proposal for Jason Kramme to fulfill his seminary student requirement in a local internship. The plan would be for Jason to work halftime in his current role as Prince of Peace Family Ministry Director, a quarter time in senior ministry supervised by Kari Snyder, and a quarter time at another local congregation. The proposal would need to be approved by both Luther Seminary and the Synod Candidacy Committee.

Jeff was invited to participate in the inaugural Hogenson Leadership Institute event in memory of Pastor John Hogenson. The leaders gathered in October in Jackson Hole, Wyoming, and included clergy, entrepreneurs, a newscaster, real estate mogul, a seminary president and a baker. The group spent a day and a half with Tod Bolsinger, Vice President of Fuller Seminary and author of the book "Canoeing the Mountains" on adaptive leadership which inspired Jeff.

#### **Finance Director Report – Jane**

Offerings continue to be short of budget for the third consecutive month, with the shortfall now over \$93,000 through September 30. Jeff addressed this in worship services and at Engage Bible Study, and Family Ministry addressed this on a Wednesday night. A portion of the shortfall is from stock and major gifts and there was some catch up at the beginning of October. Some of the stock gifts we have received have been larger than expected, which means that there are still a number of families not giving at the same level this year as last year. Attendance continues to be down about 4% from last year, which had been a concern during construction.

Expenses are better than budget, with salaries and benefits below budget. Some of the other expense variance is timing, but Jane still expects we will run about \$40,000 better than budget in expenses. We also have the \$132,000 capacity built into the budget this year for future debt. Parking lease revenue of \$29,529 is additional cash flow year to date.

- **Capital Campaign Update**

Commitments from 750 households have been received. Commitments to date are \$6.86M. There are 934 families now participating in the One Church campaign – with either pledges and/or giving to the campaign. Total campaign giving to date is \$4,712,464.

- **Land/Building Update**

The “monsoon season” in September/October pushed our excavation work back by about 2 weeks. The basement work continues, the precast concrete is being installed, and the backfilling of dirt will be completed next. Structural steel to shore up the 1982 addition has been delivered. Mechanical systems are being replaced in the renovated area. The renovation of the 1982 addition is anticipated to be complete around the first of April. We have asked if we can get early occupancy of that space, but that is unlikely as they will still be connecting systems between the old and new building. We would like to get a jump start on moving non-critical items to the new space to ease the crunch to get moved at the end of all of the construction. Footings for the Chapel space will go in soon. We remain on track to complete the Phase 1 work by Labor Day 2019. Dakota Electric moved the 3 high voltage lines, replaced the transformer and connected the new lines in the 1982 addition.

Interviews with two commercial brokerage firms have been conducted, and their promotional material, their contracts and our notes are being reviewed prior to selecting one. Both seem fully qualified to handle our property. We are also working with our legal counsel to review the contracts, along with a final review of all of our other documents for any restrictions on sale of property. We will require a congregational vote to authorize the Board of Directors to market the CLC parcel and negotiate the lease or sale.

*Motion by Mike to conduct a congregational vote and approve the language on the ballot for a congregational vote to be held during worship services on Wednesday, November 14 and the weekend of November 17/18:*

*The Christian Life Center parcels (Parcel ID 02-64011-01-020 and Parcel ID 02-64011-01-030) include the Christian Life Center building and the parking lots to the east and west of the CLC building for a total of 11.12 acres of land.*

*Please vote YES or NO on the following motion, if you are a member of Prince of Peace Lutheran Church (age 18 and older):*

*To authorize the Board of Directors to market the Christian Life Center parcels and negotiate the lease or sale of the property.*

*Second by Dan. Motion passed.*

Forums are scheduled for the weekend prior, the Engage sessions prior and the prior Wednesday night to give an update on construction, construction financing and the upcoming vote to authorize the Board to move ahead. We will also have some discussion on other uses for our property, such as senior housing.

*Motion by Camilla to receive and file the written reports for November submitted by Jane Victorey, Finance Director and Jeff Marian, Lead Pastor; second by Missy. Motion passed.*

## **New Business**

- **Nomination Process**

*Motion by Joy to approve Lance Odegard and Daena Parra to serve a first term on the Nomination Team; second by Chad. Motion passed.*

They join team members Marlys Herstad, Rich Mavis, Taya Theis and Josh Wigley, and board representatives Diane Burrow and Chad Caswell.

- **Church Culture Change – Strategic Overview**

Jeff presented information and statistics about the changing landscape of Church culture over the years which point to significant changes needed for Prince of Peace and the Church as a whole to thrive in the future. The Board has decided to read and dedicate meeting time to discuss the book “Canoeing the Mountains” by Tod Bolsinger, and use it as a guide for moving forward to explore and identify transformational changes needed for Prince of Peace to thrive in the future.

The Board entered executive session at 7:00 pm and resumed regular session at 7:15 pm.

**Adjournment**

Mike adjourned the meeting at 7:15 pm.

Respectfully submitted,

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Julie Klein  
Recording Secretary

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Missy Albachten  
Secretary