

The Lord's Place Board of Directors Meeting  
2021-2022  
Via Zoom Video Conference  
Wednesday, February 2<sup>nd</sup>, 2022

Minutes

In attendance: Diana Barrett, Robert Barrett, Hon. Ann Brown, Julie Fisher Cummings, Cynthia Heathcoe, Robert Katzen, Wesley Lang, Jamie Niemie, Hon. Jeri Muoio, Pamela McIver, Dr. Robert Norris, Willy Philiias, Bill Proctor, Mary Quick, Jack Scarola, Jamie Stern, Michael Stevens, Cornelia Thornburgh, Charles Ward, Adrienne Weismann

Staff present: Gerry Cody, Kerry Diaz, Jan Phillips, Anne Noble, Calvin Philips, Diana Stanley, Cristina Lucier, Susan LaRocca

Guest from staff: George Cruz

Not In attendance: Matthew Barnes, Barbara Cheives, Kate Grangard, & Steve Malone

Board Meeting called to order at 4:02 PM

**Welcome – Cornelia Thornburgh**

Roll Call was taken by C. Thornburgh. A quorum was established. D. Barrett updated the board that she is collaborating with C. Lucier to create metrics for the board goals.

**Mission Moment**

D. Stanley shared Connie's story. Several years ago Connie met with D. Stanley. They noted the increased number of homeless women and the lack of women outreach employees as that time all TLP outreach employees were men. After their meeting, Connie called back and said she had sold items and would like to donate money to TLP to hire our first woman outreach employee. These types of stories remind us of the extraordinary compassion of those in the community to support our mission.

George Cruz, Director of Legacy Gifts, presented to the board about what is has been referred to as planned giving, now "legacy giving". A discussion was had with several members speaking of their personal experiences. C. Thornburgh shared with the board that she included TLP in her will. B. Katzen shared with the board that he has included TLP in his will at two levels, one at his basic estate and second all funds from additional beneficiaries upon her death will also include TLP. Twelve years ago a legacy gift of \$3.4 million saved the agency. M. Quick suggested we have a board legacy gift participation goal and announce it at the November Breakfast. It was requested to notify A. Noble and G. Cruz if you have included TLP in your will.

**Ann Brown announced that she will do the match again this year at SleepOut, C. Thornburgh thanked A. Brown for her continued support and generosity to the Agency.**

### **Consent Agenda – Cornelia Thornburgh**

Motion to approve Meeting Minutes for January 12, 2022.

*Motion to approve items on the Consent Agenda. Moved by D. Barrett. Seconded by J. Niemie. Unanimously carried.*

### **Financials – Chuck Ward**

The following comments were shared by C. Ward:

- 2021-2022 is below budget in social enterprises and grants due to timing. But with much higher contributions, it is net \$300,000 to the positive, which is a \$750,000 increase. D. Stanley thanked the board for helping TLP make it a great financial year.

*Motion to approve the Report and Financial Statement for December 2021 Reviewed by the finance committee and approved. Moved by M. Quick. Seconded by J. Muoio. Unanimously carried.*

- D. Stanley explained the current capital projects bid policy in that construction items that cost \$3,000 or more require three bids; it was recommended to increase this floor to \$10,000.

*Motion to change the bid policy from \$3,000 to \$10,000. Reviewed by the finance committee and recommended. Moved by J. Muoio. Seconded by W. Lang. Unanimously carried.*

### **Governance – J. Scarola**

- J. Scarola explained that section 9 of our by-laws is a weighty topic for the Governance Committee. This section has a proposed amendment to now impose term limits. The committee noted that loss of board participation of members who have been extremely valuable to the board was a very difficult decision to come to. However, it is to the ultimate advantage to the organization to amend the bylaws in order invite new ideas and new energy. Fortunately, a provision has been included to allow a director who has maxed out after three consecutive terms could be to re-nominated after a year's sabbatical from the board.
- Founding Director and Emeritus/a positions were described to the board. Jack Scarola would be the only Director eligible for the Founding Director category.
- D. Barrett shared she thought term limits were a great idea to get younger and new ideas to the board and she requested if the staggered rotation of exiting members could be shared.

*A motion could not be made, C. Thornburgh reminded the board that the document needed to be posted ten days before a motion may be made. The revision to Section 9 will be raised for a vote at the next Board meeting.*

## **CEO Report– D. Stanley**

- Advocacy
  - The committee is still in the development stage. In the coming months, D. Stanley and C. Lucier are going to look to board directors for support in advocacy opportunities as they arise for the agency.
- Agency Recognition
  - The Lord's Place was recognized for the Best Places to Work by Non-Profit Times as top 50 in the nation.
- COVID
  - All staff and guests are required to wear masks, social distance, and encouraged to get vaccinated.
  - Homeless numbers have increased especially with the elderly and short-term homelessness.
  - The numbers of clients involved in job training has not changed much since COVID or moving to the other building.
  - The negative effect of COVID on mental health was discussed by W. Philius and J. Niemie shared with the board that there is an increase in death by suicide and overdose since the beginning of COVID.
- Leslie L. Alexander Foundation donated a million dollars for Family Campus naming. A small intimate ribbon cutting will happen without media at the family campus with their family and a select number of board members. It will be named Jack and Evelyn Alexander Place and most likely will be known internally as Alexander Place.
- J. Cummings asked how we support the staff during these times, D. Stanley would like to meet with the Executive Leadership Team and to come back to the board with suggestions.
- 2808 N Australian Ave
  - The main slab and tilt wall will start to be poured Friday, we will update the board with the date of the tilt-wall event.
  - Construction has begun and is still on track for completion in the Spring of 2023.
  - B. Proctor explained the furniture process, giving examples including there will be around 200 chairs and 150 tables in a 25,000 sq. ft. building. Originally the budget was \$200,000, the highest price quoted was about \$750,000. The Housing and Facilities Committee will come back with a recommendation.
  - The deadline for furniture selection to be finalized is April 1<sup>st</sup>, 2022.
- Burckle Place 3

- 8 weeks away from getting the design set that will be submitted for permitting.
- Expected to start construction by October 2022 and Certificate of Occupancy is estimated for July 2023.
- Social Enterprises
  - Lake Park's lease will end in May 2022 and not be renewed.
  - M. Quick will be heading the Social Enterprise “Taskforce”, R. Barrett will be the liaison to the Finance Department, D. Barrett, A. Weissman, C. Heathcoe, and a new volunteer Annie Cardelus Jones will round out the committee.
  - Donations are now being accepted at all Thrift locations.

**Advancement Update – P. McIver**

- \$695,000 is needed to make the Fiscal Year goal.
- The Ending Homelessness Breakfast on November 18<sup>th</sup>, 2021 raised \$281,000.
- The Palm Beach Event is from February through the end of March and is already over the fundraising goal with \$232,000 pledged.
- The capital campaign crossed the threshold of \$20mm. All were thanked that make it happen.
- SleepOut registration is open with a \$325,000 goal, A. Brown announced that she will be matching all funds raised. <https://sleepouttlp.com/> Please contact A. Noble if you have any questions regarding SleepOut.

Meeting adjourned at 5:52 PM

Minutes Prepared by: Susan LaRocca

Minutes Approved: \_\_\_\_\_  
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