

First Congregational Church UCC
Annual Congregational Meeting
January 22, 2023

The meeting was called to order by Jerry Dillashaw at 12:16 p.m. The opening prayer was led by Rev. Gene Derryberry. There were 50+ in attendance, in person and via the Zoom app online. (Please note that when a motion is made by a committee chairperson, there is no need for it to be seconded.)

Board Elections – Nominating Committee

- Eric Lyons, Chair of the Nominating Committee, introduced this agenda item by naming those Board members who have completed their terms of service – Jerry Dillashaw and Bruce Holcomb. The Board has also lost one member who passed away during his tenure – Richard Jones – thus leaving 3 positions to be filled.
- The candidates who have been nominated for a 3-year term are Lawrence Burke, Peggy Grant, and Bev Reddick. One candidate, Chris Nealis has been nominated for a 1-year term to complete Richard Jones' term. Eric requested additional nominees from the floor, of which there were none.
- The motion was made to close nominations, voted on, and passed unanimously.
- Voting vouchers were distributed to the congregation, requesting that they be completed and handed in for compilation.
- The results were:
 - For the 3-year term: Lawrence Burke and Peggy Grant
 - For the 1-year term: Chris Nealis

2023 Proposed Budget – Finance Committee

- Joanne Roudebush, Chair of the Finance Committee, presented the proposed budget which had previously been distributed to the congregation (see attachments: 2023 Proposed Budget Worksheet and Trustee Account).
- Joanne reported that the “Greening of the Plate” (offering plate) has been successful at bringing in additional income for the general budget. She urged the congregation to continue this practice.
- PROPOSED OPERATING BUDGET FOR 2023 ASSUMPTIONS
 - 1. We would have the interim minister for 9 months
 - 2. We would have a settled minister for 3 months (Oct-Dec)
 - 3. Staff employees and contractors would have a fair wage of \$17.00/hr or greater.
- INCOME PROJECTIONS
 - 1. Pledge Commitments totaled \$280,796.00. The pledge goal was \$295,000.
 - 2. Rental Income will be higher due to increased rents for ProKitchen, CSE, and other regular renters.
 - 3. Donations through the Plate will remain lower than Pre-Pandemic levels. “Greening of the Plate” was very helpful in 2022 and needs to continue.
 - 4. Total Income projected is \$341,500
- EXPENSES
 - 1. Total expenses for 2023 = \$339, 871

- Building Operations \$73,943 - 22%
- Programs 9,800 - 3%
- Benevolence/Racial Justice 3,600 - 1%
- UCC Affiliation/transition/Search 6,900 - 2%
- Business Operations/Mkt 40,054 -12%
- Professional and Non-professional Staff (salary, benefits, employer taxes) 205,574 - 60%
- Totals \$339,871 100%
- 2. Estimated net income = \$1,629
- With regard to staff employees and contractors, our goal in 2022 was to reach \$17.00/hr, or the Cost-of-Living wage, which we achieved. Our goal for 2023 is to reach the average hourly wage for the Asheville area of \$17.70/hr.
- Joanne made a motion to accept the Board's Proposed Operating Budget as presented. The motion passed unanimously.
- BUILDING FUND (see attachment: 2022 Building Fund Report)
 - Building Operations \$73,943 - 22%
 - Programs 9,800 - 3%
 - Benevolence/Racial Justice 3,600 - 1% UCC
 - Affiliation/transition/Search 6,900 - 2%
 - Business Operations/Mkt 40,054 - 12%
 - Professional and Non-professional Staff (salary, benefits, employer taxes) - \$205,574 60%
 - Totals: \$339,871 -100%
- The Building Fund Policy requires that any undesignated gifts to FCUCC go to this fund.
- The Vanco program was started about one and a half years ago. There are no monthly fees, so we save about \$120/year

Approval to Expend Building Funds for Installation of Heat Pump for Second Floor of Education Building – Building & Ground Committee

- Chairperson Noreen Bania discussed the need for a heat pump in the Education Building. She proposed:
 - Install heat pump, rated 18 SEER, for upstairs of Education Building. Job includes permit, removal/disposal of existing equipment, flush, electric reconnection, condenser pad, condensate, and all required safeties. All labor and miscellaneous materials included. An iWave air filtration system to keep air clean of microbes is recommended.

▪ Heat pump	\$ 10,850.00
▪ iWave air filtration system	<u>750.00</u>
▪ Total	<u>\$ 11,600.00j</u>
- Noreen made a motion to spend \$11,600 for this purpose. The motion passed unanimously.

Other Business/Questions/Comments

- Jerry Dillashaw introduced the initial proposal of First Baptist Church for the development of its property. The current office building on the corner of College and

Oak Streets would be demolished and replaced with a hotel, new YMCA, and office/retail space. The current YMCA would be demolished and replaced with 300-500 residence units which would be intended for "workforce" level housing. It would also include a parking garage and a retail space. As we get more information, we will share it with the congregation. Plans have not been finalized yet. Discussion ensued which included the fact that parking for FCUCC would be difficult during the construction phase of this project. He also suggested that it could possibly result in additional visitors and residents attending FCUCC.

- There will be a Board Retreat on Saturday, February 4, 2023, when new officers would be elected.
- Jerry also took a few moments to express his gratitude to the FCUCC congregation for the parting gift and comments.

Adjournment

- The meeting adjourned at 2:10 p.m.

Respectfully submitted,

Carol Austin-Janssen

Attachments:

2023 Budget Proposal Worksheet

Trustee Account

2022 Building Fund Report