

BHBE Board Meeting Minutes 5/22/24 @ 8 PM
Following Annual Meeting - Youth Lounge and Hybrid

Present: Harris Miller, Judy Levey, Jon Clemons, Harriet Robbins-Ost, Carla Banoff, Gail Swerdlik, Carol Pellish, Cynthia Lerner, Jessica Littmann, Adam Goldfarb, Shoshanna Reynolds, Carter Greene, Robin Smulson, Steve Bucksman, Ellen Sered, Rochelle Leff, Marsha Lyons, Elly Rousso, Fred Rosenwasser, Ira Dubin, Joan Meyers, Greer Braun (Zoom), Bev Reinglass (Zoom), Steve Levin (Zoom)

Excused Absence: Larry Plawsky

Clergy: Michael Kahn, Cantor Roytman, Rabbi Crane

Members in Attendance: Jerry Swedlik, Lia Niederberger, Lane Rubinstein, Jonathan and Estee Lehrer, Ken Cohen, Betty Bucksbaum

Meeting called to order at 8:07 PM

Shoshaana Reynolds motioned to approve the April board meeting minutes
Robin Smulson seconded
They passed unanimously

Cynthia Lerner - President: Thanked the 2023-2024 board for an excellent year. Also, she stated that most of tonight's reports are in the 2024 annual meeting report.

Michael Kahn - Building Report - Boilers were repaired. Everything is up to date except the drapes. Need them sprayed again after cleaning to be up to code according to the Wilmette Fire Department at \$10,000. New director/officer biographies can be emailed to Michael for those returning to the board.

Gala will be on Sunday, June 9th, 2024.

Adam Goldfarb - Treasurer's Report:

Discussed the proposed budget for FY24 and the significant net operating loss. Should not be as significant due to selling the building. Expect closure of the building sale in August 2024 with the Wilmette Park District. Receive \$5.4 million from the sale. Pay debts to Byline Bank and potentially the parsonage. Leaseback through the end of Dec. 2025. BJBE is a tenant through June 30th, 2025. Looking for rental income of \$175,000 a year. Capped for BHBE at \$50,000 a year. All tenants' rent goes straight to the park district after the building sale closes. Ours will be \$25,000 to the Wilmette Park District. \$30,000 of room rental for next year due to the building being sold and will go to WPD. Invest \$4,000,000 worth at 4-5% in the bank. Rental income goes down and interest goes up. The rental line will disappear after August/September 2024. Still identifying if we'll buy or rent a facility. Need time to determine when we'll have a balanced

budget again. Expecting lower high holiday appeal and membership dues. No concert scheduled so far. Expects utilities to be high. Custodial staff will continue to be paid overtime. \$10,000 in increased costs due to insurance and security. Security grant money was received retroactively. Currently in place until we move from this address and it's covered. Corvis cleans the BJE spaces (\$45,000). Once BJE leaves, it'll go out of the budget in June 2025. This is due to the original lease negotiation terms. They don't pay for utilities. Wilmette Park District did not include this in the sale. \$760,000 in membership for FY2023. \$725,000 in membership for FY2024. Rentals must be approved by the Wilmette Park District including renting a room or space. Members need to talk to Michael Kahn about weddings, events etc. should they need to rent.

Motion to approve the FY2024 budget:

Jessica Littmann motioned to approve the FY2024 budget

Shoshanna Reynolds seconded the motion

Majority voted yes with one abstention

Budget passed

Gifts were given to Cynthia Lerner for her time as President. Donations were made by the board. Excess money will be donated back to BHBE. Thanked everyone for working with the board and volunteers.

Meeting adjourned at 8:36 PM