

## **BHBE General Board Meeting Minutes 18.12.24**

Present: Carla Banoff, Dan Chodrow, Jon Clemons, Ken Cohen, Tim Comar, Fran Diamond, Laurie Feinstein, Adam Goldfarb, Andrea Graham, David Greenstein, Steve Levin, Jessica Littmann, Joan Meyers, Stewart Miller, Harris Miller, David Mogul, Shoshanna Reynolds, Fred Rosenwasser, Gail Swerdlik, Gail Schneiderman, Barbara Ungar, Irv Zagorin

The meeting was called to order at 7:33 PM.

Approval of the Nov. 2024 Board Meeting Minutes

**Tim Comar motioned to approve the minutes.**

**[Fran Diamond](#) seconded the motion.**

**The minutes were approved unanimously.**

Approval of the Dec. 2024 Consent Agenda

The inoperative lift must be removed or we could face issues per the Village of Wilmette and with the fire department.

Mission Touch Delivered by [Shoshanna Reynolds](#)

Rabbi's Report and De'Var Torah: Rabbi Crane

Hanukkah Around the World will be on Dec. 29th, 2024 at 4:30 PM

President's Report: [Jessica Littmann](#)

We're still figuring out who's in charge of the committees. We'll know by January 2025. The chairs will each come in to present.

Cantor Roytman's contract is still being worked out.

Ritual Committee update at the January 2025 meeting.

Would like a streamlined service and more explanations/translations.

Thank you Jon Clemons and Andrea Graham for setting up the survey.

Interest in advocacy and political action for Israel.  
 Internal, locally and internationally.  
 It'll come from our clergy, lay leadership and congregants.

Real Estate Update: Looking for those in real estate and law to join the Real Estate Committee.  
 Ken Cohen will lead our Capital Campaign and talk to our donors. We need to figure out how much we can raise.  
 Important to excite them about our future while remaining within our means and operating costs.

Guestimates:

Golf Road property: \$1.2 million purchase price, renovation \$2.3 - \$2.5 million , under \$3.5 - \$3.7 million total before furniture - 10,000 square feet at .5 acres

Church on Central Street: \$1.9 million purchase price, renovation \$1.4 million - \$2.5 million Total \$3.3 - \$4.4+ million before furniture - 14,000 square feet at 1.5 acres

Third property Dempster Street and Lockwood Avenue east of the Edens Expressway: Lease at \$26 square feet for 10,000 square feet on the 3rd floor 7,000 usable square feet. The rest at on the 1st and second floors. Has a parking lot. Potentially for sale by Elmdale Partners. Skokie Community Development said we can proceed if we choose. Square footage is 8500 to 11,000 square feet.

Goal: 10,000 to 15,000 square feet.

Proceeds from sale: 4.4 million

Less endowment: 450K

Less cash reserves 1 million to 1.5 million

Cash available: 2.46 million to 2.95 million

Make a concerted effort to implement cost saving measures over the next 1 to 3 years.

We need an estimated \$1.5 million for a capital campaign.

Need the bulk of our money to grow as an investment.

We'll consolidate and have programs at the same time if possible.

For example, shift programming to Saturday afternoon/evening from Friday night.

Best way to show our donors that we're prepared for the future.

Executive Director's Report - Michael Kahn: Please see the consent agenda.

Other Requested Reports/Discussions:

Treasurer's Presentation - Adam Goldfarb (Thank you!):

We continue to operate at a deficit.

Met with round 1 of past generous donors. They want Adam to prove to them that we have a solid budget.

Discussed the balance and profit/loss sheets.

Balance sheet is a snapshot in the moment at that time for our assets (something of value such as cash) and liabilities.

Total assets are \$5.3 million

Liabilities constantly change where we owe money to groups such as accounts payable.

Revenue that is coming into BHBE

Membership is \$902,049

Membership consideration is at \$-234,779

Total income is down \$42,000

Total expenses \$-88,000 deeper into debt.

Kiddush are at expenses at \$30,797, Disposables \$4,176

\$25,000 to run high holidays and food.

General concerns on high food waste, disposable items and high expenses.

The budget was displayed on a pie chart with income and expenses.

Security costs could increase after our grant runs out in the spring.

Payroll remains at \$900,000 a year

Very important to balance our budget. (This issue dates back 20 years historically for our congregation.)

Paychex does payroll and human resources.

Kesef is the bookkeeping service for synagogues.

Shulcloud is our Customer Relations Management (CRM) software for our website and to reach out to our congregants.

\$50,000 earmarked to the capital campaign.

Last capital campaign was in 2008 - we raised \$1 million at the time. Difficult to compare.

**David Greenstein motions to adjourn the meeting at 9:21 pm.**

**Fran Diamond seconds**

**The motion passes unanimously.**