

COMBINED BOARD MEETING
JEWISH FEDERATION, JEWISH COMMUNITY CENTER,
TEMPLE BETH EL, AND SHAAREY TPHILOH SYNAGOGUE

OCTOBER 4, 1979

WELCOME AND PURPOSES OF MEETING.....Chichi Levine
BACKGROUND.....Dick Aronson
PRESENTATION OF COMMUNITY PLAN.....Jim Baker
OVERVIEW OF CONSTRUCTION PROJECT, DESIGN & COST.....Lyndon Keck
FORMATION OF ADVISORY BOARD.....Chichi Levine
FUND RAISING CAMPAIGN.....Milton Ward
QUESTIONS AND ANSWERS.....Panel
SEPARATE BOARD MEETINGS
PRESIDENT'S REPORTS
ADJOURNMENT

COMMUNITY PLAN

October 3, 1979

Preamble

1. The "Community Plan" described herein is a plan wherein the entire community's interest has the highest priority, organizational autonomy continues and religious, cultural and recreational programs are provided at efficient economic levels.

Community Development Planning Committee (CDPC)

2. The CDPC is made up of four organizations, Jewish Community Center, Jewish Federation, Temple Beth El and Shaarey Tphiloh (Shul), each having one vote. Three votes will be required to pass a motion. All organizations will be required to be represented in order to have a quorum.

Community Plan

3. The "Community Plan" is a comprehensive building construction and utilization plan. It encompasses the following major projects:

Construction and equipping of a new Jewish Community Center.

Major renovations to the Temple Beth El including an expansion of the social hall.

Construction of a multi-purpose room.

Construction of the Jewish Community Center and Federation offices at the Temple.

Construction of a 110 car parking lot on Deering Avenue.

Transfer of all classrooms for the Community Hebrew School to the Shul.

Construction of two new classrooms and a chapel for the Levey Day School and Community Hebrew School.

Expansion of existing kitchen and construction of a new dairy kitchen at the Shul.

Construction of a community library and new administrative offices at the Shul.

4. The community's ability to accomplish this plan will be through a major community fund raising campaign to be conducted by the CDPC.

5. It is anticipated that the campaign will be completed by June 1980 and that construction will begin in June 1980 and be completed by June 1981. The projected cost of the project, including finance charges and fund raising expenses, amounts approximately to \$2,700,000.

Organization

JCC
con-
trib.
owner-
ship

6. JCC will contribute \$200,000 to the community campaign.

7. Upon completion of the "Community Plan", all structures on land owned by the Shul and Temple will be owned by those organizations.

8. A long-term (99 year) lease will be given to the Jewish Federation at an annual rate of \$1.00 for the lease of space to be used for the Jewish Federation offices.

9. A long-term lease will be given to the Levey Day School and the Community Hebrew School for the lease of space to be used for the Levey Day School and the Community Hebrew School at an annual rate of \$1.00 per year.

shared
areas

10. Certain areas in each building will be shared regularly by two or more organizations. Those areas will include:

Temple - JCC and Federation offices

Meeting and conference rooms (Temple, Federation and JCC)

Multi-purpose room (Temple and JCC)

Parking lot (Temple, Federation and JCC)

Shul - Classrooms and chapel (Day school and Hebrew school)

Library (Shul, Temple, Day school and Hebrew school)

cam-
paign
short-
fall

11. The Jewish Federation recognizes that the community plan is a far reaching and innovative plan which allows for extensive, new programming. The Jewish Federation has accepted the administrative role and the related "out of pocket" expenses in the campaign and will continue in this role until completion of the project. However, the Jewish Federation has a \$470,000 on-going annual commitment to this community to fund those services which this community deems a necessity. Therefore, the Jewish Federation will establish a shortfall support fund as follows: The Jewish Federation will help to defray a building campaign shortfall by committing 50% of those monies raised over \$470,000 up to a maximum of \$50,000 per year for four years. After four years, the shortfall commitment will be re-evaluated.

cam-
paign
over-
ages

12. If more funds are raised than are required for the project, the excess will be retained as an endowment on the books of the Federation, however to be administered by the CDPC. The principal will be restricted for future capital needs as approved by the CDPC. The income from this endowment will be used to offset occupancy costs of those organizations occupying the Shul and Temple. Any excess income will be added to principal. Procedures for requesting and approving capital needs will be established by the CDPC.

future
addi-
tions

13. Any renovations made after the completion of the Community Plan will be the responsibility of each respective organization. Levey Day School and the Community Hebrew School will need permission in advance to alter or to make improvements to areas leased to them; the JCC and Federation will need permission in advance to alter or make improvements to the exterior of the building; such permission will not be unreasonably withheld.

Improvements made to "shared" areas must be approved in advance by those organizations sharing those areas. The allocation of costs will be mutually agreed to in advance.

future events 14. Any of the above leases may be broken with mutual consent of both parties.

unanticipated events 15. Any unanticipated events not included herein which require agreement by two or more organizations will be referred to the CDPC for resolution, unless agreement is reached by the applicable organizations.

Operation

maintenance 16. The buildings will be maintained by the owners. A "joint committee" will be responsible for determining reasonable allocations of maintenance and utility costs incurred by one organization which significantly benefit others. This "joint committee" will be made up of appointed board members from each of the JCC, Temple, Shul, Day School and Federation, each organization having one vote. Procedures will be established so that appropriate allocations may be included in the respective organizations annual budgets.

rent 17. No rent will be charged to the JCC, Federation, Levey Day School, Hebrew School or any of their internal organizations (e.g. Sisterhood, Brotherhood, Center Men's Club, Center Women's Club) for use of rooms at the Temple or Shul (other than for special fees below).

18. The Temple and Shul may charge other organizations or individuals for use of their buildings at whatever fee their Boards' feel is appropriate.

Special
fees

19. The Temple and Shul may charge a special fee for use of the kitchens or for maintenance which is above and beyond the amount agreed to at the beginning of the year. These special fees will be for utilities and maintenance used which were not included in the original budgets. The "joint committee" will approve any such fees or schedules.

20. The JCC may charge for the use of its leased facilities at whatever fee its Board feels is appropriate.

21. Fees charged to the Temple and Shul for rental of JCC facilities will be for labor, utilities and maintenance directly related to the rental. These fees and schedules will be approved by the "joint committee".

community
calendar

22. A community calendar will be maintained by the JCC:

23. The CDPC will establish procedures for reserving dates and facilities at the Temple, Shul and Center. The following priorities and policies should be considered by the CDPC when establishing these procedures:

- 1) Preferences should be given to Bar and Bat Mitzvahs and Weddings.
- 2) The JCC should have preference for Sunday program useage (schedules would be adjusted to provide weddings etc. parties adequate set up time). The JCC should also have preference for ongoing physical fitness programs in the gymnasium.
- 3) The procedures should be well publicized in the community.
- 4) Fair and equitable procedures will be developed to resolve conflicts including conflicts between the Hebrew School and Day School.

Temple
kitchen

24. Structural and organizational changes necessary to make the Temple's kitchen acceptable to the community will be worked out between the Vaad and the Temple.