Bricks & Mortals

MEMBERSHIP MEETING

12.08.21

11:00am - 12:30pm

Membership Google Drive
Meeting 12.08.12

In attendance: Kate Toth, Kevin Ritter, Dan Panitz, Braham Berg, Matt Oprendek, Marian Warden, Meta Brunzema, Jason Labate, Donna Schaper, Peter Cook, Bernie Carr, Pastor Pearce, Roger Leaf, Taylor Aikin, Victoria Barreca, Paul Wolf, Meghan Taylor-Steshyn, Ajifanta Marenah, Ted Houghton, Mike Tortorici, Heidi Blau, Debbie Almontaser, Marc Greenberg, Ann Friedman, Ira Schuman, Bill Shillady, Dan Panitz, Marian Warden, Colleen Heemeyer, Jessica Loeser, Bill Shillady, Randall Toure, Egbert Stolk, Mosaab Sadeia, Lamiya Khandaker, Meyers Mermel

1. **Welcome by Donna Schaper (5 mins)**
    - *Motion to open meeting (Members only): Motion passed unanimously*
    - *Motion to approve October minutes (Members only): Motion passed unanimously*
    - Welcome - please put introductions in the chat!
    - Call for contacts - congregations under threat of lien:
        - Samuel's Temple Church, Borough 2 block 2373 lot 48 -- in 2018 World Evangelical Deliverance Center, Inc.sold this property to Samuel's Temple Church of God in Church, Inc.
        - Morning Star Highway, Borough 3 Block 1491 Lot 38 -- purchased property from Metropolitan Baptist Church, Inc. in 2019
        - Congregation Ner Mordechai, Borough 4 Block 3331 Lot 66 -- The Kew Gardens Synagogue - Adath Jeshurin sold this property to Congregation Ner Mordechai in 2016

2. **B&M update (Kate Toth - 5 mins)**
    - Two days left for houses of faith to respond to Space Sharing Survey
        - Space Sharing website to be launched in the first quarter of 2022!

- If any congregations are interested in space sharing, please refer them to us.
- Please respond to B&M Membership Survey
  - This is very brief and will help decide content of Membership meetings and work of B&M.
- Welcome Kevin Ritter, new Project Manager for the Partnership!
  - Contact him at kevin@judson.org.

3. **Case study: St. James Church, Fordham - Bronx, NY (Fr. Matt Oprendek and Jason Labate - 30 mins)**
   - Case studies are going to be a regular feature of the membership meeting moving forward.
   - Presentation by Fr. Oprendek and Jason Labate
   - St. James Fordham:
     - Incorporated 1855; Built 1864-65, parish house 1891-92; 3000 sq ft annex (an eyesore), 1958; Church and Parish but not the annex Landmarked in 1979; Matt Oprendek became priest in charge in 2016.
     - They have 90 members.
     - Food pantry twice a month, 200 families every other Saturday, 14,000 meals monthly.
     - In the 40s, 50s, 60s, the neighborhood transitioned -- the congregation is Caribbean and West African primarily -- immediate neighbors are Latino. They hope to bring in a Spanish-speaking community as well moving forward. But the church is less well-resourced than it was in its heyday.
   - Goals of the transaction:
     - Endowment/ Ongoing Operational Capital.
     - Because it is a historic church, it has capital needs to properly maintain the building
     - It's becoming untenable to not have air conditioning given the realities of climate change. AC is a necessity not a luxury. Needed funding for HVAC systems work.
     - ADA Compliance.
     - Building a new community facility with a scale kitchen.
     - Organizing a project that is beneficial to the community.
   - The site:
     - Site is next to St. James Park, which the church deeded to NYC Parks at some point.

        - Also next to the elevated train, which brings some complications re: noise and building requirements.
        - It's R-8 zoning district next to the train, allows residential, community facilities, and retail/commercial (because of proximity to train).
        - Off-street parking is waived because it is in the NYC transit zone.
        - The development site was structured as an apportioned ground lease.
    - Timeline:
        - RFP began 2017, due in August 2018. They received 6 fully developed proposals.
        - From RFP to closing, it was 3 ½ years.
    - The development:
        - 102 units total -- 51 supportive, 51 general affordable.
        - Architecturally designed to feel like part of the church's campus.
        - Includes courtyard and terrace -- with a shared usage agreement between church and tenants.
            - Negotiating the parish hall and kitchen was not an insubstantial part of the process. It's important to have the main goal in mind -- otherwise things can get whittled away.
        - Tax credits can be used to support secular services at the community service facility.
    - Lessons learned:
        - Continuous and capable leadership is key.
            - Leaders must both dig in and be flexible, listen to consultants and development partners, but push back when necessary.
        - Partnerships are important to investigate but might not always work out.
            - Both a neighboring college and NYC Parks ended up being dead-ends.
        - There will almost certainly be unexpected challenges.
            - Litigation (Title/Legal), very complicated title issues with ground tenants. Religious real estate needs to be approved by the bishop and standing committee, and this had not been done properly in the past.
            - Developers had questions about renewal of ground lease after the 99 years.

4. **Resources: Covid Space Use Analysis and LL97 (Taylor Aikin and Meta Brunzema - 45 mins)**
    - Covid space use analysis (Taylor Aikin - 15 minutes)



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- COVID safety is unfortunately not going away. This will be an ongoing issue, and we must think about durable, safety-oriented solutions.
- Individual COVID adaptations depend on laws, guidelines, mandates; community makeup and risk tolerance; and the architecture of building.
- Baseline guidance:
    - Increase filtration (MERV 13 or 14, ideally HEPA).
    - Increase ventilation:
        a. 30% over code minimum
        b. 50% preferred
        c. 4-6 air changes per hour (ACH)
- Recommendations:
    - People:
        a. Occupant vaccination and screening.
        b. Congregants, performers, staff, visitors, kids? Requirements can and should be different based on how individuals are participating in worship.
        c. Masks mean no food.
    - Systems:
        a. If you've got a forced air system, you can probably just tweak it, even if it's old.
        b. Increasing outdoor air supply is important.
        c. Filtration -- use as dense a filter as possible -- too dense and you'll blow out your fan.
    - Workarounds:
        a. You can rework your ducts -- making a bigger vent and fan.
        b. Passive measures:
            i. Opening windows -- especially if you don't have an air handling system. You don't need to necessarily open every window -- even opening one window can have a fairly large impact. But, importantly, variations in temperature can be problematic for items which are sensitive to changes in heat and humidity like organs or delicate documents.
            ii. You can keep 24 hours between events.

c. Active measures:
    i. Filtration devices like HEPA Filters -- these can be noisy and energy intensive -- or DFS filtration units. Also consider connecting recirculating systems to an outside air source
    ii. UV disinfection needs time and intensity, so also can give people cancer and cataracts -- yikes!
    iii. Bi-polar ionization. Too much uncertainty, and no real way to measure stuff.
- Keep in mind that many workarounds can be very problematic for energy use.

- Introduction to Local Law 97 -- and Q&A (Meta Brunzema - 30 minute)
    - B+M will do a more in-depth workshop in early 2022
    - LL97 will place green-house gas emissions limits on buildings larger than 25,000 sq ft., reducing greenhouse gases by 80%.
    - Houses of Faith are part of LL97, but have an alternative path to compliance (affordable housing and NYCHA also have special regulations).
    - LL97 has prescriptive measures including insulations, sensors, and controls for HVAC
    - City offers technical and financial support for buildings of all sizes.
    - If your building is subject to the NYC Benchmarking Law, it is also subject to LL97.
    - Houses of Faith must meet Prescriptive measures by 2024.
- *FYI: Lien Sale List and 2021-22 non-for-profit tax exemption filing period now open.*

5. **Closing (Donna Schaper - 5 mins)**
    - Member announcements
    - Upcoming Event (February 2022 - date tbd): **New Energy and Sustainability Laws (Local Law 97, 95, 94 & 92) – What They Mean for FBOs and a More Sustainable NYC**
    - Next meeting: **February 9th, 11am-12:30pm**
        - We will be in touch in January with everyone to decide whether it will be virtual or hybrid.
    - *Reminder: Please complete the Member Survey and invite colleagues to become Members!*
    - *Motion to close meeting (Members only) -- unanimously passed*