Bricks & Mortals

MEMBERSHIP MEETING

09.27.23

2:00pm - 4:00pm

https://www.bricksandmortals.org/membership-area (password protected: 8872)

1. **Welcome by Jason Labate (2:00pm-2:10pm, 10 mins)**
    - Welcome - please put introductions in the chat!
    - B&M updates: Directors and strategic planning
        - Congratulations to the newly elected faith-based directors:
            - Rev. Dr. Bill Shillady
            - Rev. Dr. Cheryl F. Dudley
            - Rev. Angela Redman
        - The Board has the authority to fill vacant positions in between membership meetings, until the next Annual Meeting. Nathaniel H. Christian III has been appointed to a Board of Directors position until 2024.
        - Elections are taking place in May/June 2024 at the Annual Meeting.
        - Officers were voted in: Jason Labate (Chair), Taylor Aikin (Vice Chair), Nell Debevoise (Treasurer), Bill Shillady (Vice Treasurer), Alex Weis (Secretary).
    - Annual Membership Contributions due
        - Online: https://givebutter.com/annualmembership
        - By check: Bricks and Mortals, 101 West 23rd Street,#129, NY, NY 10011
        - July 1 is the start of the membership year.
    - Approve June meeting minutes - ***motion unanimously passed***

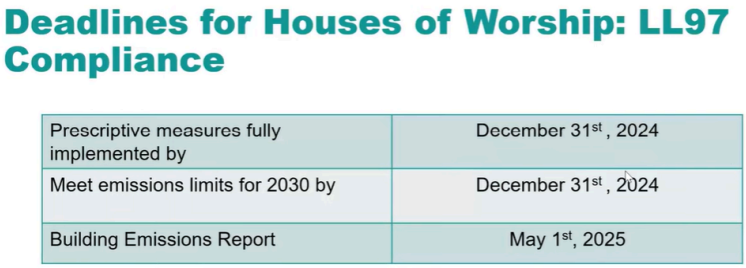


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- Member announcements
  - NYC Department of Finance will mail out Not-for-Profit Property Tax Exemption Renewal notices this week for the 24/25 tax year. The online system will be open for filing beginning Friday, September 29, 2023. (Renewals are due January 5, 2024.) An email blast reminder will go out early next week. For more info, please visit https://www.nyc.gov/assets/nfp/downloads/nfp-brochure.pdf
  - Members are reminded to check their renewal notices and fill out the renewal application - check with the NYC Department of Finance.

2. **B&M updates (Kate Toth, 2:10pm-2:15pm, 5 mins)**
   - Venuely.org: Join us!
     - Venuely is an excellent way for congregations to generate income and serve their communities.
   - Hunter Urban Policy course with Bricks and Mortals on the impact of landmarking.
     - Follow up to recommendations and remaining questions from the Mayor's Working Group's Action Plan. Looking at the economic impact of landmarking on FBO properties and their communities.

3. **Resource: Decoding the Updates to Local Law 97 with the NYC Accelerator, Jazmine Espeut and Ayeesha Ali (2:15 pm-2:30 pm, 15 mins)**
   - Two pathways for places of worship: prescriptive pathways and performance pathways. Most lean towards prescriptive as they are likely being implemented by the places of worship - all must be done by December 31st, 2024

- Failure to submit a building emissions report has a $10,000 penalty. Also, failure to meet either compliance option has a 10,000 penalty.
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- Low to no cost opportunity low-cost energy audit. Free reflective roof coating, free solar feasibility, and free financing guidance. Houses of worship are not exempt from the new regulation and must select either prescriptive pathways or performance pathways as part of Local Law 97.

4. **<u>Case Study</u>: Space Sharing and Mission-Based Work at St. Paul and St. Andrew, Rev. K Karpen (2:30pm-3:15pm, 45 mins)**
    - Seek to build a community of welcome and have several partnerships, including with the West Side campaign against hunger and resources for asylum-seekers and new arrivals.
    - They face roof and facade work challenges and are looking to raise up to 25 million dollars.
    - Slidedeck is in member portal of the website.

5. **Update on Mayor's Working Group on Faith-Based Affordable Housing, John Mangin, Director, Housing Division, NYC Department of City Planning (3:15pm-3:35pm, 20 mins)**

- Update on City of Yes and upcoming Housing Opportunity zoning changes related to faith-based organizations
- DCP is studying neighborhood rezoning in Jamaica, Queens. A formal kickoff is planned for October.
- Landmark transferable development rights (TDRs), but existing rules make selling them challenging or impractical.
- Solutions proposed include cutting red tape by reducing the application process from a special permit, expanding applicability citywide (currently, only some districts give landmarked properties TDRs), and broad opportunities for sales (under existing rules, transfers are limited to adjacent lots.
- Slidedeck is in member portal of the website.

6. **<u>Resource</u>: Enterprise Community Partners, Victoria Barreca, Director Capital Solutions & Partnerships and Betty Fong, Program Officer, Capital Solutions and Most Vulnerable Populations (3:35pm-3:55pm, 30 mins)**
    - Resources from the Faith-Based Development Initiative resources
    - Enterprise Community Partners is a national nonprofit organization that aims to increase housing supply, advance racial equity, and build resilience and upward mobility.
    - FBDI, the Faith-Based Development Initiative at Enterprise, operates capacity-building initiatives, which also include technical training and grants to faith-based organizations:
        - Land and intent: Faith-based organizations own underutilized property in high-cost markets. This can be developed to revitalize church space and increase access to affordability.

- Training and capital to create affordable homes and community facilities are commonly separate from FBO core operations. These initiatives help FBOs make informed real estate decisions that can guide them as they consider options for development in alignment with their mission. l
- Expanded supply: partnerships with mission-driven developers help FBOs realize their development vision and increase the supply of affordable housing and community facilities.

- FBDI has rolled out a faith-based development Initiatives assessment: faith-based organizations to complete their research with the property and money development questions and what they hope to get from the initiatives. Prefer to work with FBOs who own their property, are interested in affordable and space sharing, and have yet to sign a developer contract in earlier stages.
  - The application form is shared after FBOs members converse with the faith-based organization (unavailable on the website).
- Slidedeck is in member portal of the website.

7. Closing (Jason Labate, 3:55pm-4:00pm, 5 mins)

- Bricks and Mortals In Person Networking and Cocktails! 11/14, 5-7pm
  - Register here, members have priority until Monday 10/2
- Next Membership Meeting: December 6, 2023, 2:00pm-4:00pm
  - *Case study:* Security upgrades at houses of faith
    - Esther Sperber, Studio ST Architects, Ansche Chesed Synagogue renovation: with a focus on security upgrades revitalization and community engagement
  - *Resources:*

- Ann Friedman, Landmarks Conservancy on resources for FBOs
- EOY tax issues