

THE MINISTRY OF CARING INC.



Board of Directors

MINUTES

Thursday, January 22, 2015, 7:30 p.m.

Andrisani Bldg., 6th & Scott Sts.

Members present: Frank Modesto, Pres., Greg Varallo, Esq., Vice Pres., Chris Griffiths, Esq., Sec'y, Tom Sweeney, Esq., Treas., Chip Connolly, Esq., Legal Counsel, Anthony Alfieri, CPA, Barb Andrisani, Mati Buccini, Rick Gessner, The Hon. Bob Gilligan, The Hon. Kent Jordan, Paul King, Ed.D., Marilyn Monahan, Fr. Nick Mormando, OFM Cap., Br. Rudolph Pieretti, OFM Cap., Bill Popeo, Tara Quinn, Maureen Rhodes, Joe Yacyshyn

Members excused: The Hon. Ted Kaufman, Connie McCarthy, Valerie Biden Owens, Mark Reardon, Esq., Fr. Francis Sariego, OFM Cap., Eileen Schmitt, MD, Al Wells

Welcome—Frank Modesto, President

The Hon. Bob Gilligan
Bill Popeo

Resignation of Board members—Frank Modesto, President

Denny Nealon
Susan Stalnecker

1) Approval of Minutes—Frank Modesto, President

November 13 meeting—(posted on webpage)

A motion was made by Tom Sweeney, Esq. to approve the minutes as submitted. Paul King, Ed.D. seconded. All in favor; none opposed; motion carried.

2) Community Development Block/Emergency Shelter Grants —Mark Poletunow

A motion was made by Tom Sweeney, Esq., to approve the resolution to apply for the above grants. Rep. Bob Gilligan seconded. All in favor; none opposed; motion carried.

3) Wells Fargo Community & Urban Stabilization Program (CUSP)—Mark Poletunow

Mark Poletunow explained this program, whereby non-profits could qualify to apply for abandoned properties within the city. Renovation costs would need to be reviewed before any commitment to receive a property.

A motion was made by Greg Varallo, Esq., to make application to be included in consideration of receiving a suitable donated property. Rep. Bob Gilligan seconded. All in favor; none opposed; motion carried.

4) Sacred Heart Village II, 625 E. 10th St.—Br. Ronald

Removal of the granite has cost \$356,000 thus far. The foundation is being laid; work is about a month and a half behind.

5) Finance Committee Report—Tom Sweeney, Chair & Keith Dorman, CFO

◆ Income Statement—January-November 2014 was reviewed.

◆ Balance Sheet—as of November 2014 was reviewed.

◆ Merrill Lynch Investment Account was reviewed.

5) Review of Property—Br. Ronald

◆ **Ministry of Caring Building** (former St. Patrick's House), **115 E. 14th St.**—Br. Ronald
 Contractor: CH & E
 Architect: Paul Checco, AIA
 Remediation of the roof in progress
 Colonial Parking lot – 26 spots – 16th & King Streets
 Colonial Parking is proposing to tear down an old storage unit and temporarily create this parking lot. They will be going before the Wilmington Design Review Board in February.

The new building will contain 19 offices. The grant writers are doing a great job of soliciting funds.

6) Report on Advancement Committee—Barb Andrisani

MOC holds a special Annual Event/Tribute Dinner about every two years, which helps to sustain the budget.

A breakdown of other income sources was given:

*Priscilla Rakestraw is touching base with the “unknowns” (unsolicited donors). It is important to identify what prompted the gift. Barbra Andrisani pronounced the effort exciting and challenging.

Br. Ronald lauded Barbra Andrisani and Marilyn Monahan for the incredible job they accomplished as co-chairs of last year's Tribute Event.

7) Village of St. John—Br. Ronald

Br. Ronald welcomed guest Danielle Sullivan, who was recommended by the Governor's office

◆ Report from Danielle Sullivan, Consultant

Danielle gave a summary of how it came about that the Ministry of Caring became interested in developing housing at the former Episcopal Cathedral of St. John.

◆ The Feasibility Committee will be interviewing developers and architects next week.

◆ Br. Ronald clarified an issue brought up at a previous meeting regarding the definition of “moderate” income. According to the Governor's office it is 40% below the poverty level. Roughly \$20,000 per year, Rick Gessner added.

Greg Varallo made a motion to approve a sales agreement with a six-month or longer contingency, as well as appointment of one of the Episcopal Trustees to the Village of St. John Board of Directors once it is established, with the understanding that we have firm funding in place by the time of closing of the sale, not only for bricks and mortar, but also for long term operational expenses which would cover costs of ongoing operations for 20+ years to follow. Joe Yacyshyn seconded. All in favor; none opposed; motion carried.

9) Publications—Debbe Philips

- ✦ Annual Report
- ✦ Calendars

10) Upcoming Events—Priscilla Rakestraw

The Recognition Dinner was postponed due to anticipated inclement weather, and will be rescheduled for March.

Priscilla Rakestraw encouraged board members to either sign 10 letters of thanks to donors, or give them a call.

Paul King, Ed.D., mentioned that Catholic Relief Services periodically calls donors and thanks them by celebrating a Mass in their names. He felt this is a simple gesture that has an enormous impact.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Christopher Griffiths, Esq.
Secretary