

**SPECIAL ZOOM EMANUEL BOARD OF TRUSTEES MEETING
6-27-22**

Attendees: Gail Adler, Jeff Adler, Joel Bacher, Daniel Barrieau, Kobi Benita, Laura Berlin, Lou Blumenfeld, Lara Bomzer, Charlotte Bower, Jeff Cohen, Anne Cohn, Fern Cohen, Joel Cohn, Allen Cramer, Jen Cushman, Lisa Feigenbaum, Elliot Fierberg, Meyer Frankel, William Glucksman, Eric Goldberg, Susan Goldberg, Andrea Goldenberg, Rona Gollob, Gene Grass, Faith Helene, Jackie Isaacson, Mark Jacobson, Mitchell Jaffe, Michael Kamins, Rhoda Kaplan, Deb Kent, Joel Kent, Michael Krinsky, Bonnie Lasker, Rick Lasker, Emily Lebovitz-Miller, Lisa Lenkiewicz, Sheryl Levin, Carolyn Levine, Michael Levine, Lisa Levy, Madalyn Levy, Mickey Libbin, Joyce Libbin, Mark Luster, Irene Mahler, Stuart Mahler, Ken Malley, Linda Margolin, Tamar Margolis, Ona Mastronarde, Tom Mastronarde, Seymour Melnick, Alan Mendelson, Michalee Merritt, Don Miller, Regina Miller, Jenifer Molinari, Gladys Mondshein, Reesa Olins, Michele Parker, Alan Parker, Joanne Pasternack, Marc Resnick, Sandra Rudnicki, Robert Rudnicki, Allison Rudolph, Lisa Sadinsky, Beckie Sahl, Harriet Samuels, Ellen Schiller, Rebecca Selig, Ken Simon, Hilda Slivka, Rabbi David Small, Howard Smith, Jay Smith, Meredith Smith, Fred Spaeth, Jerry Sperber, Marshall Stoltz, Rob Teitelman, Phillip Thierman, Carolyn Topol, Ray Weinstein, Gail Weinstein, Marsha Wolfberg, Deb Zuckerman, Hannah Zwiebel

zoom meeting called to order at 7:36pm

Motion to suspend rules to hold electronic meeting passes unanimously

**DISCUSSION OF CHILDREN'S MUSEUM LEASE OF LOWER FLOOR OF
SCHOOL WING** Ken Simon

Two months ago the BOT authorized Executive Director Kobi Benita and President Ken Simon to enter into a lease for the upper floor of the school wing (lease executed), as well as discussions about the lower floor. The CM now also wants to use the library for administrative offices, so that is a material change as to what had previously been discussed. In addition to the material change to bring back to the BOT, Ken also opened up the meeting to congregants to avail them the opportunity to ask questions. The Executive Committee recommended approval with the change; Director of Youth & Family Learning Barbara Fink approves and sees no issues in sharing classroom space, and sees it as an opportunity to enhance the education at the religious school. She sees it as a great opportunity for parents with young children to come to the building and feel comfortable in the space. The school students will go through the chapel to access the rest of the building, and will enter the building through the Mohegan Drive entrance on Wednesday afternoons.

We need to address the large fiscal hole in our budget as well as the funding needed for the maintenance required for our building. Elected members of the BOT will vote after questions and discussion, along with life members of the BOT who have attended three meetings within the past year, as well as the heads of Brotherhood, Sisterhood, and Minyonaires, and the Chair of the Board of Education. *A special thank you to Attorney and BOT member Mitchell Jaffe for all of his work on the lease, and a thanks to Kobi Benita and Lisa Sadinsky.*

Rabbi Small indicated that he initially had some security concerns about the passage between the school wing and the main building, but feels those concerns have been addressed. Tenant will not open exhibits on Saturday until 1pm. They will also be closed on Rosh Hoshannah, Yom Kippur, and one day at Sukkot and Pesach. Animals will be in the school wing only, not in Koret Hall or the main part of the building. Rabbi visited the CM and was impressed with the

educational exhibits and the value of the natural environment. Noah: save humans as well as all species of animals. We will be good civic partners in the community and be helping a non-profit educational foundation. There is no halachic obstacle and the lease will be a boom for the tenant as well as the synagogue.

No birthday parties will be held in the space as of now. As with our previous tenant (Lollipop PreSchool), the lessee does not have to follow kashrut rules. The library space will be used by the administrative staff only. The library shelves will be covered up, though some of the children's books will be moved into the Beth Hillel Activity Room. They will provide their own janitorial services daily, and will double bag all refuse. The expense of the additional garbage pickup weekly will be passed on to the CM. The lease provides that the area will be free of pests and vermin.

The tenant has not yet seen the latest copy of the lease with changes that have been made by the Synagogue; but they also have no other place to go to with their exhibits and animals.

The lower level is not ADA accessible, and the building will not be modified. *Everything is subject to town approval.* The Synagogue has child molestation policies in effect; need to see what CM policies are in effect. Will the Beth Hillel stained glass windows on the lower level be protected? Only people walking past them will be CM staff. Need an insurance rider? Emanuel will be on their insurance policy; there will be a waiver of subrogation. The Emanuel, employees, agents, and visitors will all be insured.

Additional security: Daniel Barrieu from the door security company used by the Synagogue was on the meeting. School security: the entry at the religious school door will have a desk with access to the security camera, and there will be another screen at the old Lollipop office. The locks on the upper level security doors will provide a delayed egress lock (must be able to open per fire code). It will have an audible alarm. Locks on the upper doors will have a key switch controlled by Emanuel staff. There will be additional signage on doors. The wooden doors will be kept locked. Consultant John Colangelo was also involved in the discussions, and thought security provisions to be implemented were adequate. In the event of a bad actor, response time is anticipated to be six minutes. The CM will bear all the costs of necessary upgrades made to the security system; they will pay the three year costs over the three years of the initial lease.

Any heating increases will be the responsibility of the Synagogue. The cost of electricity for the AC will be borne by the CM, if AC is installed in the school wing. We are looking for them to pay 45% of the costs of purchase and installation; we would keep the units at the end of the lease which would enhance future rental opportunities. We should look at the kilowatt hours used by the synagogue in the last year; ask to pass increase on to them if significantly increases?

Some Synagogue members stay at Saturday kiddush past 1pm when the museum would open; need for security guard to stay longer? He often does anyway, but should we ask him to stay until 2pm? Should an exterior cast iron gate be installed to protect the building (raised by D. Barrieu). The CM was asked, and they do NOT plan to have a live security guard on the premises.

Masking: the CM will have to comply with all health and safety requirements that we as landlord promulgate, and that includes masking.

Animals: list of animals provided to BOT members. Asking that wildlife, including Gila Monster, Burmese python, and snapping turtle not be brought over as they fall into a different designation. CM really wants to bring python as they often bring it off site for school educational visits. They will comply with all of their regulations and protocols, and Department of Agriculture regulations.

The lease will be for three years (with an option for two more), If they leave the premises before the three years are up, they are responsible for the rest of the rent (though it most probably will have to be litigated). Their financials were looked at and appear to be strong. The value of the first leased signed (upper floor) is \$264,125. The potential for the lower level is \$290,474.

We do not have their agreement on some of the issues; there is still negotiations to do.

MOTION:

That the President and the Executive Director may enter into negotiations with The Children's Museum according to the material terms stated in the signed Letter of Intent dated June 16, 2022 and an unsigned proposed lease dated June 17, 2022 covering the lower floor of The Emanuel Synagogue school wing plus The Library and that the President is authorized to execute a lease with The Children's Museum consistent with such material terms upon completion of negotiations.

YES 35

NO 3

ABSTENTIONS 3

Motion passes

UPPER FLOOR OF SCHOOL AND AC PROJECT Howard Smith

To put window AC's in, the existing windows need to be removed, with the frame, to accept units; replacing them after use can be damaging. The CM was planning on bringing four window units with them. It would cost \$1700/window to modify and replace the windows. Putting in a Mitsubishi split system mounted on the outside of the building would be far better, though more costly, but ultimately would leave use with AC permanently in the rooms, making the building more attractive for rental in the future. The CM initially indicated it would be willing to put up \$50,000 for AC, window, electrical. We have received bids for each floor; the second floor (with the signed lease) would cost us \$65,000; will be slightly less for lower floor. Director of CM will be speaking to its board about increasing their investment in the units. We would pay the extra cost of installation/purchase. How will we pay for our cost of the AC? Borrow from other funds and use net income from lease to pay back over three years? NOT go back to CIR as we are using those funds for AC replacement in sanctuary, Koret, and Silverman.

MOTION:

Subject to approval by the Children's Museum of increasing their contribution to the cost of the AC units in the second floor of the school building (\$30,000 from CM, rest from us), as well as \$30,000 for the lower level, we will purchase 8 Mitsubishi split systems, at a cost not to exceed \$35,000 to us, to be paid for by borrowing from existing synagogue Funds, with the Funds to be repaid in three years.

motion passes with one abstention

STORAGE UNITS Howard Smith

Bunch of grills now in boiler room; should NOT be in there with their gas tanks. To build a 10' X 15' storage unit would be about \$15,000. Looking to purchase used shipping containers for storage. Units are 8'W X 20'L X 8'H, with a price of \$7500 for two of them. Want to place one near building for easy access, and one in far left corner of parking lot. They are somewhat unsightly, and discussion about having them as the first thing you see by the building in the back. Can place them directly on asphalt, without a concrete base. Can they be painted? Can a vanity screen surround the one near the building? Mark Resnick's wife reps a company in CT selling Amish wooden sheds; will investigate cost of a unit from them.

MOTION:

Table discussion of purchasing storage units and vote on at single topic special meeting

motion passes with 3 NO votes

YID LIFE CRISIS COLLABORATION WITH UCONN, UHART, BETH EL & JCC Ken Simon
Partner with Brother and Sister organizations to bring comedic group; cap our cost at \$500, with any additional expenses to be paid for by Ken directly

MOTION:

Support Yid Life Crisis Show October 22, 2022 at 7:30

motion passes unanimously

meeting adjourned at 10:33pm