

MINUTES OF THE TUESDAY, DECEMBER 5, 2023 REGULAR BOARD OF DIRECTORS MEETING OF THE PRESBYTERIAN VILLAGES OF MICHIGAN FOUNDATION BOARD HELD AT THE VILLAGE OF OAKLAND WOODS AND VIA ZOOM

APPROVED on 3/5/24

	3/7 BOD Mtg.	4/25 Special BOD Mtg.	6/6 BOD Mtg.	6/26 Special BOD Mtg.	9/26 BOD Mtg.	12/5 BOD Mtg.	TOTAL
Blalock	X	X	X	X	X	X	6/6
Bomberski	X	X	X	--	--	X	4/6
Boyle	X	X	X	--	X	X	5/6
Carnaghi	X	X	--	X	X	X	5/6
Conway	X	X	X	X	--	X	5/6
Denler	X	X	--	X	X	X	5/6
Gompers	X	X	X	X	X	X	6/6
Hubbard	X	X	X	--	X	--	4/6
Johnson	X	X	--	--	--	--	2/6
Kimble	X	X	X	--	X	X	5/6
Lewis	--	X	--	--	--	--	1/6
Miller	X	X	X	X	X	X	6/6
Nunn	N/A	N/A	N/A	N/A	X	X	2/2
Peterson	X	X	X	X	X	X	6/6
Romalia	X	--	X	--	X	X	4/6
Schroeder	X	X	X	X	X	X	6/6
Utleigh	--	--	X	X	X	X	4/6
Wallace	--	X	--	X	X	--	3/6
Williams	X	X	--	X	X	X	5/6
Ex-Officio							
Myers	X	--	X	X	X	X	5/6
Prues	X	--	X	X	--	X	4/6

Foundation Staff:

Guests:

1. Welcome and
Call to Order

2. Chairman's
Report

Ms. Avni Thomas, Ms. Devon Meier, Ms. Tabatha Maxwell, Ms. Sonya Thompson

Mr. Brian Carnaghi, Mr. Ian Weisner, and Ms. Edith Gutowski

Mr. Gompers called the meeting to order at 11:30 am., followed by prayer

- Happy Holidays
- Welcome to Oakland Woods- Tracy Lathan
- Mission Moment – presented by Ms. Edith Gutowski, resident at the Village of Oakland Woods
 - Involved in exercise programs, VVC, emphasized the importance of social activities for the residents
 - Past cover story of YGM: https://issuu.com/presbyterianvillagesofmichigan/docs/29269_pvmf_giving_matters_wnr2019?e=14458039/69517602
 - Appreciate the impact of the Foundation and donors in making their lives easier

Chairman's Report (Mr. Gompers)

- Approval of September 26, 2023 Meeting Minutes (**ACTION**)
 - Add Marcia Nunn to attendance of September 26, 2023
 - A motion was made by **Bob Peterson** and seconded by **Mark Boyle** to approve the September 26, 2023 PVMF Board Meeting Minutes. **Passed unanimously.**
- 2024- PVM Foundation Board of Directors Meeting Schedule
 - March 5th (virtual, via zoom)
 - June 11th (New PVM Home Office)
 - September 17th (location TBD)
 - December 10th (location TBD)
- Review of PVMF Board self-assessment results- Dr. Lynda Jefferies
 - Goal is for the assessment to be repeated every two years (next will be in 2025)
 - The data of the results goes to the board that completed the assessment (ex: PVMF results)

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	<p>go to the PVMF board)</p> <ul style="list-style-type: none"> Results: <ul style="list-style-type: none"> 10 responses, at the time, we had 18 board members (55% response rate) Great results on understanding roles, organization information and mission, high feelings of trust, ethical standards, and feelings of being able to share feelings with others. Pay special attention to comments made at the end of the self-assessment. Discussion around the feedback that resolving conflict is N/A. Is not having conflict a good or bad thing? Would the PVM Corporate Board be interested in sharing their results with the PVMF Board? Pay attention to response levels since those are subjective based on who is filling out the survey. Excellence vs average. Can you have external board reviews? This is very difficult to accomplish unless the reviewer is involved in all meetings. <u>Potential Generative Discussion Topics:</u> Board orientation, make boards more aware of system-wide information and events, term limits, and getting boards more involved in the fundraising and opening doors.
3. Secretary's Report	<p>Secretary's Report (Ms. Bomberski)</p> <ul style="list-style-type: none"> 2024 Slate of Directors (ACTION) <ul style="list-style-type: none"> A motion was made by Linda Bomberski and seconded by Bob Peterson to approve the 2024 PVMF Slate of Directors. Passed unanimously. 2024 Slate of Officers (ACTION) <ul style="list-style-type: none"> A motion was made by Linda Bomberski and seconded by Bob Peterson to approve the 2024 PVMF Slate of Officers. Passed unanimously. Gary Ley Board Appointment (in addition to the slate listed above)
4. PVM Gala Recap	<p>Gala Recap (Mr. Schroeder and Ms. Meier)</p> <ul style="list-style-type: none"> Amount raised <ul style="list-style-type: none"> Goal: \$300,000 Final: \$338,165 raised Net: \$263,139.37 Minute for Mission: \$12,325 Resident Attendance: at least 70 Review the budget for the 2023 Gala Update on the 2025 Gala and 2024 Luncheon to Say Thanks
5. Board Generative Discussion	<p>Board Generative Discussion (Mr. Weisner and Mr. Miller)</p> <ul style="list-style-type: none"> Campaign for the Ages <ul style="list-style-type: none"> McFarlan Court Street Village (700 and 800) have both been closed on and under construction LHW apartments are closed on and under construction. LHW Cottages are estimated to be closed on in the next couple of weeks Westland PACE facility is closed and under construction <ul style="list-style-type: none"> Will serve around 300 to 350 seniors per year Will add an extra entrance and exit to the campus More than \$12.9M in philanthropy and \$20M in government funds have been raised to date <ul style="list-style-type: none"> Roughly 30-40% of each project's costs are not covered by tax credits or debt (will need to come from philanthropy or other sources of fundraising) All financing gaps must be accounted for before we can close on projects Breakdown of gift sources for Campaign for the Ages (mostly grants from Foundations) <u>Looking for board members to support the campaign through individual gifts, making connections with others who can give, board members asking their connections to make a gift.</u> <ul style="list-style-type: none"> Look at the case for support to answer the question, "why should someone care?" Brainstorm ideas and PVMF will create cards for board members to have on hand. <ul style="list-style-type: none"> The senior age group is growing. Seniors are underfunded for housing. People are living longer.

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- Affordable housing is an issue everywhere. It is a crying need.
- We have an opportunity to address it in several communities.
- Seniors are moving out of their homes because they cannot afford upkeep.
- Need more assistance
- Needs are not being met. Part of an organization who can meet the need, but we need your help.
- Partnership- Thome Rivertown
- Dying before their time
- 1200 homes for older adults
- Helping those who may have helped us for years
- Paying it forward
- People worked in this community all their lives, but don't have a retirement plan
- Keeping local seniors local
- Most cost effective strategy to preventing homelessness for seniors.
- Bolster economic growth.
- Reduces poverty.
- Housing and services- allowing to age in place
- Enriched housing. We are providing more than just housing.
- You don't have to give, you GET to give.
- 2-3 year waiting lists
- Preventing homelessness for seniors
- "This is the best place I have ever lived"
- Bolsters economic growth and reduces poverty. Economic and community redevelopment.
- Understand where the idea came from. This is a proven model.
- Dying before their time study: <https://www.docdroid.net/w7ygR0O/dying-before-their-time-iii-daaa-2020-final-pdf>
- Look at why people give AND why people do not give.

6. President's Report

President's Report (Mr. Miller)

- Executive Summary
- Approval of the 2024 PVMF Budget (**ACTION**)
 - A motion was made by **Bob Schroeder** and seconded by **Mark Boyle** to approve the proposed PVMF 2024 budget. **Passed unanimously.**
- Holiday Edition of YGM and resident cookbook
- Grant Update (**Ms. Thomas**)
 - Looking for connections with Impact 100 Detroit
- Legacy Society Update (**Ms. Meier**)
 - 2023 Goal: 8 commitments
 - 2023 Results: 9 commitments (some are new commitments, some are additional gifts from existing Legacy members)
 - Donor survey going out in 2024 for annual giving and Legacy giving
- Year End Appeal (**Ms. Meier**)
 - Delivered on Black Friday to most homes (met our delivery date goal)
- PVM Update (**Mr. Myers**)
 - Growth of PACE SEMI, budget, and revenue (PVM is a 45% partner)
 - Invitation coming for the Dr. Violet T. Lewis (date TBD)
 - Bring friends and potential donors (Board members to invite contacts)
 - Passing of Rev. Charles Gilchrist
 - <https://www.detroitnews.com/story/news/religion/2019/10/14/hartford-memorial-baptist-church-detroit-reverend-charles-g-adams/3936947002/>
 - Update on Alpena PACE
 - New Office received certificate of occupancy on 12/5/23 and will be able to occupy it on 12/8/23
 - 25200 Telegraph Rd. Suite 400, Southfield, MI 48033 in the Mars Building
 - Hope to have an open house and events in the building at the start of the year
 - Invitation to December 29th Red Wings Game. If you would like to come, please let us know by December 19th

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7. Treasurer's
Report

Treasurer's Report (Mr. Blalock)

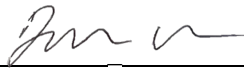
- \$2.5M taken down from investments in October for Campaign for the Ages
- Guarantee on LHW 9% tax credits (PVM had to maintain \$5M in assets), Bruce will type this up and email is out and ask for the board approval via email
- Request will be sent out no later than end of the day on 12/6/23

8. Adjournment

Adjournment

- The meeting was adjourned at 2:15 pm

NEXT MEETING: PVMF Board Meeting: March 5, 2024 (Tuesday), Zoom.



Tabatha Maxwell
Recording Secretary



Linda Bomberski
Secretary