

Athenaeum Foundation
Board Meeting
Veterans Room - Rathskeller
November 16, 2011

Minutes

Board Members Present: Gregory Hahn, Stephen Wagman, Mary Ann Sullivan, Meghan DeMars, Carrie Henderson, Giles Hoyt, Charles Kennedy, David Kingen, Gerald Lamkin, Rich Rardin, Wayne Schmidt, Patty Spitler, David Willkie

Staff: Cassie Stockamp, Marianne Isaacs, Jim Gould

Guests: David Shelton and Bruce Baird

The meeting was called to order by Gregory Hahn at 11:05am. Meeting minutes from the September 2011 were approved.

Presentation

Bruce Baird of the Indiana Housing Agency (IHA) gave an update on the Barton Towers and Barton Annex across the street from the Athenaeum. The IHA has recently issued an RFP to develop the parkland area surrounding Barton Towers, as well as the Barton Towers themselves. IHA is undergoing an \$8 million dollar renovation to the property both in and out which is being funded largely by HUD. The plan includes bringing retail shops to the properties in a new five-story structure that will also include more apartments. The top floor of this building would include a green roof. The units will include both tax credit and market rate units. Plans are moving towards starting construction in the Fall of 2012.

Finance Committee Report

Steve Wagman presented the monthly financials through October 2011 for review. Foundation revenue is in line with budget to date. Expenses are slightly less than budgeted. The major problem is the expense of the chillers (air conditioner) that still needs to be paid and the new boilers which are not yet funded. The board intends to meet with National Bank of Indianapolis to secure a loan for these items. The board moved to approve the financials subject to audit. Wagman presented a preliminary budget for review and asks the board to review it so they may make a final vote in January's meeting. Stockamp gave an update on the theatre. 2012 is actively being booked with some events for 2013 pending. The board declined McMichael's request to lower the new theatre booking fee of \$2,500 per event.

Governance Committee Report

Wayne Schmidt presented the 2012 slate of officers. The committee recommends the officers remain the same for 2012. The board will vote on this in the annual meeting in January. There are still two open positions on the board and Stockamp asks the board for assistance in identifying and securing individuals.

Building Committee Report

Giles Hoyt gave an update on the IUPUI lease situation. He reports that the school is on track to develop a financial budget to rent rooms in the Athenaeum. The school reiterates that they maintain their interest in the lease. There are some building usage logistics to still work out and the Foundation is waiting to hear from IUPUI exactly how they wish to craft their schedule prior to proceeding with contracts. The board held a discussion about how the Foundation can make Super Bowl an income boosting situation. The board decided to leave the building open for opportunity during Super Bowl week. Stockamp plans on sitting down with the YMCA and the Rathskeller to cement security plans and staffing during Super Bowl week. Internal staff has discussed hiring additional janitorial staff, snow removal plans and addressing other logistical items that may occur. David Shelton, attorney, presented the current state of the Rathskeller lease negotiations. The board subcommittee met to discuss various litigation strategies. Shelton has identified a possible forensic audit of “gross sales”, which should include all sales, as the lease does not identify only food and beverage sales. Shelton is asking for pro bono or greatly reduced representation from Barnes & Thornburg and an accountant. The board feels that the first step is to formally ask for the information from McMichael, Inc. from the Foundation, as landlord, that is to include statements and policies. Pursuant to that, wait for a response from McMichael to happen within one week and if the information is not forthcoming at that time, the Foundation will be auditing his accounts. The final step would be to serve notice officially from Barnes & Thornburg of an audit. The overall outcome of these actions is to get McMichael to renegotiate his lease to make it more fair and equitable.

Development Committee Report

Stockamp reported the Foundation netted \$26,000 from GermanFest. The major change next year is the event will be a day and night event. “Cleveland Alley” will be closed and incorporated into the footprint. Stockamp also announced the Foundation received a \$10,000 grant from Central Indiana Community Foundation to be used for Strategic Planning. The board recognizes that the Foundation needs to move forward in fundraising and specifically towards a capital campaign. The board will attend two half day retreats to gather information. Stockamp will be scheduling this and it is stressed that board participation is going to be key in moving forward. Stockamp also reminded the board that bricks are being sold through the Spring of 2012 for a permanent spot at the Athenaeum. Stockamp appeals to the board for corporate connections for donations. The Foundation concisely identified corporate sponsorships as the backbone of events such as GermanFest.

The meeting officially adjourned at 12:29pm.

The next Trustee Meeting will be January 26, 2012 at 11:00am in the Damenverein Room to be followed immediately by the Annual Meeting.