

**Athenaeum Foundation**  
**Board Meeting**  
**Veterans Room - Rathskeller**  
January 23, 2013

Minutes

Board Members Present: Gregory Hahn, Stephen Wagman, Mary Ann Sullivan, Rozelle Boyd, Tina Connor, Meghan DeMars, Giles Hoyt, Charles Kennedy, David Kingen, Dan McMichael, Rich Rardin, David Willkie, William Witchger  
Staff: Cassie Stockamp, Marianne Isaacs  
Guest: Bill Leppert

The meeting was called to order by Gregory Hahn at 11:05am. Meeting minutes from the November 28, 2012 meeting were approved.

Insurance Report

The Foundation received notice in October 2012 that the insurance would be cancelled. Bill Leppert requested insurance quotes for the Foundation at that time. During the discovery phase, it came about that the building replacement value had been previously underrated at \$16 million and was now being raised to \$51 million. The new policy includes historic replacement value, and the increase in building valuation dramatically increases the premiums. Leppert was called upon to present the changes and the Foundation's options. Discussion followed whereby the board wishes the Foundation to pursue risk-pool funding from one of the larger endowment funders in the city (i.e. Lilly Endowment.) The board asks the question: is it possible to separate the historic exterior of the building from the standard interior? Is it possible for larger tenants to come together on this issue under one policy rather than individual policies (i.e. Rathskeller and YMCA)?

Finance Committee Report

Wagman presented the financial reports. 2012 was a good year with positive cash flow and finished the year in a positive position. There was a 10% increase in revenue with expenses being 2% over budget for the year. Wagman proposed the 2013 budget. There were not a lot of changes from the previous year aside from the addition of an employee added to the payroll versus a contract worker (janitorial). The board approved the budget as presented. The board also approved the monthly financials.

Governance Committee Report

Hahn discussed the proposed Board of Directors slate for 2013: Wayne Schmidt, Chair, Mary Ann Sullivan, Vice-Chair, Steve Wagman, Treasurer and David Willkie, Secretary. This slate will be voted on at the annual meeting on March 19, 2013. There is one board position that remains open.

### Building Committee

Stockamp reviewed the 2012 building utilization report. This report shows room usage by room, events and people attending. Rardin believes YMCA attendance is slightly down due to the YMCA having two downtown locations now.

Stockamp presented the conceptual drawing of the parking lot development. Stockamp will initiate the requests for proposal (RFP) to various interested parties to gauge interest. The Foundation has a recorded covenant by Lockerbie to develop the parking lot, whereby, if the lot is not developed within a specific time period, Lockerbie may sue the Foundation to have this done. At this time, Stockamp asks the board to consider a very deliberate plan for the lot. It is believed it should be a termed land lease, not a sale to another party. At a minimum, there would need to be guaranteed spaces, revenue, etc. to the Athenaeum. It is noted that McMichael believes a parking lot would be a detriment to business in the biergarten.

### Development Committee Report

The Foundation is currently seeking a new development employee. It is important to find the right person for this role at this critical juncture in the mission of the Foundation.

Stockamp reviewed the ongoing donor report. The main point is to say that board members are being asked to actively pursue new donors through their own contact list to garner a marked increase in the physical number of donors.

The strategic planning committee will meet again and narrow down the exact goals over the next three years. Part of the charge is to increase revenue by 25% over the next three years, the end goal being the self-sustainability of the building.

### New Business

Due to the construction across the street at Barton, some cracks have appeared on the walls, etc. Stockamp will be conducting a walk-through of the building with a structural engineer to determine what damage occurred and our next steps. It will more than likely involve filing a claim with the city for repairs.

When asked about the state of the Rathskeller lunch operation, Dan McMichael stated that business was flat. However, his belief is that lunch business is down along the entire Massachusetts Avenue Corridor and that some restaurants are struggling. McMichael believes that the food at the Rathskeller is equal to or better than any other restaurant on the Massachusetts Ave.

The board discussed the annual meeting to be held on March 19. Stockamp asks how can the Foundation make the meeting more interesting and engage our members. The suggestion was made to have the Vonnegut Memorial Library do a presentation and other items like this that have ties to the building but are outside the norm. The emphasis leans towards marketing and educating the public to the many uses and functions of the building.

The meeting officially adjourned at 12:59pm.

Next Meeting: March 19, 2013 Annual Meeting