



The Council for Health &  
Human Service Ministries  

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United Church of Christ

# Annual Business Meeting

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CHHSM 84th Annual Gathering

March 9, 2022

*2022 CHHSM 84th Annual Gathering: **Forward Together***

# Greetings

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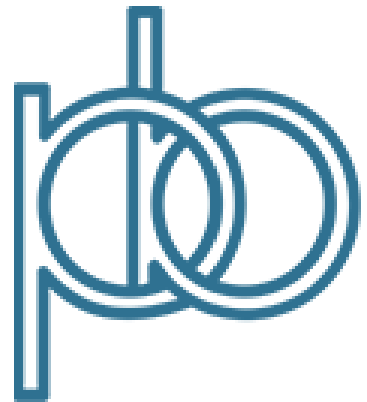
Abby Drane, Chair

# Opening Prayer

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Rev. Dave Long-Higgins

# Annual Business Meeting Sponsor



**The Pension Boards**

United Church of Christ, Inc.

WHERE FAITH AND FINANCE INTERSECT





The Council for Health &  
Human Service Ministries  

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United Church of Christ

# Annual Business Meeting

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CHHSM 84th Annual Gathering

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*2022 CHHSM 84th Annual Gathering: **Forward Together***

# Call to Order

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Abby Drane, Chair

# Voting Rules for Membership

## CHHSM Code of Regulations

### Article 3, Section 5:

*Each Member shall have two (2) votes, on all matters, and each of such votes must be cast by a separate representative authorized by the member. No representative shall cast the vote of another representative and no voting by proxy shall be permitted.*

# Agenda Review

- **Greetings/Call to Order/Opening Prayer**—Abby Drane, Rev. Dave Long-Higgins
- **Review of Approved Agenda**—Abby Drane
- **Approval of Minutes from March 3, 2021**—Abby Drane
- **Board Chair Report**—Abby Drane
- **President and CEO Report**—Michael Readinger
- **Recognitions: Anniversaries, Tributes and Retirements**—Michael Readinger
- **Membership Report**—Paula Barker
- **Approval of New Members and Removal Request**— George Graham

# Agenda Review

- **Changes to Code of Regulations**—Michelle Just
- **Treasurer's Report**—Jay Biere
- **Nominating Committee Report**—Kyle Zanker
- **Election of Nominating Committee**—Abby Drane
- **Election of New and Returning Board Members**—Abby Drane
- **Introduction of 2022 Board of Directors Officers**—Abby Drane
- **Announcement about 2023 Annual Gathering Location**—Michelle Just
- **Q&A Session**—All Membership
- **Benediction**—the Rev. Cindy Bumb

# Approval of the Minutes

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- 83rd Annual Business Meeting held on March 3, 2021
- Minutes available via the app and online



# CHHSM Board Chair Report

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Abby Drane



# CHHSM President and CEO Report

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Michael J. Readinger, MBA



# Recognition of Retiring Board Members

*Rev. Dr. Monica Dawkins-Smith*

*Kyle Zanker*

# Recognition of New Executives

**Christa A. Hamilton**

*President & CEO, UCAN*

**Bill Holman**

*President & CEO, St. Andrew's*

**Bethany Johnson-Javois**

*President & CEO, Deaconess Foundation*

# Recognition of New Executives

**Patricia Love**

*Administrator, Good Shepherd Tower and Manor*

**Elly Mendez Angulo**

*Interim Executive Director, Franklinton Center at Bricks*

**Nicole Pretre**

*CEO, Cedar Community*

# Recognition of Anniversaries

**100 Years**

***Back Bay Mission***

***Samaritan Bethany***

***Uplands Village***

# Recognition of Anniversaries

**50 Years:**

***Isaiah 58 Ministries***

***Harmer Place***, United Church Homes

***Settegast Heights Village***

***Saucony Cross Apartments***, Christian Concern Communities

# Recognition of Anniversaries

## *Retirement Housing Foundation Communities—25 Years:*

*Cardosa Village*

*Granada Gardens*

*Havenwood 501—Burlington*

*Havenwood 501—Madison Avenue*

*Rio Vista Village*

*St. James Park*

# Recognition of Anniversaries

*United Church Homes Communities—25 Years:*

*Cedar Heights*

*Cyprus Run*

*David's Way*

*Meadowview Village*

*Morning Star 811*

*Shawnee Springs*

# Recognition of Anniversaries

## 25 Years

*Evangelical Manor, EHM Senior Solutions*

*Sarah A. Todd Memorial Home, UCC Homes*



# In Memoriam

***Dr. Donald Flick—United Church Homes and Services/EveryAge***

***Rev. Del Miller—ECH***

***Rev. Dr. Ralph Quellhorst—Heartland/Ohio Conference,  
Indiana-Kentucky Conference, and United Church Homes***

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***Our Residents and the Heroes Who Cared for Them***

***Others Named and Unnamed***

# Prayer of Remembrance

***O God of listening, of holding, of belonging,  
we bring before you these beloveds,  
and the countless lives they touched.  
Bless our vulnerability and all that we feel.  
And guide us to hold spaces  
of healing and wholeness for others.  
Amen.***

*—from Liturgical Elements and Prayers for Health and Human Service Sunday 2021, written by  
the Rev. Dr. Elyse Berry, Associate for Advocacy and Leadership Development.  
Copyright 2021 by CHHSM.*

# Recognition of Retirements/Transitions

**Rev. Cindy Bumb**

*Vice President of Spiritual Care, Emmaus Homes*

**Lisa Fichera**

*COO, Phoebe Homes*

**Kathy Geiger**

*Executive Director, Christian Concern Communities*

# Recognition of Retirements/Transitions

**Martha Robin Hunt**

*Executive Director, Good Shepherd Tower and Manor*

**Vivian Lucas**

*Executive Director, Franklinton Center*

**Peggy Mullan**

*Nollau Faculty*

# Recognition of Retirements/Transitions

**Lynn Olson**

*CEO, Cedar Community*

**Mary Alice Ryan**

*President and CEO, St. Andrew's*

**Rev. Starsky Wilson**

*President and CEO, Deaconess Foundation*



# Member Report

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Paula Barker, Corporate Secretary

# CHHSM—Who We Are!

75 nonprofit corporations recognized by the Conferences and General Synod of the United Church of Christ, encompassing 426 facilities and programs. Collectively we provide:

- Affordable Housing: **318**
- Services to the Aging: **94**
- Services to Children, Youth and Families: **19**
- Services to Persons with Disabilities: **2**
- Primary and Acute Health Services: **14**
- Transitional and Shelter Care: **7**
- Charitable Grant Making Foundations: **1**

# 2021 Service Statistics

- Operated **7,314 affordable housing units**
- Operated facilities with **6,523 beds** providing acute & skilled nursing care
- For the elderly, operated **5,138 assisted & 15,849 independent living units**
- Provided community-based ambulatory health care to over **2.2 million people**
- Cared for **29,348 children** in residential & non-residential programs
- Provided residential & non-residential services to **350+ with developmental disabilities**
- Provided **414,453 hours** of volunteer service
- Provided **\$1 billion** for uncompensated & charity care
- Received **\$60.8 million** in charitable contributions
- Expended **\$13.6 billion** for operations with revenues of **\$14.3 billion**
- Maintained capital assets with a replacement value of **\$15 billion**
- Employed **89,644 people**



# Community Updates

**EveryAge**



**New Brand Name and Identity**

*United Church Homes and Services » **EveryAge***

**Transitions in Residential Services for Youth**

- ***Elon Homes***
- ***Charles Hall Youth and Family Services***

# Acceptance of New Communities for Existing Members

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# United Church Homes, Inc.

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***The Polaris Community, Columbus***

# Removal of Community from Membership

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# Removal from Membership

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***Good Samaritan Home of Quincy, Illinois***

# Acceptance of New Communities

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# Clay Street Table



**Clay Street Table** meals program and food pantry are a major source of food for those experiencing poverty and homelessness in downtown Portland.





*creating caring community,  
feeding hungry people*



















































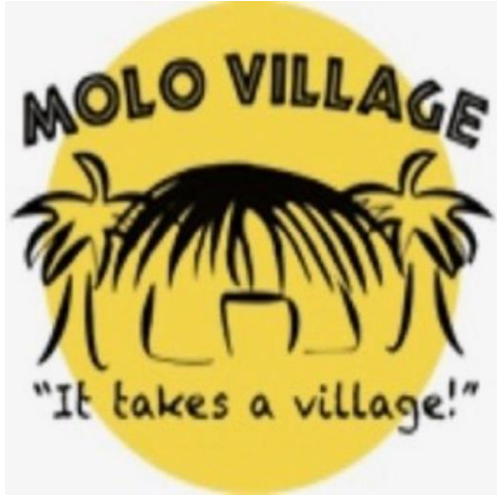








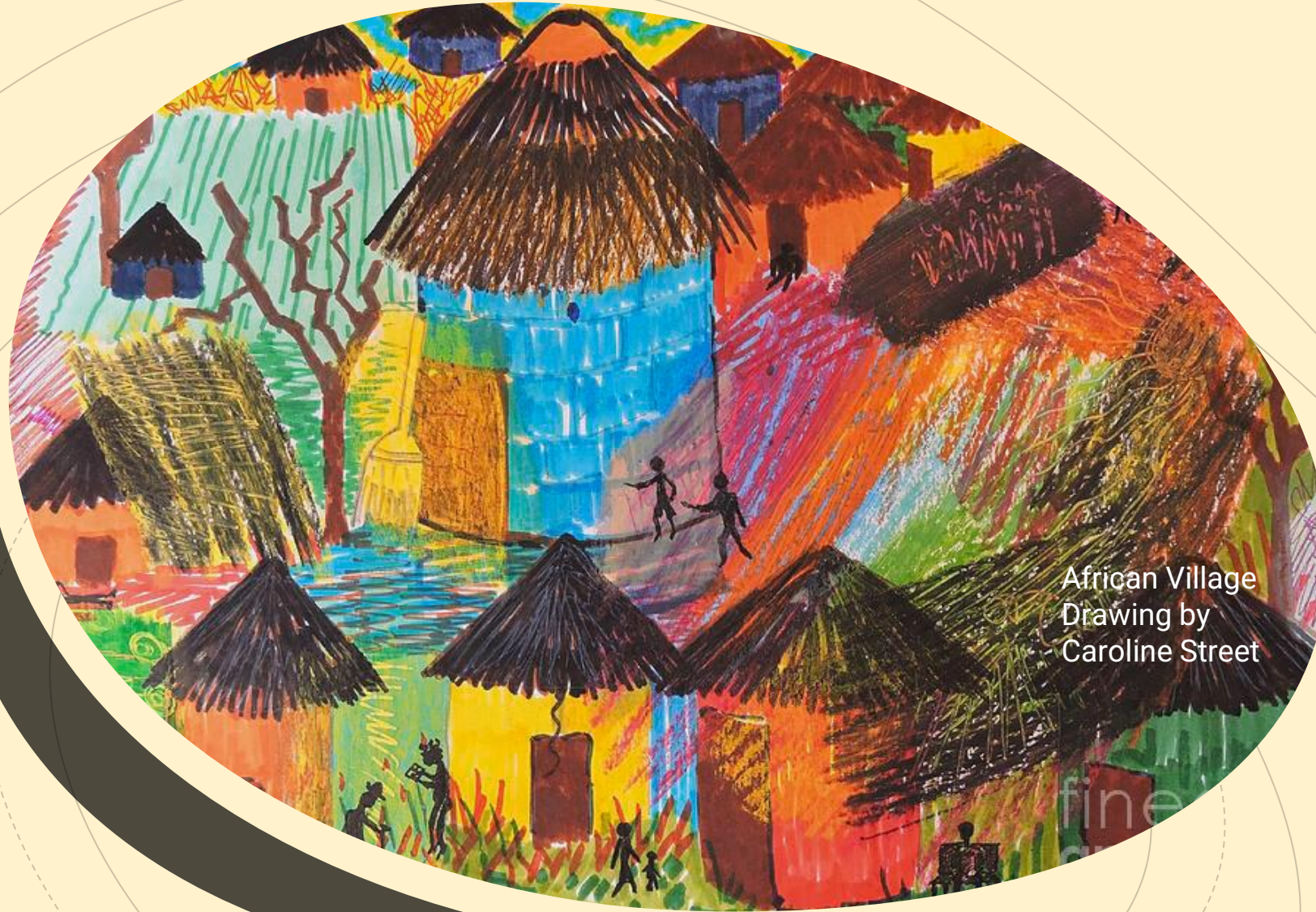
# Molo Village CDC



**Molo's mission is to transform, empower, and renew the lives of those who we serve through education, community service, advocacy, and healthy living.**







African Village  
Drawing by  
Caroline Street

# MOLO Village Community Development Corporation

Rev. Dr. Jamesetta Ferguson

President and CEO

Council for Health & Human Service  
Ministries (CHHSM)

United Church of Christ

Annual Conference March 9, 2022





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# The Past

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St. Peter's United  
Church of Christ  
Louisville





German Lutheran Church  
founded in 1847

Neighborhood &  
Demographic changes in the  
1950's - 1960's resulting in  
church membership  
dropping to 15 active  
members.

1894

1957

1847

1950's - 1960's

St. Peter's built in 1894 with  
additions in  
1904, 1912 & 1952.

St. Peter's became a UCC  
Church in 1957.



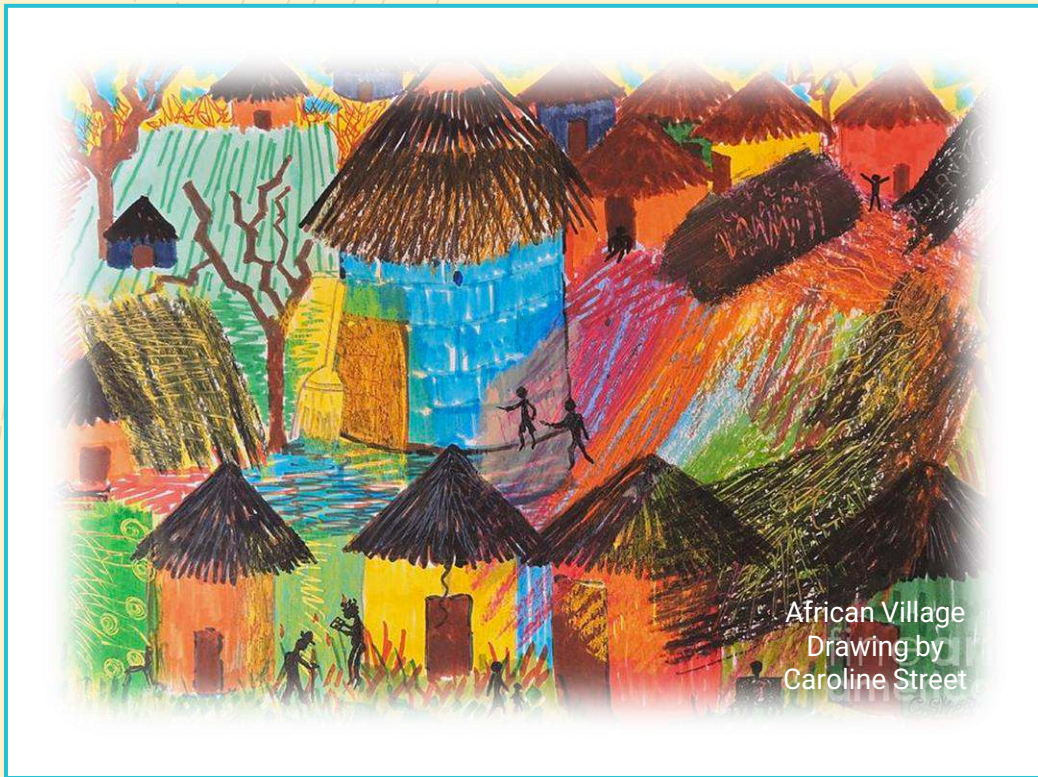
# St. Peters United Church of Christ

- Pastor Ferguson joined St. Peters in July 2006 as student pastor, then became co-pastor in December 2006
- *For I was hungry, and you fed me. I was thirsty, and you gave me a drink. I was a stranger, and you invited me into your home, I was naked, and you gave me clothing. I was sick, and you cared for me. I was in prison, and you visited me (Matthew 25:35-36)*
- Ministries and Missions developed to address neighborhood needs, serving 750-1,000 residents per week under various programs.
- Mission moved to MOLO Village CDC (except Dare to Care)





# MOLO Village Community Development Corporation



Inspired by a trip to South Africa, MOLO CDC was formed in 2011 recognizing that the community development work that St. Peter's was doing would be better served by a CDC that could focus on providing the services needed by residents to prepare for community change and that CDC could access a broader range of financial support for programming.





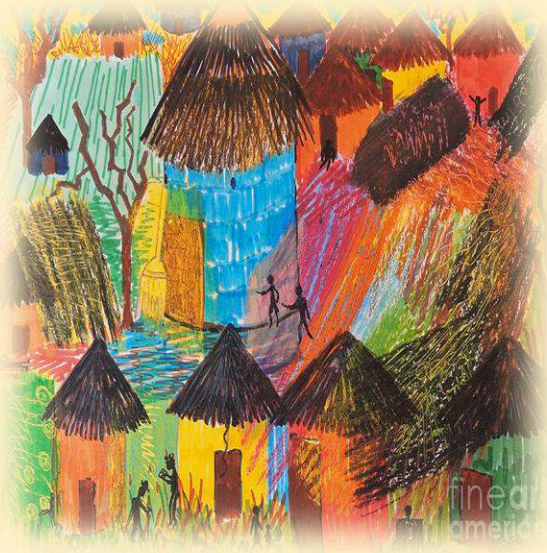
# The Present

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St. Peter's United  
Church of Christ &  
MOLO Village CDC



# MISSION



MOLO's mission is to transform, empower, and renew the lives of those who we serve through education, community service, advocacy, and healthy living.



# VISION

MOLO's vision is to support the growth of healthy, engaged and productive residents prepared to take their families and their neighborhood on a path to prosperity.



# What is MOLO's Organization Structure?

## ISUDUKO VILLAGE

- ✕ Senior Adults Activity Center
- ✕ Senior Nutrition Program
- ✕ Silver Sneakers Exercise
- ✕ Senior Employment Partnership with LUL

## FUTURE VILLAGE

- ✕ MOLO Village Education HUB
- ✕ MOLO Village Be Your Own Leader Program
- ✕ Annual MOLO Community Festival

## HEALTHY VILLAGE

- ✕ Health Education
- ✕ Health Testing
- ✕ Health & Wellness Referrals







# What is MOLO's Organization Structure?

## RESTORED VILLAGE

- ❖ Life skills training and support for returning Citizens and easy access recovery support groups for those at risk of alcohol/substance abuse.
- ❖ Dare to Care (SPUCC/MOLO)

## EMPOWERED VILLAGE

- ❖ Mayor's Guaranteed Income Partner (*new pilot*)
- ❖ Economic Development and Financial Investment through The Village @ West Jefferson Street.



# St. Peters United Church of Christ



## Historic Location (1847-June 2014)



## Temporary Location (June 2014)







# The Future

MOLO Village Partners

“It takes a village to build a community.”



# The Village @ West Jefferson





# Village Groundbreaking January 28, 2020



# Village Grand Opening July 9, 2022





# It Takes A Village to Build a Community

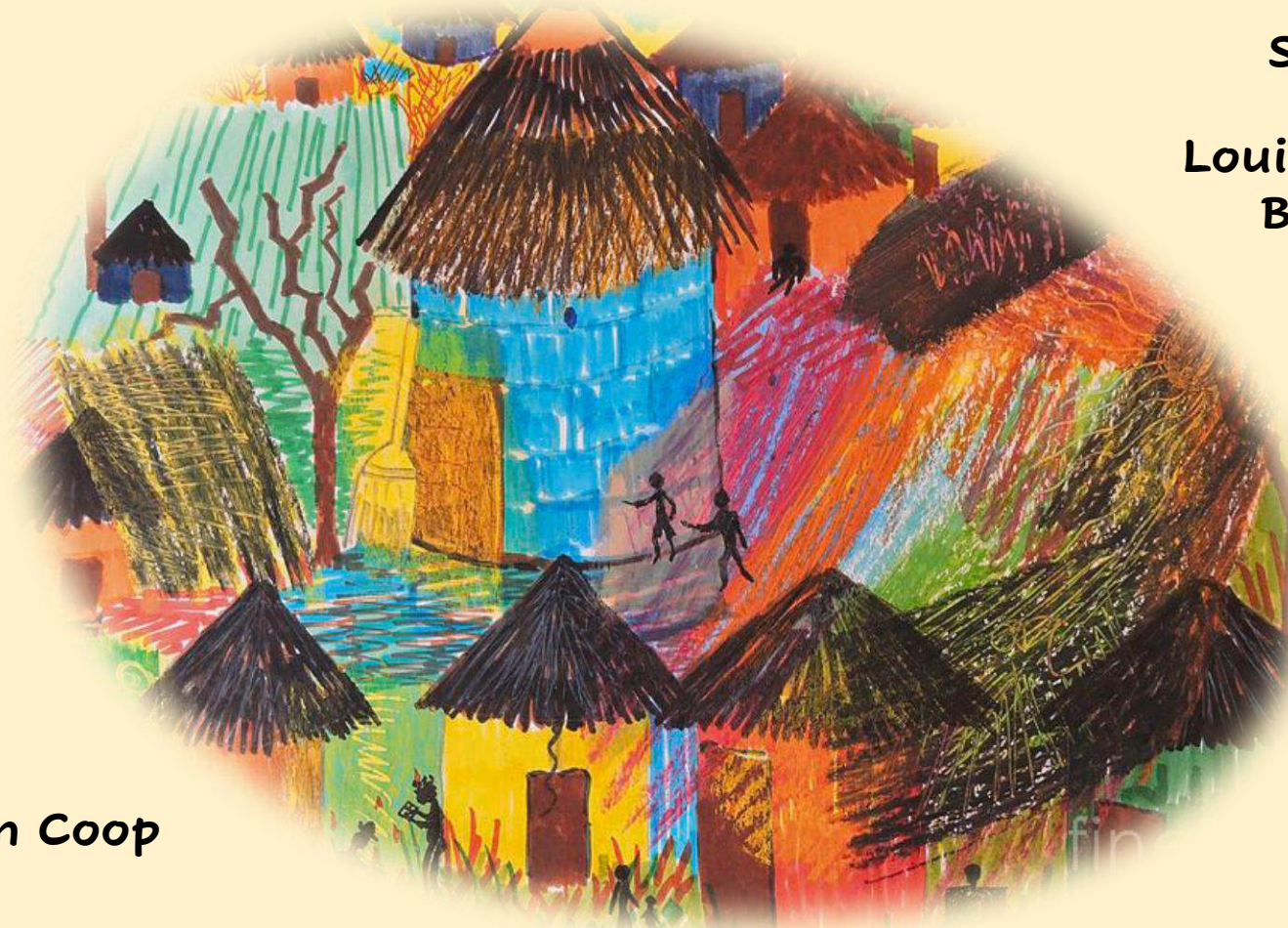
Park Community  
Credit Union

G. Starks Realty  
Leverage Leasing

Norton Institute  
of Health Equity

Tha Drippin' Crab

Ohio Valley Education Coop



Sponsor 4 Success

Louisville Independent  
Busines Alliance

Louisville Metro  
Housing Authority

BLAK Coffee  
and Deli  
**Opening  
May 2022**

AMPED - Russell  
Business Incubator



United Church of Christ  
Church Building  
& Loan Fund

MBS  
Urban Initiatives CDE



United Church of Christ  
CORNERSTONE  
FUND

usbank.

james graham brown  
FOUNDATION



THE GHEENS FOUNDATION



VISION RUSSELL  
A Roadmap for the Future



AM DEVELOPMENT  
GROUP



St. Peter's  
UNITED CHURCH OF CHRIST

KovertHawkins  
architects

401

# Changes to the Code of Regulations

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Michelle Just

# RDEI-J Standing Committee

## ARTICLE SIX: COMMITTEES: New Section 6.3 Race, Diversity, Equity, Inclusion - Justice Committee

The Race, Diversity, Equity, Inclusion - Justice (RDEI-J) Committee will work with the other committees of the Board, the CHHSM Staff, and contract consultants to integrate CHHSM's RDEI-J initiatives across the life of the organization. Specifically, the RDEI-J Committee will:

- Develop and monitor CHHSM's performance in accomplishing its goals related to RDEI-J, based on assessments and recommended actions. The performance metric tool will be the RDEI-J Dashboard;
- Coordinate and incorporate RDEI-J initiatives within all other committees of the CHHSM Board of Directors;
- Develop and utilize an Equity Lens in evaluating all CHHSM policies and procedures;
- Create trainings or contract with providers of RDEI-J trainings for the Board as needed;
- Create communication pieces and toolkits to advance CHHSM's RDEI-J work to member organizations, the United Church of Christ, our partners, and the Wider Church.

The Executive Committee will nominate a Chair and not less than four (4) sitting Board members to serve as the RDEI-J Committee. The Board Chair and President/CEO will serve ex-officio on the Committee. The Committee may invite non-Board members to serve.



# Audit or Financial Review

## ARTICLE SEVEN: FISCAL MATTERS: Section 7.2.

### Fiscal Year and Audit/Financial Review.

The fiscal year of the Council shall commence on the first day of January of each year and shall end on the last day of December of each year. The financial records of the Council will be audited or reviewed annually by a certified public accounting firm and the results of such audit or financial review shall be submitted to the Board of Directors not later than one hundred twenty (120) days following the close of each fiscal year.

# Report of the Treasurer

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Jay Biere

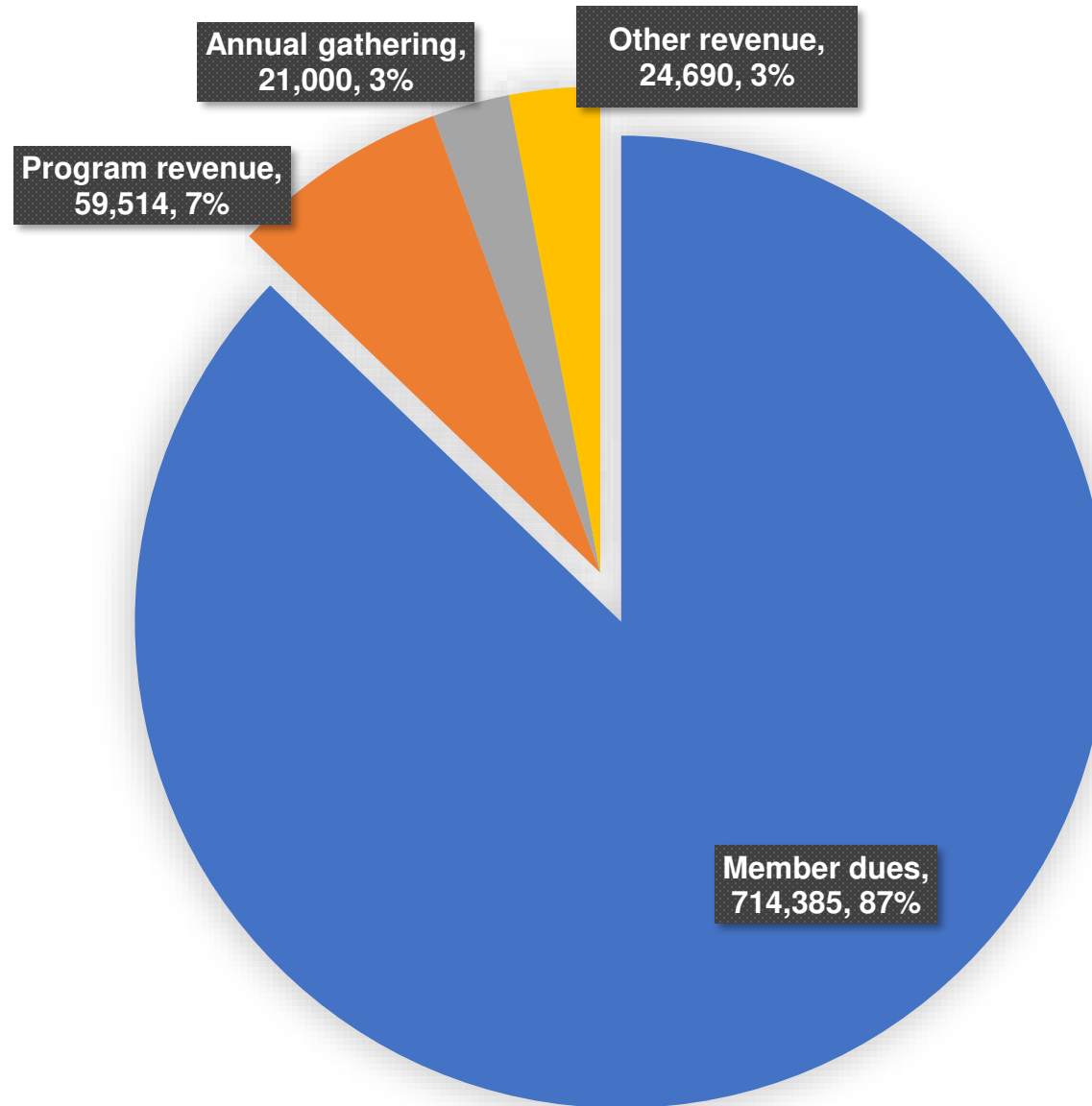
# Balance Sheet:

	2021	2020
<b>ASSETS</b>		
Cash and cash equivalents	432,281	450,334
Receivables	119,613	68,296
Other current assets	23,950	36,881
Legacy Fund assets	187,300	192,983
Legacy Fund commitments	--	--
Investments	954,745	823,810
Property and equipment, net	3,409	2,459
<b><u>Total Assets</u></b>	<b><u>\$1,721,298</u></b>	<b><u>\$1,574,763</u></b>
<b>LIABILITIES</b>		
Accounts payable	18,408	28,704
Accrued expenses	40,048	33,162
Deferred income	33,400	17,000
<b><u>Total Liabilities</u></b>	<b><u>\$91,856</u></b>	<b><u>\$78,866</u></b>
<b>Total net assets</b>	<b>\$1,629,442</b>	<b>\$1,495,897</b>
<b>Total liabilities and net assets</b>	<b><u>\$1,721,298</u></b>	<b><u>\$1,574,763</u></b>

# Income Statement:

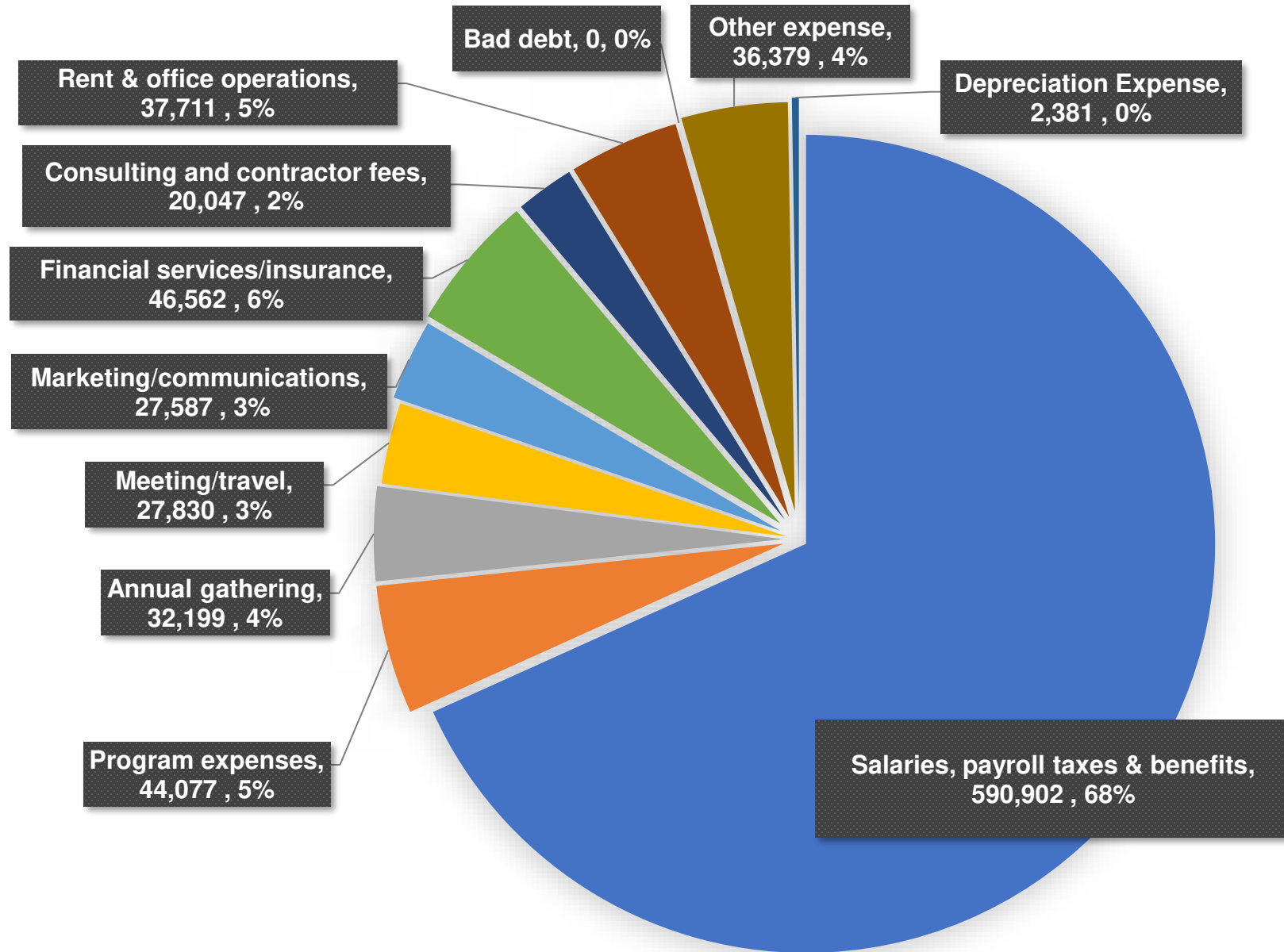
	2021	2020
<b>OPERATING REVENUES</b>		
Member dues	714,385	711,922
Program revenue	59,514	24,913
Annual gathering	21,000	79,391
Other revenue	24,690	753
<b><u>Total Operating Revenues</u></b>	<b><u>\$819,589</u></b>	<b><u>\$816,979</u></b>
<b>OPERATING EXPENSES</b>		
Salaries, payroll taxes and benefits	590,902	519,510
Program expenses	44,077	14,326
Annual gathering	32,199	71,514
Meeting/travel	27,830	12,918
Marketing/communications	27,578	33,484
Financial services/insurance	46,562	48,611
Consulting and contractor fees	20,047	31,017
Rent and office operations	37,711	42,754
Bad debt	0	10,857
Other expense	36,379	46,168
Depreciation Expense	2,381	1,541
<b><u>Total Operating Expenses</u></b>	<b><u>\$865,675</u></b>	<b><u>\$832,700</u></b>
<b>Net Income (Loss) from Operation</b>	<b>\$(46,086)</b>	<b>\$(15,721)</b>
<b>Non-Operating Revenues</b>	<b>\$150,372</b>	<b>\$115,110</b>
<b>TOTAL INCOME (LOSS)</b>	<b>\$104,286</b>	<b>\$99,389</b>

# Operating Revenues 2021





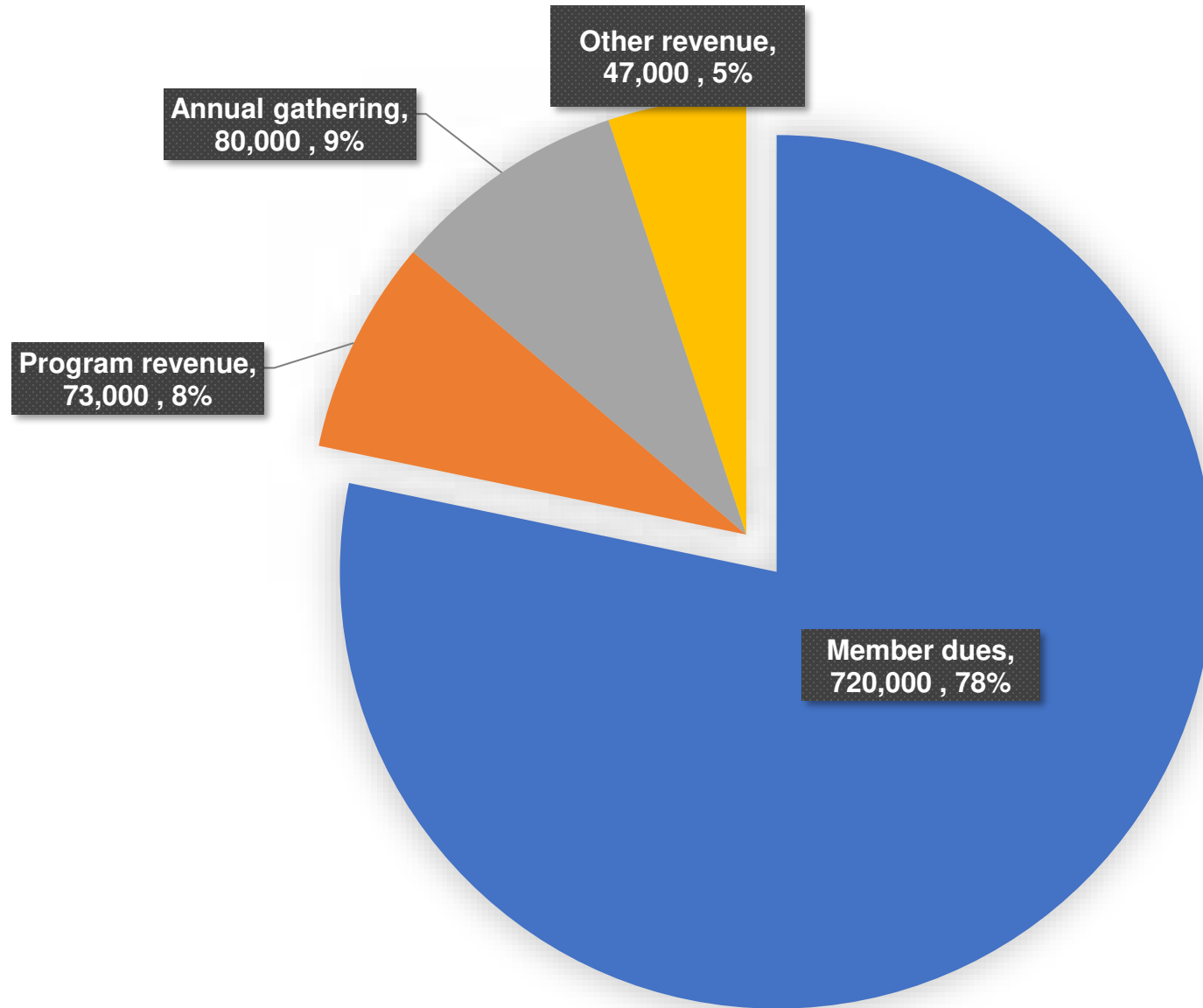
# Operating Expenses 2021



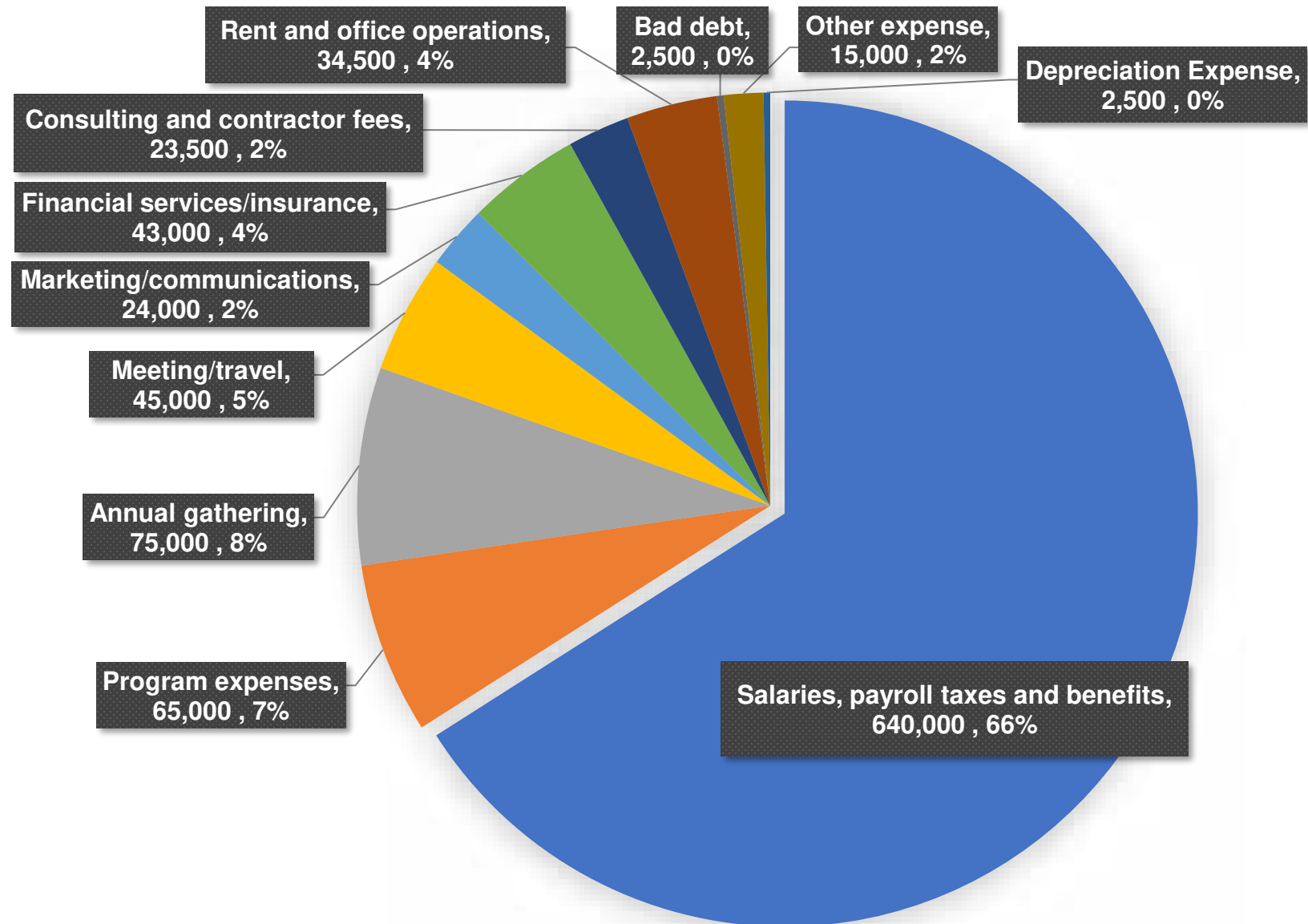
# 2022 Annual Budget:

	2022	Percent of Total
<b>OPERATING REVENUES</b>		
Member dues	720,000	78%
Program revenue	73,000	8%
Annual gathering	80,000	9%
Other revenue	42,500	5%
<b><u>Total Operating Revenue</u></b>	<b><u>\$915,500</u></b>	<b><u>98%</u></b>
<b>OPERATING EXPENSES</b>		
Salaries, payroll taxes and benefits	640,000	66%
Program expenses	65,000	7%
Annual gathering	75,000	8%
Meeting/travel	45,000	5%
Marketing/communications	24,000	2%
Financial services/insurance	43,00	4%
Consulting and contractor fees	23,500	2%
Rent and office operations	34,500	4%
Bad debt	2,500	0%
Other expense	15,000	2%
Depreciation Expense	2,500	0%
<b><u>Total Operating Expenses</u></b>	<b><u>\$970,000</u></b>	<b><u>100%</u></b>
<b>Operating Surplus (Loss)</b>	<b>\$(69,500)</b>	<b>N/A</b>
<b>Non-Operating Revenues</b>	<b>\$19,500</b>	<b>2%</b>
<b>TOTAL INCOME (LOSS)</b>	<b>\$(50,000)</b>	<b>N/A</b>

# 2022 Budget Revenues



# 2022 Budget Operating Expenses



# Investment Performance

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# Investment Performance

## Account Valuation:

	Withdrawals	Income	Market Performance	Value at End of Year
2017	(73,049)	9,276	99,072	<b>639,218</b>
2018		9,768	(85,232)	<b>563,754</b>
2019		10,620	145,104	<b>719,479</b>
2020		\$8,048	\$96,283	<b>\$823,810</b>
2021		\$9,328	\$121,607	<b>\$945,745</b>

# Investment Performance

## Annual Returns:

	CHHSM	Index
2017	18.37%	15.85%
2018	-11.81%	-10.08
2019	27.62%	26.05%
2020	14.50%	15.44%
2021	<b>15.89%</b>	<b>17.14%</b>
Five-Year Average	<b>12.04%</b>	<b>12.61%</b>

# Nominating Committee Report

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Kyle Zanker, Chair



# Election of 2022 Nominating Committee

**Chair:** Rev. Beth Long-Higgins

**Members:** Rev. Cindy Bumb

Mike Brennan

Perry Glenn

Kyle Zanker

# Jay Biere

President & CEO  
*Plymouth Place*



# Michelle Just

President and CEO  
*Cedar Community*





# Kenney Washington

Director of Client Services

*Back Bay Mission*



# Greg Watson

Vice President of Operations  
*Embrace Living Communities*



# Rev. Dr. JJ Flag

Pastor

*Emmanuel Cong. Church UCC*

Board Member

*UCC Disabilities Ministries*





# Introduction of 2022 Officers

<b>Chair:</b>	Michelle Just, Beatitudes Campus
<b>Vice Chair:</b>	Kenney Washington, Back Bay Mission
<b>Treasurer:</b>	Jay Biere, Plymouth Place
<b>At Large:</b>	Stephanie Franklin, UCAN
<b>At Large:</b>	Rev. Leslie Jackson, Settegast Village

# Prayer of Dedication

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Rev. George R. Graham, Vice President

# 2023 Annual Gathering Location Announcement!

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Michelle Just, Board Chair







# DENVER!

# MARCH 7-9, 2023



# Member Questions & Feedback

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# Benediction

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Rev. Cindy Bumb