

Celebrating

125
years

THE EBELL
OF LOS ANGELES

The Ebell of Los Angeles

Semi-Annual Members Business Meeting

June 13, 2022 at 5:00 pm



Agenda

Part I Reports

- | | |
|--|------------------|
| 1.Meeting Call to order and President's Report | Patricia Lombard |
| 2.Finance Committee Report | Madelyn Murray |
| 3.Rest Cottage Association Report | Julie Barkan |
| 4.Scholarship Committee Report | Anne Lynch |
| 5.Membership Committee Report | Aretha Green |
| 6.Member Programs Committee Report | Phyllis Hansen |
| 7.Historic Collections Committee Report | Denise Parga |
| 8.Public Relations Committee Report | Liza Ameen |



Agenda cont.

9.Publications Report

Lizzie Blatt

10. Governance Committee-Bylaws Vote

Janis Barquist

11.Development Committee Report

Lorraine Spector

12.Executive Director Report

Stacy Brightman

13. Strategic Plan Updates and Benchmarks

Lee Braly/Randi Jones

14.House, Theatre and Grounds Committee Report

Christy McAvoy

15.Installation Ceremony

Part II Q and A

Meeting Adjourns



Board President's Report

- Welcome
- Progress Since Our Last Meeting





Finance Committee Report

Revenue/Cash Flow

- Membership & Partnerships revenue is stable.
- Wilshire Ebell Theatre has approximately \$133,421 in deposits vs. <\$200,000> a year ago, when there were mostly refunds due to COVID.
- Catering and Special Events has approximately \$3,788,756 in deposits vs. \$818,543 a year ago, an increase of about \$3 million.
- Filming & Parking did very well last year and continues to do well this year.
- Shuttered Venue Operators Grant/EIDL/Employment Retention Tax Credits

Club Investments:

- Funds moved to Merrill Lynch investment accounts, to balance the liability of holding Client Booking Deposits.
- Funds moved to Operating Reserves by \$10,000/quarter, for every quarter that operations are profitable.



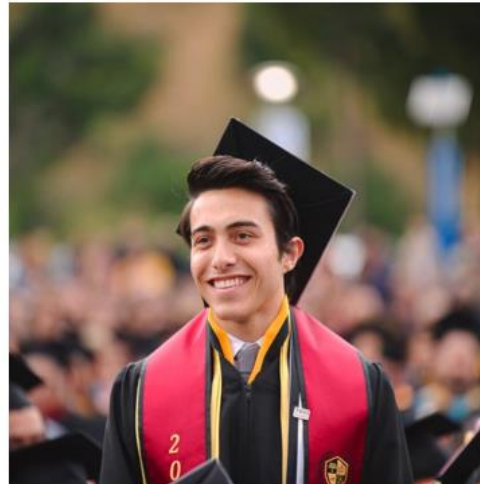
Rest Cottage Association Report

- Annual Rest Cottage Association Luncheon on June 6, 2022 honoring 2022's 16 grantees. 110 attendees.
- Featured Speakers: LA Center for Law and Justice, WeSpark Cancer Support Center and Good Shepherd Center for Women and Children/Farley House.
- June 13, 2022 meeting to elect a new Vice Chair, Secretary and Director at Large. Review proposal to improve grantees selection.



Scholarship Committee Report

- Awarded \$299,500 in scholarships in 2021-22 to 65 scholars
- Graduations: 25 Fall/Spring; 40 scholars continuing for Fall '22
- Applications: 69 received; 46 interviewed; June 27th selection meeting

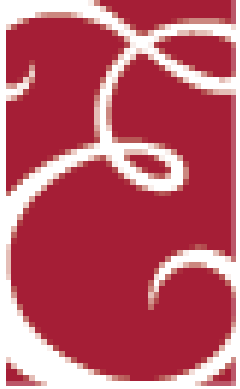




Membership Committee Report

- Membership count: 454 (>10% increase)
- Membership Activities: Galentine's Cards, New Members Brunch covering October 2019-April 2022
- 2022-2023 Membership Renewal





Members' Programs Committee Report

- Member Spotlights
- Summer Programs: Field trips, confabs, BBQ on August 5
- More opportunities to gather, learn, enjoy via collaborations and partnerships
- Invitation to join the Membership Programs Committee/
invitation to sponsor
- Annual Legacy program on June 15, 2022



Historic Collections Committee Report

- New life for the Ebell historic chairs
- A closer look at sculpture restoration
- Regular meetings on first Wednesday of every month via Zoom or in person.





Public Relations Committee Report

ENGAGEMENT METRICS

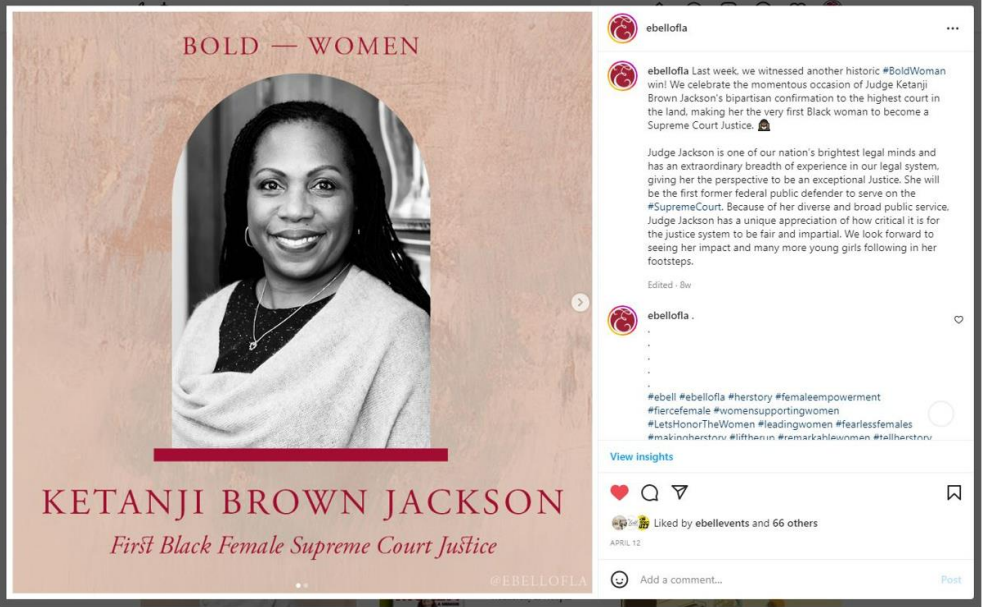
Likes Received	2,307
Comments Received (All Posts)	187
Comments Received (Posts This Period)	207
Posts Sent	103

TOTAL ENGAGEMENTS
INCREASED BY

↑ 701.93%

SINCE PREVIOUS PERIOD







Publications Report

- Due to Covid, we had to switch over from a printed version of the magazine to an online version.
- 2,291 active subscribers.
- 37% open rate.

Lead Facilities Coordinator Sal Mejia-Contreras Achieves Notable Anniversary

from Rony Rosenbaum, Director of Human Resources
May 6, 2022



On Sunday, April 24, **Sal Mejia-Contreras** achieved a notable 13th anniversary with The Ebell. *That* is worth celebrating, and we raised a glass (of soda) to him on Cinco de Mayo at our staff lunch!

Sal started at The Ebell in 2009 as a parking attendant and by 2011 was a Houseman (now Facilities Coordinator) and eventually became Lead Coordinator. Sal has one of the best records of praise in his reviews of any employee here: you would be hard-pressed to find someone who isn't grateful for Sal's presence every day. He always says yes, is always professional, and always finds a way, just like the Ebell motto: *I will find a way*,



First Chorale Concert Scheduled Since Pandemic

from Dr. Kirsten Simpson, Musical Director, Ebelle Chorale
May 6, 2022

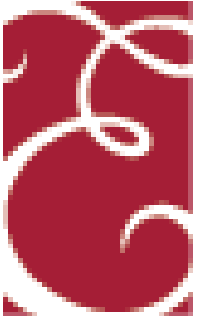
The Ebelle Chorale celebrates its return to in-person singing with its spring concert entitled *She Sings...* The concert includes several songs featuring lyrics by famed poet Robert Frost, as well as Langston Hughes and William Blake. Composers represented in the concert range from Haydn to those from the modern era who remind us of...

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Governance Committee Report

- Monthly Meetings regularly all year long.
- **MOTION REQUESTED:** Proposed bylaws amendments to implement changes in our membership procedures and to include references to an Executive Director, rather than a General Manager. The membership is being asked to approve these changes at the general membership meeting on Monday June 13, 2022.
- Second Annual Board Orientation
- Policies, procedures and Bylaws amendments to implement structural and modernization changes approved through the strategic planning process.



Development Committee Report

- Ebell Friends tripled fundraising over 4 years from \$100,000 to \$300,000 including major gifts, grants and private foundations.
- Grantor relationships are the future in terms of raising the funds we need for the Ebell of Los Angeles to restore and preserve our building.
- The Ebell has benefitted from donations from half its membership. Let's aim for 100%. Every donation helps!



Executive Director Report

Total number of non-recurring programs/events: 56 (30 women-focused)

Total attendees: 4,674

Total number of partners: 26

Number of Performances at Wilshire Ebell Theatre: 37

Estimated Audiences at Wilshire Ebell Theatre 2021-2022: 25,900

Number of Special Events: 110 (91 weddings)

Number of Filming Projects: 23 on-site, 45 parking off-site



Executive Director Report





2019-2024 Ebell Strategic Plan: Proposed Updates, Objectives and Benchmarks

- Strategic Plan Working Group formed in March 2022.
- Conducted over 15 working sessions which included over 30 Board Members, Past Board Members, and other Ebell members.
- Holding a Board Retreat on June 16 to review the proposed updates to the goals and objectives, and the action items over the next three years.



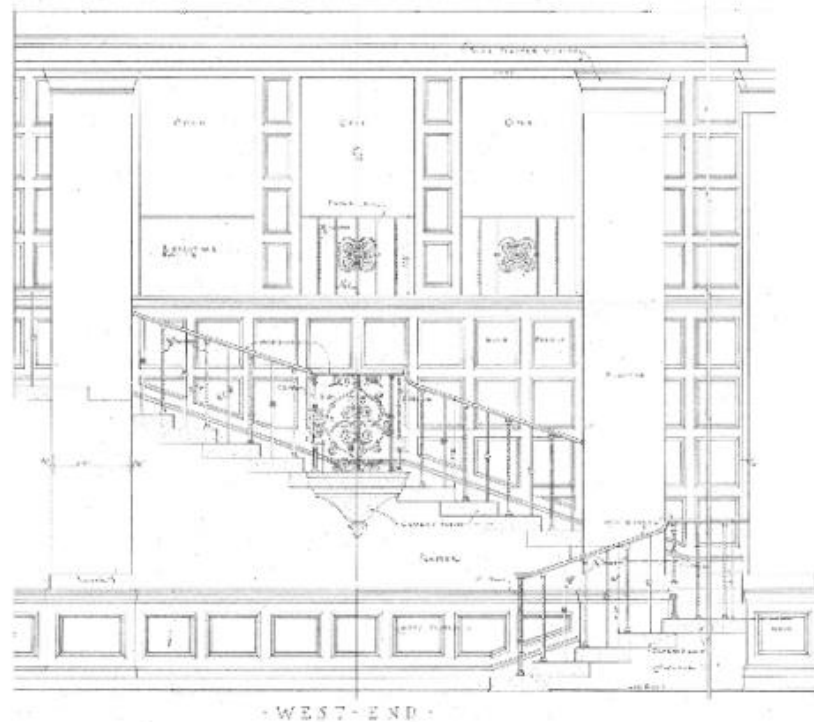
House, Theatre and Grounds Committee Report

- Completed Phase One of Master Plan (organization, format, significance with measured drawings, fire and life safety and lighting preliminary analysis).
- Created a digital “fly over” video for use in planning marketing and publicity.
- Held Space Planning Charette with participants from Board, members, staff, and partners.
- Developed tracking methods and budget tools for maintenance and repairs.



House, Theatre and Grounds Committee Report

THE EBELL OF LOS ANGELES PRESERVATION MASTER PLAN



prepared by
Drisko Studio Architects
Historic Resources Group
Arup

Report Phase 1 :: June 1, 2022



House, Theatre and Grounds Committee Report

Report Structure

A Preservation Planning

Master Plan Organization
Building Configuration
Building Program and Current Uses

Summary of the existing building, current uses, identified goals and aspirations to which proposed repairs and modifications will be compared and prioritized.

B Historic Preservation

Historic Significance
Treatment Criteria
Structural Overview
Project Planning

Summary of the codes and guidelines that are applicable to projects at The Ebell including historic treatment standards based on the historic designation.

C Condition Assessments (Phase One)

Architectural Use and Accessibility
Architectural Materials
Life Safety Assessment
Lighting Assessment

Detailed technical assessments by various disciplines. As more specialty reports are completed in future phases, they will be collated here.



House, Theatre and Grounds Committee Report

Report Structure

D Preservation Master Plan

Summary of Findings &
Recommendations

Matrix of all findings/recommendations of the various specialty and technical consultants organized by priority, location, and type of project. Maintenance issues are identified for separate projects that can be done at any time.

Approaches & Work Plan
(future)

Phase One set up the framework for the evaluations and basis of design for future analyses necessary to determine approaches for preservation as well as the most compatible locations for interventions in the building to meet organizational goals.

Proposed Preservation Projects
(future)

Phase One established the criteria for prioritization and will serve as the basis to aggregate multiple recommendations and interventions into actionable projects with budgets and schedules for implementation.



House, Theatre and Grounds Committee Report

Goals of the Master Plan

The following goals were identified and included in the Report:

Preservation of the Historic Building

Maintain and Rehabilitate the historic building under Secretary of the Interior Standards

Greater Inclusivity

Welcome all in accessible and comfortable spaces

Improve entry and circulation for greater mobility and improved wayfinding

Create healthy work environment for all staff and volunteers

Vibrant Hub

Support simultaneous activities in the building.

Provide sufficient amenities, storage and circulation to operate multiple events at the same time.

Performing Arts Re-Activation

Enhance performer amenities, theatrical lighting, stages, acoustics and AV technologies to support performing arts in all program use spaces.

Technology Updates

Expand wifi, internet, A/V, and other technologies for collaboration both in-person and remotely.

Create functional and creative lighting and A/V solutions to provide a diverse range of aesthetic qualities for different events

Temperate Environment

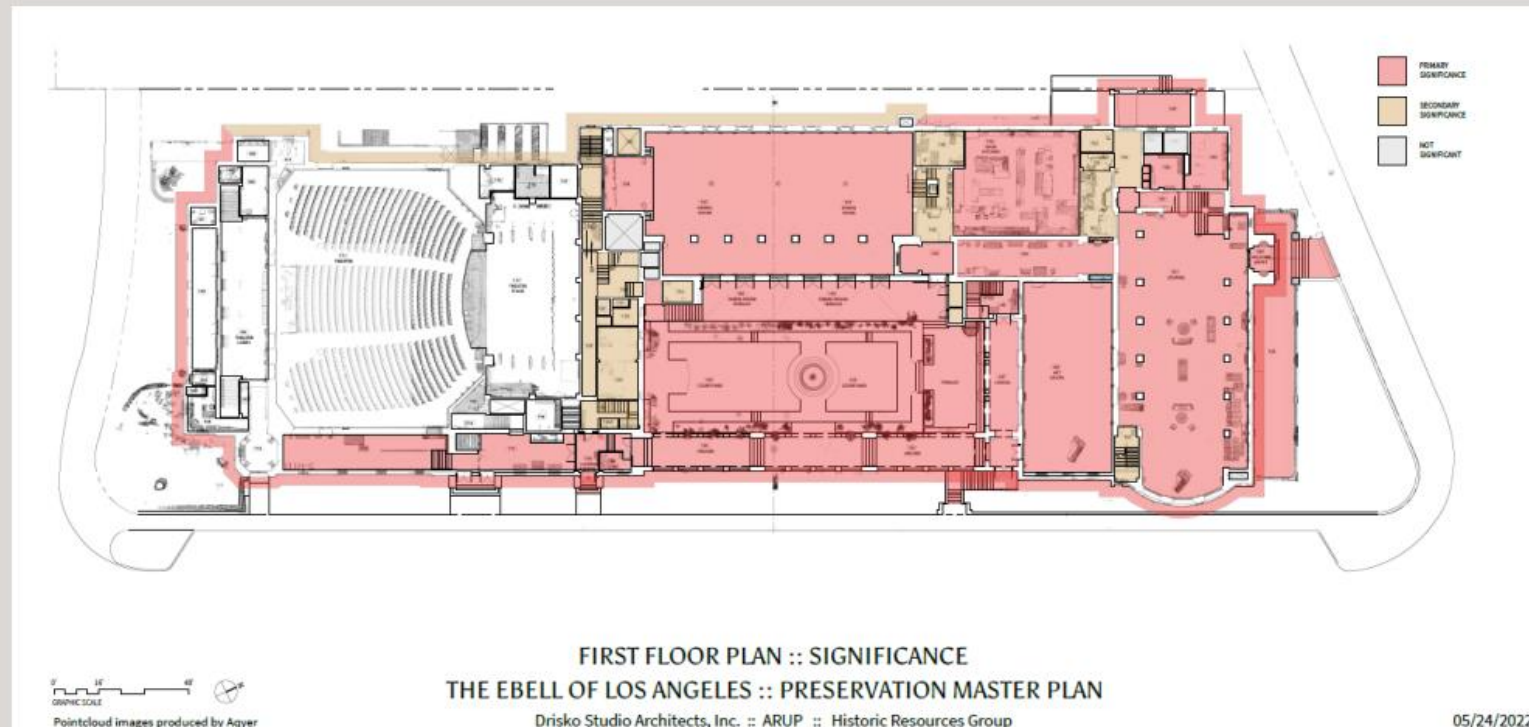
Provide new infrastructure and controls that allow spaces to be thermally comfortable for uses throughout the year and at all times of day.

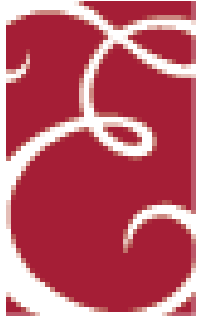


House, Theatre and Grounds Committee Report

Historic Significance of the Building

The building was reviewed for integrity, condition and character defining features related to original construction and design. The building was found to be remarkably intact with very few areas altered over time; most modifications were done in a manner that did not impact overall significance. A matrix of observations of all rooms (except the Theatre) and diagrams outlining same are included in the Report.





House, Theatre and Grounds Committee Report

Analysis: Matrix of Findings

All findings from architectural, life-safety and lighting evaluations are compiled into one matrix of findings. Findings are prioritized into **Life-Safety**, **Code-Compliance**, **Functional Use**, and **Rehabilitation**. Specific maintenance items are pulled out separately in the Resources section of the Report for further action.

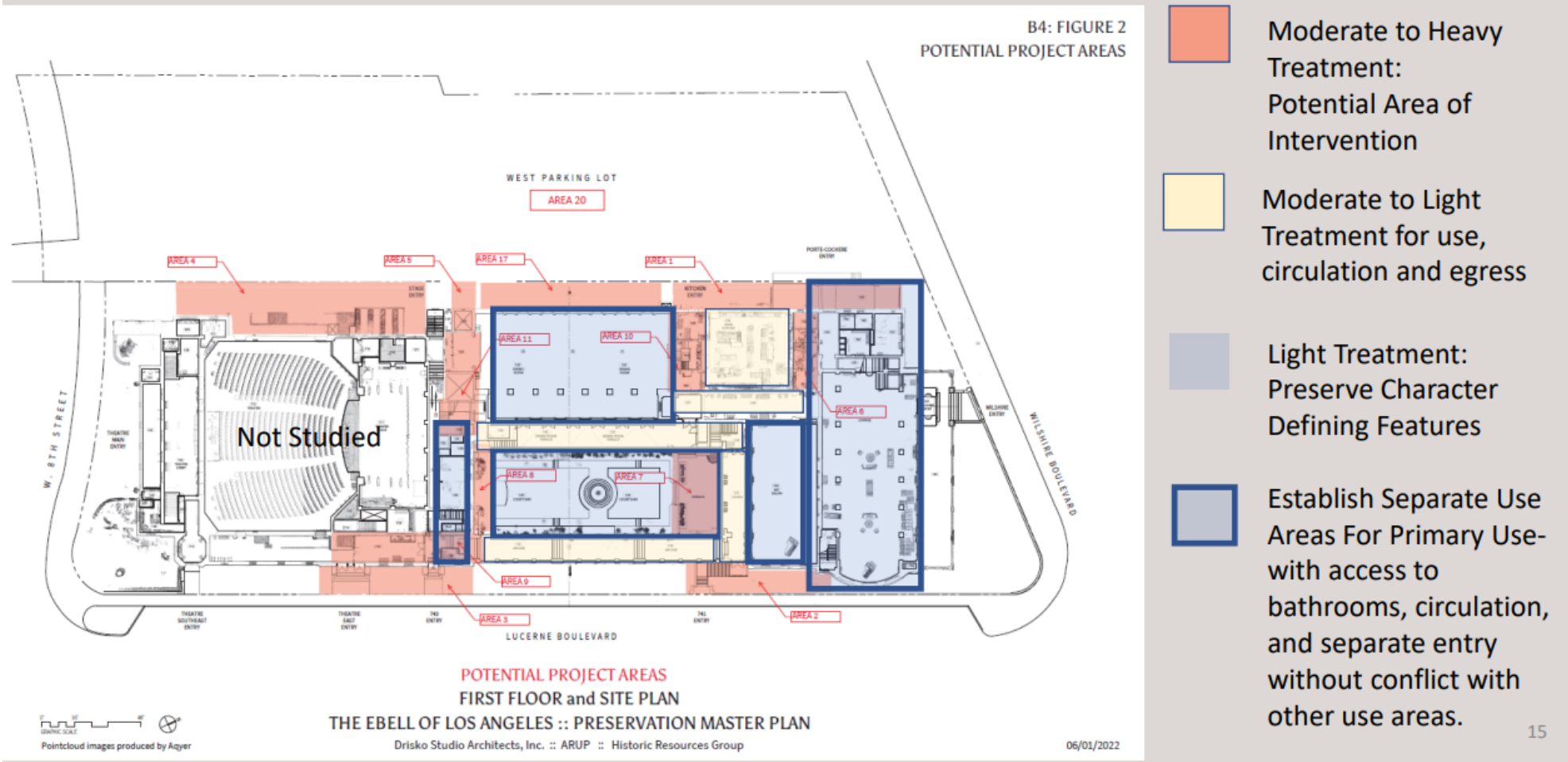
Example:

Report	Issue#	Item	Discipline	Topic	Finding	Recommendation	Interior/ Exterior	Floor Level	Project ROOM/AREA	Project Type	Finding Priority
C3	4	D	Life Safety	Egress	Exit Stairs: Stair 5 currently does not have an appropriate exit discharge as it is in a planter with steep slope and a 2 foot step to the side walk.	To maintain Stair 5 as an exit, which is required for occupants on the upper levels, the exit discharge needs to be modified.	Exterior	1	Stair 5	Preservation	Life-Safety
C3	4	G	Life Safety	Egress	Exit Stairs: Modifications to exit enclosures required at Stair 9.	Stair 9 should have storage removed and doors should not be locked.	Interior	All	Stair 9	Maintenance	Life-Safety
C1	1A	1	Architectural	Accessibility	741 Lucerne Entrance Not Accessible (20 exterior steps)	Provide accessible entry, highly used for events. Consider site project that regrades area for lift or ramp for accessibility at both 741 door and north-east exit door.	Exterior	1	2	Preservation	Code Compliance
C3	2		Life Safety	Fire Alarm	Fire Alarm: Confirm compliance with NFPA 72.	A full fire alarm and notification study and testing be conducted to determine the deficiencies in the current provisions, such as audible notification, visual notification, required detection locations, and manual pull stations.	Interior	All	All	Maintenance	Code compliance
C4	1-28		Lighting	Lighting	Lighting Repairs	Study the feasibility of replacing fluorescent and damaged light fixtures with modern LED technology utilizing existing electrical infrastructure.	Interior	Basement	Basement	Preservation	Functional Use/ Infrastructure
C4	29-157		Lighting	Lighting	Lighting Repairs	Remove and replace any temporary fixtures with permanent fixtures.	Interior	All	All	Maintenance	Functional Use/ Infrastructure
C4	29-157		Lighting	Lighting	Historic Lighting Fixtures	Restore light fixtures identified as character defining features.	Interior	All	All	Preservation	Rehabilitation
C4	29-157		Lighting	Lighting	Lighting in Program and Event Spaces	Consider lighting design enhancement efforts for main, front of house areas.	Interior	All	All	Preservation	Rehabilitation



House, Theatre and Grounds Committee Report

Preservation Zones and Project Areas





House, Theatre and Grounds Committee Report

Next Steps

Now that the Background, Planning, and Initial Reporting are complete, the next steps will be to actualize some of the initial recommendations as follows:

Address Maintenance Life-Safety and Code Items

Commission additional technical reporting as follows:

- Electrical and Emergency Power Systems
- Construction Type and Fire Suppression Analysis
- Mechanical Systems
- Plumbing Systems
- Building Envelope

Incorporate additional reports in Preservation Master Plan

- Expand scope of Master Plan to include West Parking
- Develop proposed projects, budgets, and schedules

Commission Theatre and Event Study

To further goals and understanding of operational needs and capacities



Installation Ceremony

2022-2023 Board Members will be asked to raise their right hands and repeat the oath of office:

I do solemnly promise and pledge that I will faithfully execute the duties of Ebell Board Director to the best of my ability and knowledge, commit myself to The Ebell's Code of Ethics, By-Laws and Policies, further The Ebell's Mission and assume full responsibility for this honorable organization.