



First Congregational United Church of Christ

Annual Congregational Meeting
May 15, 2016

Agenda

- Approval of Minutes
- Questions on Annual Report; Executive Council
- Use of New Church Realm Database
- Proposal on Funding Reach & Renew and Maintenance and Repair of Church buildings
- Election of Officers and Board Members
- Installation of Officers and Board Members

Approval of Minutes (in Annual Report)

- Congregational meetings on:
 - May 10, 2015
 - January 10, 2016
 - February 7, 2016

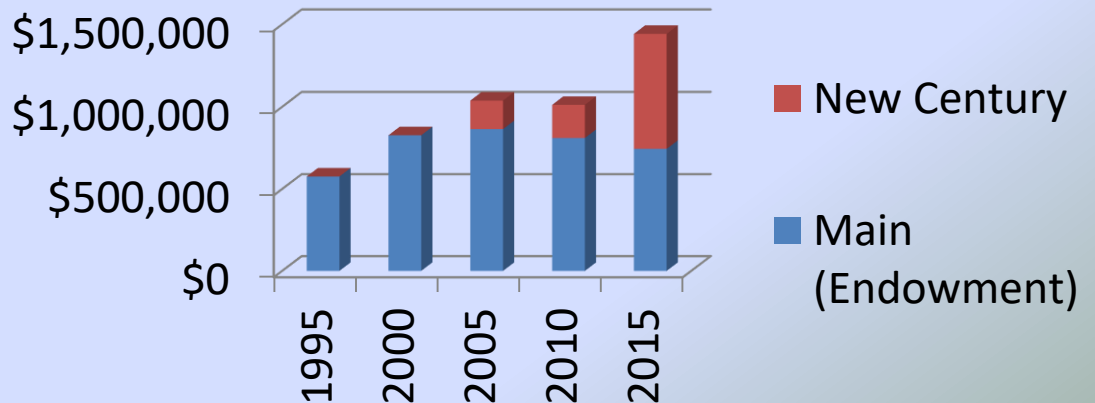
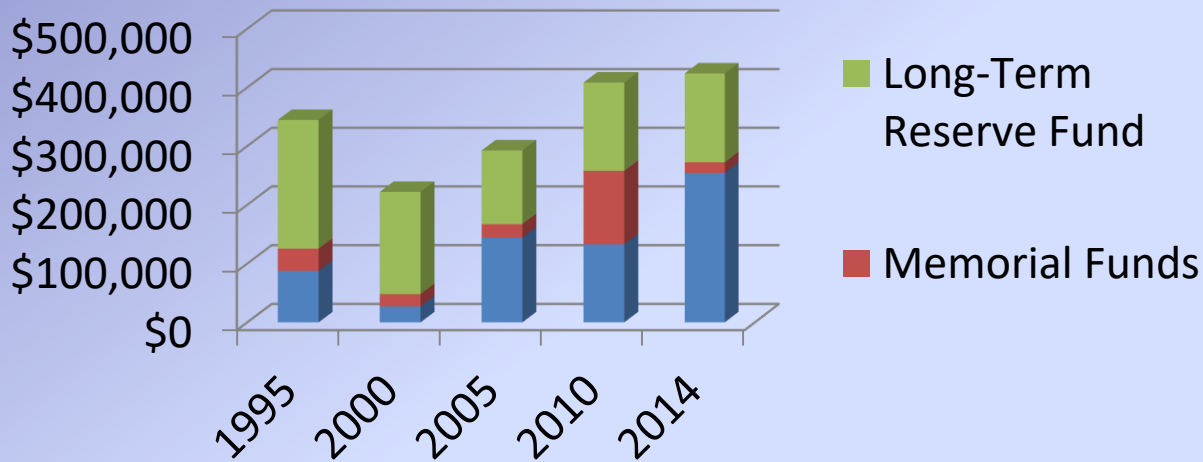
Questions On Annual Report or for Executive Council

Realm Database

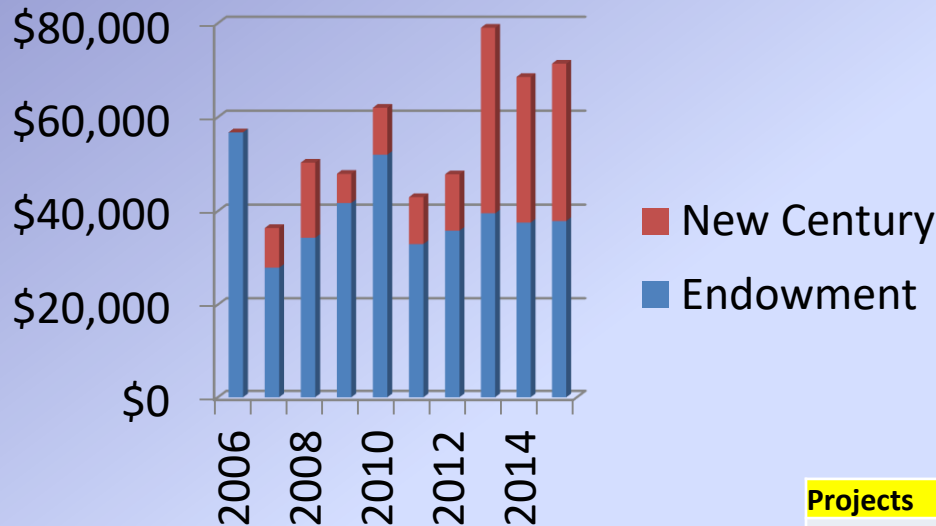
Proposal for Reach & Renew and Funding Maintenance and Repair - We've Been Discussing

- Congregational Conversations February 28, March 6, March 17 and April 10
- Executive Council Discussed at December, January, February, March and April Meeting

What we Learned: We have Resources



We've Been Raising and Using Long-Term Resources on Short Term Needs



Projects	Allocated	Spent
Heating & Air Conditioning	\$999,000	\$999,000
Balustrade and Tower Painting	\$315,000	315,000
Strang/TC Lin (renderings)	\$10,000	\$6,500
Youth Room	\$3,000	\$2,500
Greening of the Building	\$50,000	\$35,500
Piano and Organ Repair	\$35,000	\$29,500
Prison Ministry (over 5 years)	\$50,000	\$30,000
Membership Renewal	\$125,000	\$10,500
Office Relocation	\$220,000	
Chapel/Lounge/Pink Kitchen	\$140,000	
Breese Terrace Steps	\$150,000	
Total	\$2,097,000	\$1,428,500

Our Church Building is Critical to Our Missions



- It is easy for a hesitant visitor to walk in
- We are close to downtown, the University, the life of our community
- We are a solid symbol that Liberal Christianity exists
- We have space to share

But It Takes Money to Keep It Up

Current Deferred Maintenance Projects

Item	Estimated Cost
Fire Alarm	\$145,000
Front Column Restoration	\$30,000
North Side Fencing and Stairs	\$44,000
Repair/Reglaze Windows	\$1,000
Replace Refrigerators	\$2,000
Replace/Widen South Door and Sidelights	\$10,000
Replace Garden Entrance Doors	\$16,000
Paint Interior Sanctuary Walls	\$30,000
Paint Exterior Sanctuary window lintels/panels	\$10,000
Total	\$288,000

We Have Done a Lot of Thinking

[Space Utilization Committee Report (May 12, 2014)]

- Nursery

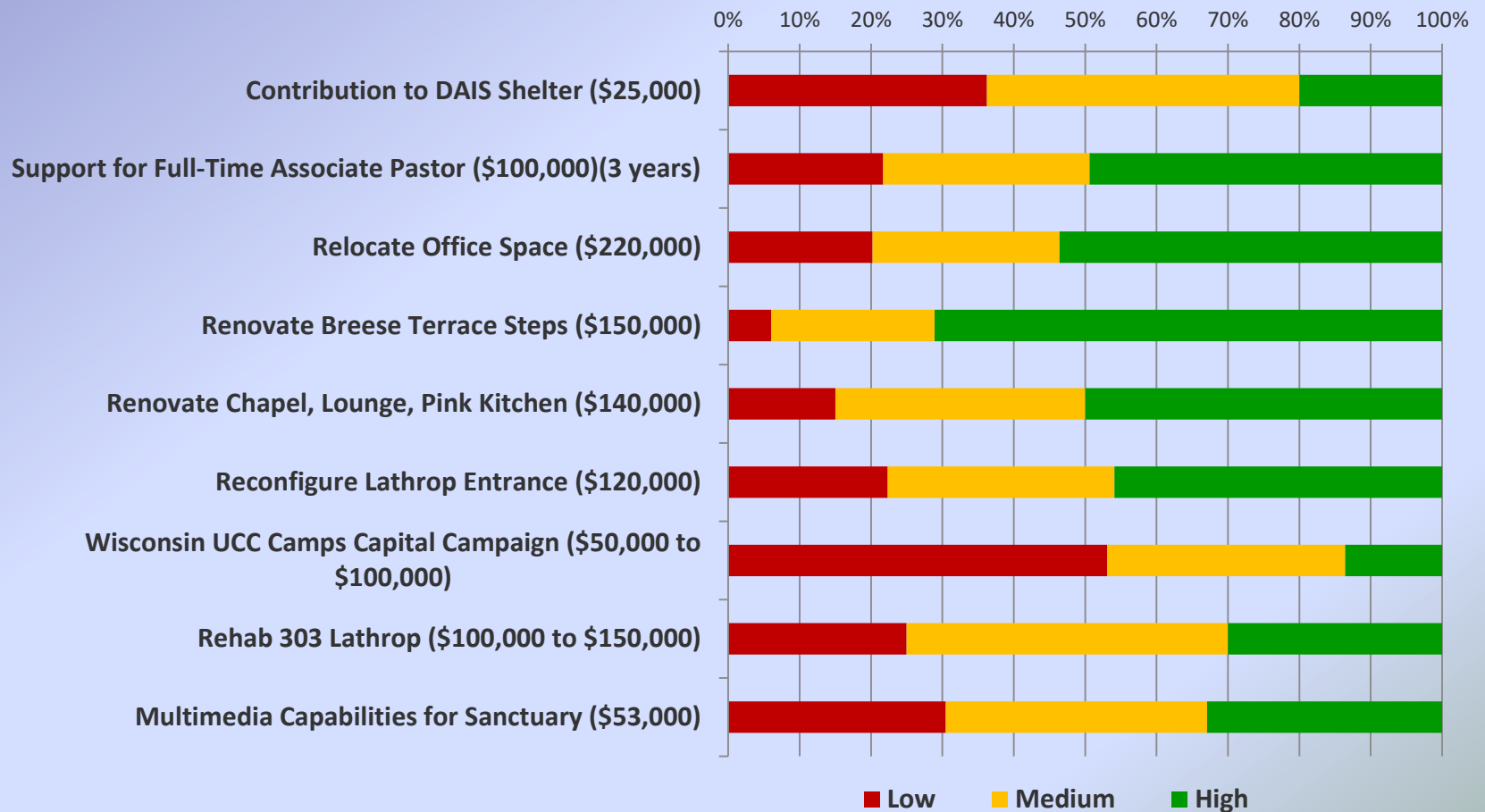


Our nursery on the first floor!

- Move to the current office space
- Infants and toddlers are in closer proximity to the sanctuary
- Closer proximity to meeting spaces, less isolated
- Frees up additional classroom space for Sunday school!

We Have Done a Lot of Thinking

[Congregational Meeting Sept. 28, 2014]



Our Pending Reach & Renew Projects Will Cost More than We Thought

Projects	Allocated	Est. Full Cost
Office Relocation	\$220,000	\$430,000
Chapel/Lounge/Pink Kitchen	\$140,000	\$212,000
Breese Terrace Steps	\$150,000	\$115,000
10% Contingency		\$75,000
Architect Fees		\$55,000
5% Cost of Delay		\$40,000
Furnishings		\$70,000
Totals	\$510,000	\$997,000
Shortfall		\$487,000

Executive Council Proposal
One Package
May 9 Letter to Congregation

We Need to Catch up on Deferred Maintenance

- We need to reimburse R&R for the painting (\$315,000)
- We have \$288,000 in overdue maintenance and repair projects, some urgent (fire alarm)
- We can pay for these needs by borrowing \$550,000

We Need to Catch up on Deferred Maintenance (Proposed \$550,000 Loan from Cornerstone; Interest: 4.0%)

	2016	2017	2018	2019	2020	2021
Advances	\$275,000	\$275,000	-	-	-	-
Interest	-	\$11,000	\$17,440	\$13,138	\$8,663	\$4,010
Repayments	-	(\$125,000)	(\$125,000)	(\$125,000)	(\$125,000)	(\$104,250)
Balance	\$275,000	\$436,000	\$328,440	\$216,578	\$100,241	-

We Need to Complete Our Planned Renewal

- Our last two renewal projects will cost more than we allocated
- We can adequately fund those projects by reallocating the money already spent on outside painting (\$315,000) and using \$50,000 from the 75th Anniversary Campaign

We Need to Complete Our Planned Renewal (Current and Proposed Reach & Renew Allocations)

Project Costs /Fund Source	Current	Proposed
Balustrade and Tower Painting	\$315,000	\$0
Greening of the Building (completed)	\$50,000	\$35,000
Breese Terrace Steps	\$150,000	\$130,000
Renew our Home - Reception/Nursery/Offices	\$220,000	\$450,000
Renew our Hospitality - Chapel/Lounge/Kitchen	\$140,000	\$200,000
Total Costs	\$875,000	\$815,000
75 th Anniversary	0	\$50,000
Remaining Reach & Renew	\$765,000	\$765,000
Total Funds	\$765,000	\$815,000
Shortfall	-\$110,000	\$0

We need to pay the full costs of repair and maintenance in our annual operating budget

- The full cost of maintaining and repairing our buildings is about \$125,000/year
- To include \$125,000 for maintenance and repair in a balanced annual budget will require an increase in annual donations of \$175,000
- We need a full Church effort to raise those donations, starting with our 2017 Budget

We Need to Pay Full Costs in Our Annual Operating Budget (Annual Budgets 2015 Actual; 2016 Budget; 2017 Proposed)

	2015 (A)	2016 (B)	2017 (P)	Increase	%
Pledges and other donations	\$544,000	\$570,000	\$744,500	\$174,500	31%
Foundation/Rent/Other	\$208,000	\$214,000	\$220,000	\$6,000	3%
Total Income	\$752,000	\$784,000	\$964,500	\$180,500	23%
Property Operations	\$113,500	\$110,500	\$115,000	\$5,000	5%
Property Repair and Maintenance	\$11,500	\$37,500	\$125,000	\$87,500	233%
All Other	\$644,000	\$690,000	\$724,500	\$34,500	5%
Total Expenses	\$769,000	\$837,500	\$964,500	\$127,000	15%
Deficit/Surplus	(\$17,000)	(\$53,500)	-	-	-

Motion from Executive Council

- (1) Make allocations to Reach and Renew projects with a total cost of \$815,000, including reallocating the \$315,000 already spent on balustrade painting.
- (2) Approve spending the \$50,000 remaining from the 75th Anniversary Campaign (which was earmarked for a scholarship effort which did not come to fruition) on the remaining Reach & Renew Projects.
- (3) Authorize the borrowing of up to \$550,000 from the UCC Cornerstone Fund to make available for Reach & Renew projects the \$315,000 spent on the balustrade painting and to complete most of the currently needed deferred maintenance projects.
- (4) Commit to including \$125,000 in the 2017 annual operating budget (with inflationary increases in future years) for long-term property repair and maintenance.
- (5) Commit to a robust annual pledging and giving campaign to increase 2017 pledges and other personal donations by \$175,000, which will fund the increase in property repair and maintenance and create a balanced annual budget.

Proposed Amendment

- That Actions (1), (2), (3) and (4) not be undertaken until the Executive Council believes that the annual support provided in (5) is likely to be obtained.
- That, pending the satisfaction of the condition above, the Renovation Committee be authorized to complete detailed plans and seek, but not accept, bids for the Reach & Renew and deferred maintenance projects to be funded by the borrowing in (3).

Nominations From Nominating Committee

Office	Nominee(s)
Moderator	Lyn Macgregor
Moderator- Elect	Casey Newman
Clerk	Darcy Syring
Treasurer	Paul Karch
EC at Large	Barbara Arnold (1 year), Hanns Kuttner, Marlene Duffield
Nominating	Sue Jones, Faye Whitaker
Christian Education	Sean Hadfield, Emily Cochran, Carolyn McKinney, Robin Craig
Deacons	Susan Shands, Joe Brewoo, Bob Metz, Roger Brooks
Community Life	Jen Hackel, Melissa Baumann, Laurie Dennis, Jason Bittner
Outreach	Dan York, John Tyler, Jeanne Marshall, Stephanie Hunter
Property Management	Devin Duffield, Cindy Graham, Tom Syring
Stewardship	Lance Bentley (one year), Bill Hanna, Terry Callaghan, Anne Karch

Installation of Officers and Board Members