

First Congregational United Church of Christ Madison
Resolutions Regarding Exterior Lead-Removal and Painting
June 30, 2013

WHEREAS, we acknowledge and our actions are based on the following facts and understandings:

1. Our Church building is a prominent and majestic symbol of our faith and our commitment to our wider community.
2. The building's tower and balustrade are sheathed with metal that was first painted when the building was built in 1930, more than 80 years ago, and both that original paint and some subsequent cover coats contain lead.
3. That original paint is now failing to adhere to the underlying metal and flaking off in many places, exposing the underlying metal to weather and, therefore, rust and decay, making the tower and balustrade unsightly with the appearance of a lack of care, and causing chips of paint, likely including lead, to fall to the ground around our building.
4. Our Reach and Renew Capital Campaign, completed in 2011, specifically included painting of the balustrade as one of its intermediate priorities and campaign organizers anticipated the cost of the balustrade repair at between \$200,000 and \$250,000.
5. The total pledged in the Reach and Renew Campaign was approximately \$2,200,000. Of that amount, approximately \$1,040,000 has already been received and approximately \$1,000,000 spent on the heating and air conditioning systems for our building, leaving balances of approximately \$40,000 in cash and \$1,160,000 in pledges.
6. The Property Board has considered many alternatives to painting but has found none practical at a cost of less than two times the cost of painting.
7. The Property Board asked for bids from eight painting contractors, four of whom provided bids. Three of those contractor propose to erect scaffolding in order to reach the tower and balustrade and generally estimate the total cost of the work, both time consuming complete removal of the current paint using techniques which minimize exposure to lead paint and chips and repainting with modern primer and paint, at between \$550,000 and \$650,000.
8. One company, Inspired Heights of Rockford, Illinois, proposes to use steeplejacks rather than scaffolding and estimates the total cost of the removal of existing paint and painting at approximately \$315,000 and is willing to contract to do the painting for that amount.
9. The FCUCC Foundation has agreed to extend the line of credit provided to the Church, in the maximum principal amount of \$400,000, through December 31, 2015. There is no amount outstanding on that line of credit at this time.
10. The Congregation has approved additional spending from the Reach and Renew Campaign funds of approximately \$175,000 to be spent over the next two years.

11. Based on expected receipt of pledges, spending on the additional \$175,000 in projects, and the potential \$360,000 (the Inspired Heights bid plus a 10% contingency) cost of the painting, the Church Treasurer expects that cash requirements for the painting and the \$165,000 in other approved Reach and Renew projects will be available using up to \$400,000 of the Foundation line of credit.

12. Under our Bylaws and our approach to allocating and spending Reach and Renew funds, the Congregation as a whole needs to approve the spending of \$350,000 on the painting and borrowing on the line of credit to fund that work and other Reach and Renew expenditures.

13. There are many potential uses of Reach and Renew Funds that will support the growth of our Church and missions and we believe that paying for the painting entirely with Reach and Renew Funds would not be in the best interests of the Church.

14. Leaders in the Reach and Renew Campaign recall that a number of Church members expressed reluctance to fully commit to the Reach and Renew Campaign because the uses of the fund were not specifically confirmed at the time of the Campaign and were, instead, left up to the further discretion of the Congregation.

15. Although we do not believe it wise or right to generally solicit all members of the Congregation for additional funds to support the lead removal and painting project, we think there may be members who have capacity for additional donations who may be interested in specifically supporting the painting project. Any additional donations received for this purpose would reduce the amount of Reach and Renew funds used for the project.

NOW, THEREFORE,

RESOLVED, that Reach and Renew funds of up to \$350,000 be used for the removal of existing paint and re-painting the tower and balustrade.

RESOLVED, that the Church agree to the extension of the final repayment deadline for the \$400,000 line of credit from the Foundation until December 31, 2015, to provide cash to fund Reach and Renew projects in anticipation of fulfillment of Reach and Renew pledges.

RESOLVED, that the Executive Council and Stewardship Board be authorized to seek donations for the painting project from a few individual members while making clear that the Council does not expect all members to make additional pledges to the Reach and Renew Campaign.