

Building Project Task Force Zoom Presentation at Annual Congregational Meeting October 18, 2020

INTRODUCTION

Gail:

1. We are happy to be going “live” with you today. All the Task Force leaders are here. If you are using “Speaker View” you will see our faces, and an occasional visual insert, as we take turns presenting aspects of our report.
2. I’m Gail McKinley and my Communications co-chair is Cindy Barker. Cindy, what are our fellow Task Force leaders going to talk about this morning?

Sindy:

1. At our last Building Project Task Force meeting, our chalice lighting was the following quote: “You can design and create and build the most wonderful place in the world, but it takes people to make the dream a reality.”
2. Today, as we have in many congregational meetings, we are going to focus on 3 topics.
The 3 topics are:
 - 1) Construction Progress
 - 2) Funding Status
 - 3) Gap Strategy
3. Josh Socolar and Brad Kosiba are going to update you on Construction Progress

CONSTRUCTION PROGRESS

Josh:

1. Substantial progress to report since four months ago!
2. Here’s a comparison of site photos “before” and “recently.”



- The “before” photo is from the vantage point of the “alcove” door which is between kitchen and stage.
- The “recently” photo is taken from the farthest corner of the new building site, looking back at alcove door.

3. Brad, would you summarize what we’ve accomplished as of now, and what is our projection for completion?

Brad:

1. We spent the summer moving tons of dirt, pouring concrete foundations, installing steel beams and building cinderblock walls.
2. Yesterday I stood in the mud in the downstairs Living Room space and could finally begin to imagine how it will look when we’re done.
3. I saw the pit for the lift, the pipes for the restrooms and the spaces for the windows in the Living Room walls.
4. And despite the usual construction delays, we are still on track to move in sometime this spring.

Josh:

1. We will share a SHORT video clip of the construction site at the end of the presentation, so stay tuned!
2. But now, for an update on Funding Status, let's turn to Andrew Wright. Andrew, what's our Capital Fund's financial situation?

FUNDING STATUS

Andrew:

1. With total project costs of \$1.6M and funds raised of \$1.3M, we have a projected "Gap" of about \$300K.
2. This coming spring, when construction is complete but before all current pledges will have been fulfilled, the Gap at that time will determine the amount of the loan - which we hope to pay off quickly.
 - The smaller the initial amount of the loan, and the more quickly we pay it off, the less money we'll need to raise to pay interest costs.
 - So, if you are in a position to make early pledge payments (or donations) before construction is done, that would help a lot!
 - If anyone is pondering potential tax advantages from charitable donations before the end of the year, or is thinking of removing some assets from the stock market sooner rather than later, please know that the Capital Fund's window is open.
3. But remember, we **never** want people to reduce their annual Operating Fund donations in order to donate more to the Capital Fund!
4. I'd like to turn to Bonnie Nelson and Jenny Warnasch for a report on the Gap Strategy...

GAP STRATEGY

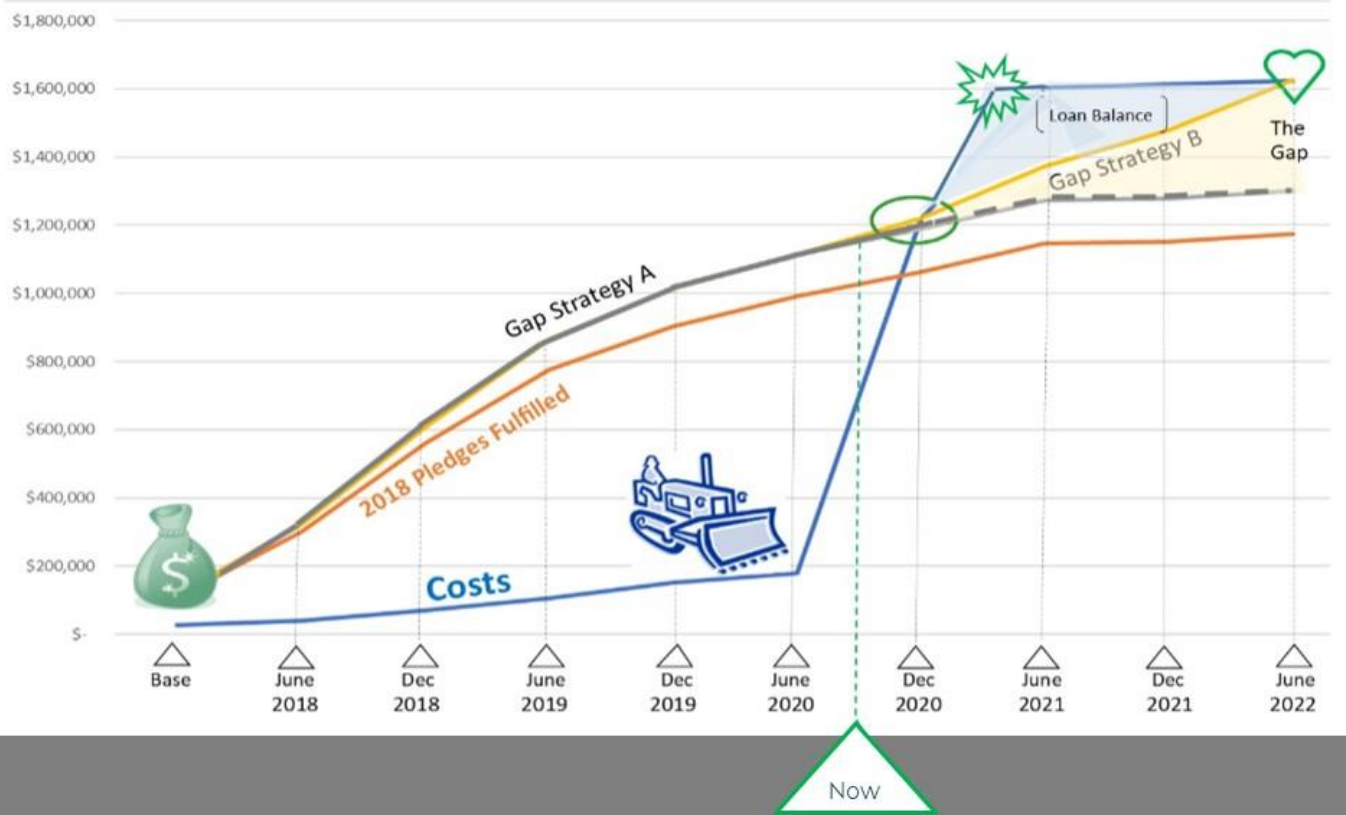
Jenny:

1. I'll start by emphasizing that our driving motivation for pursuing a strategy to close the Gap is our commitment to not burdening the church operating budget with future debt service expenses.
2. It's great that the annual operating budget is healthy and balanced this year, amid so many ongoing uncertainties; but it's really important for the church's viability in future years that its ability to pay our staff and maintain our facilities and support our programs is not impinged upon by debt.
3. This is a good time to ask Bonnie to fill us in on how we're doing with "Closing the Gap"...

Bonnie (with graph as virtual background behind her face):

1. Ever since we first quantified and began addressing the Gap in late 2018, it has been a moving target.
2. Realizing that our capital funds were going to fall short of paying the whole project cost, we started supplemental fund-raising in early 2019.
3. 2019 was a great year for raising supplemental funds.
 - Some nice new pledges came in.
 - Also, quite notably, church groups and individuals throughout the congregation pitched in to share concert proceeds, sell flowers and eggs and produce and crafts, collect fees for sports event parking, obtain grant assistance from the Endowment Fund, and on and on.
 - It was wonderful – with all that, the Gap is about \$130,000 less than it would have been otherwise!
4. I'm going to take a couple of minutes for a quick review of the basics, as seen in the following line graph.

Gap Timeline Update – Based on actual data and projections as of July 31, 2020



5. We often refer to this graph because it's so useful for explaining the significant timing implications of the interface between costs and receipts.
 - The **blue line** is the building project cost.
 - The **orange line** is pledges fulfilled (which includes expected future fulfillments from existing pledges).
 - The **charcoal line** is "Strategy A" – beyond pledges, this line shows additional funds we've raised (like concert receipts and sales of crafts and eggs) which have narrowed the Gap.
 - The **gold line** is "Strategy B" – a gentle appeal for more pledges, offering maximum personal flexibility to respond between now and June 30, 2022.
 - The **[gold area]** (below the gold line) – here's where we all can make a difference by pitching in as we can, to close the remaining Gap and protect the church's operating budget next year and beyond.
6. Highlight the key (green) points in time:
 - **dotted green vertical line** = present time (Oct 2020);
 - **green oval** = when our Capital Fund cash is depleted and we engage the construction loan (Dec 2020);
 - **green explosion** = when all invoices are paid and we convert to a standard loan (along about Mar 2021);
 - **green heart** = when we collectively succeed in closing the Gap (Jun 2022).

Jenny:

1. Although we will continue "Strategy A" activities as much as feasible (since every little bit helps), we can't count on raising substantial amounts of money based on events, at least for the foreseeable future.
2. Our main strategy looking forward is an open, no-pressure, appeal for people to pledge, *as they can, when they can*, an additional amount to the Capital Fund for the year ending June 2022. This was the focus of the Board's September 21 letter to the congregation.
3. So Gail, is the church website ready for people to make an additional or new pledge on-line whenever they feel ready to do so?

IN CONCLUSION: LINKS TO MORE

Gail:

1. Yes! Window open, website ready. Dana will gladly help anyone with questions or wanting a hardcopy form.
2. There are 2 easy ways to get to our Building Project webpage, where you can easily connect to on-line pledging and donating, and see the latest photos and video of the building site, the Board's September 21 letter, etc.
 - First, in every one of the church's weekly announcements and monthly newsletters, there's a Building Project paragraph which offers a direct click to our webpage;
 - And second, the Building Project is always just one click from the church homepage section called "Quick Links." Here is a replica of the church homepage. When you are there and click on "Building Project" you will see that it brings up our actual Building Project main page.

The screenshot shows the homepage of The Community Church of Chapel Hill. At the top, there is a navigation bar with links: HOME, VIRTUAL WORSHIP, WORSHIP AND ARTS, NEWCOMERS, ABOUT US, YOUTH AND CHILDREN, JUSTICE AND SERVICE, and MORE... The main content area features a message regarding COVID-19 and a photo of people sitting at tables in a dining area. A white arrow points from the text 'CLICK HERE' to the 'QUICK LINKS' section. The 'QUICK LINKS' section includes: Building Project: Info and Photos, Weekly Announcements, Monthly Newsletter, Calendar Requests, Fall Auction, and Parking Rental Waitlist.

Replica: Lower right corner of church homepage

For more Building Project info & photos, **CLICK HERE**

For link to pledge or donate to the Capital Fund, **CLICK HERE**

QUICK LINKS

- [Building Project: Info and Photos](#)
- [Weekly Announcements](#)
- [Monthly Newsletter](#)
- [Calendar Requests](#)
- [Fall Auction](#)
- [Parking Rental Waitlist](#)

3. When you do go to the Building Project main page, you will see that it is information-rich. You will see that on the right side is the Board's letter, some cool graphics, and a button to click for pledging. On the left side: lots of photos, dating from summer 2019, updated every week.
4. We promised another video at the end, so let's click the video button right here while Brad narrates.
[no notes]
5. Can you imagine all the progress we'll see over the next few months!
6. Thank you all for your patience and optimism and support.
7. If anyone has any questions, we'll stay around for a few minutes after the meeting and happy to talk with you.
8. Gap Quote: "Believing there is a bridge from where you are to where you want to go is 99% of the battle. The other 1% is to cross it."