

April 15, 2020

Dear Members and Associates,

At the regular monthly meeting of the Board of Trustees on April 14, the Board unanimously approved the recommendation of the Building Project Task Forces to authorize the contractor to proceed with the project when all documentation is in order, which we expect within the next couple of weeks. That recommendation was based on careful assessment of the risks of proceeding versus the risks of delaying. Our minister was present at the Board meeting and supports this action.

Since the January 2019 congregational meeting, unexpected financial risks have been introduced to the project by the onset of the COVID-19 virus. As of March 31, 2020, uncollected pledges amount to \$207,000. Many of these pledges are not due until June 30, 2021. Assuming interim suspension of other fundraising, the gap between the cost of the project and the funds available will be about \$310,000. We will not launch an appeal for additional pledges at this time. However, we still plan on raising additional funds in the future to close the gap. We were hoping to close the gap by June 2022, but national economic uncertainties might require us to adjust our expectations and delay to a later date.

We are still resolved to complete the project with no debt service burden on the church's operating budget. It is important that this project not threaten our future payroll and other regular expenses. Because of the uncertain timing for receiving the uncollected pledges and the delay in expecting additional pledges and fund-raisers, the amount of the fixed term loan remaining after construction will probably be larger than previously projected. It will, however, be well below the \$700K authorized by the congregation in January 2019. Our plan is to stretch out our available funds by making lower monthly payments on that loan until eventual new fundraising can pay it off. The initial amount of the loan, and thus the requisite monthly minimum payment, will depend on how successful we are in pursuing alternate funding sources in the next six months.

The Board continues to be dedicated to the need for the new space. We are enthusiastic about its potential to enhance the mission of the church and are convinced we should go ahead now. As a community we will persevere in the face of the virus challenge. Our mission is enduring. We are creatively managing our worship and ministries. We will support each other and provide help in the broader community as the situation presents.

This letter and related Q&As and updates will be posted on the Building Project website. If you have a question, please let us know from there or by email to space@c3huu.org.

With best wishes,

Bianca Rodríguez
President