



# **Congregational Meeting**

**January 29<sup>th</sup> 2017**



**Reading  
and  
Lighting the Chalice**



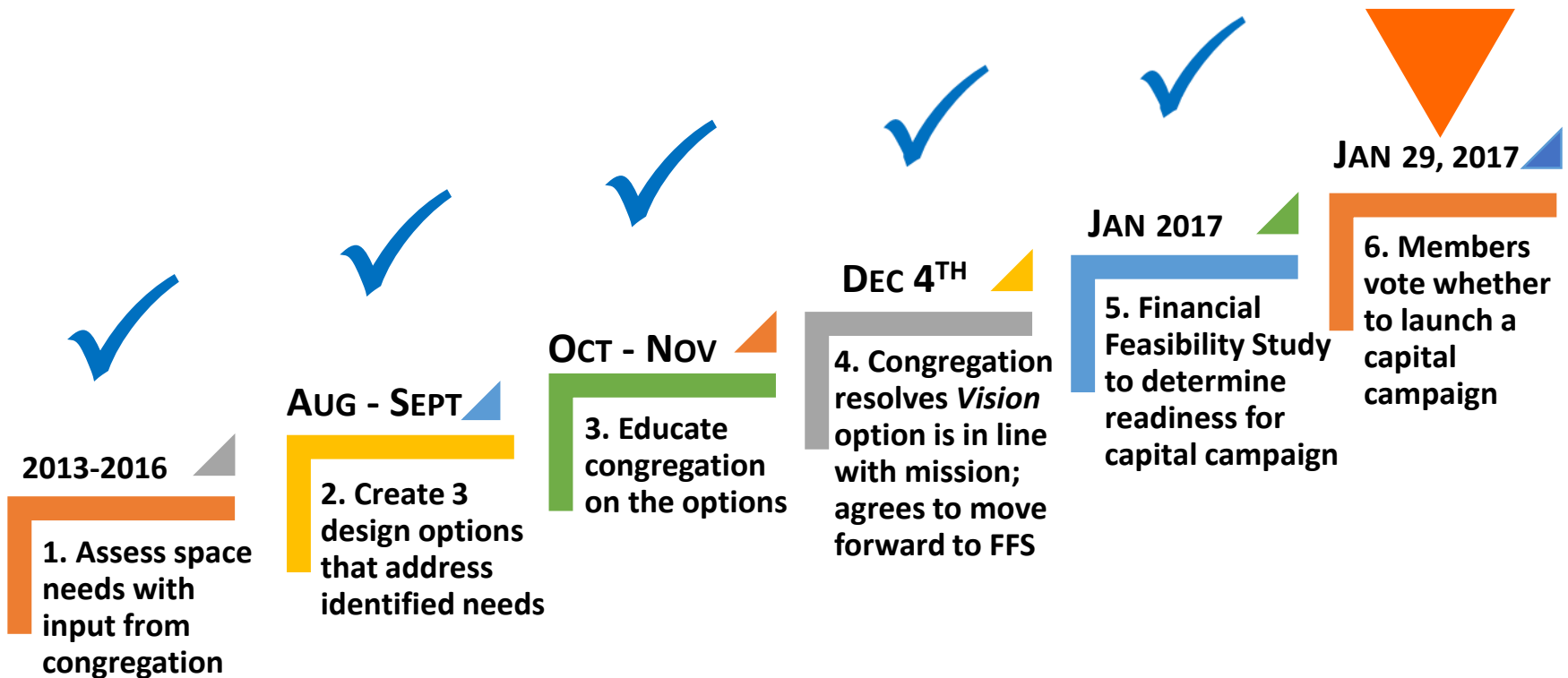
# Congregational Covenant

- We will communicate with and about each other openly, kindly and respectfully
- We will seek peaceful and constructive resolutions when conflicts arise
- We will value diversity of thought, belief and culture within our community
- We will work together to build the common good.



# **Where We Have Been**

# Steps to a Capital Campaign



# Financial Feasibility Study

- From January 5th through 10th, Mark Ewert, a UU generosity consultant, conducted private interviews with 73 church members representing 48 pledging households, equal to 17% of the households who pledged in Spring 2016.
- The group was diverse, with older and younger members, shorter and longer tenure in the congregation, regular members and lay leadership, and financially more modest and larger supporters of the congregation.
- Despite the snow and ice, 100% of those scheduled were able to complete an interview either in person or over the phone!!
- **THANK YOU!**



# Financial Feasibility Study


## **This study was conducted to help us:**

- Understand the enthusiasms and concerns about the proposed Vision option.
- Assess familiarity with the proposed option and reasons to undertake this project.
- Identify effective ways to communicate with members and associates.
- Find out what people are considering for potential contribution amounts so an appropriate campaign goal can be determined.
- Identify the time-frames whereby people might pay toward their financial commitment.



# **Where We Are**





**Results of the  
Financial  
Feasibility Study**

# Frequency with Which Capital Improvement Goals Were Chosen

Priority Rankings from Financial Feasibility Study	#1	#2	#3	#4	#5
Needs of Children & Youth RE program	47	18	5	0	1
Space for committee, ministry, and activity groups	16	24	16	9	5
Welcoming through handicapped accessibility and gender neutral bathrooms	5	20	16	12	16
Music program enhanced and storage space	1	5	17	30	17
Fellowship opportunities and community event opportunities, new fellowship hall	1	4	16	18	30



# Consultant's Two Options for Conducting a Capital Campaign

**1.** Run Capital Campaign this year but retool to focus on high interest items (RE, addressing loan) - **tight timeline, high and broad participation (e.g., 70 stewards), stretch what we might think now we can contribute financially**

**2.** Use 2017 to bring more clarity to process and choices, retool in light of priorities already mentioned, launch CC with annual pledge drive in 2018 – **need to participate financially to cover the gap in the operational budget when the Preschool leaves (Andrew will describe) as well as repairs and basic upgrades needed in the Jones Building, plus replacing furnishings that belong to Preschool: furniture, toys, playground equipment**



# **Financial Considerations**

# CCCH Debt

- Commercial Loan – different from a mortgage
- Jan 25, 2012 starting balance: \$595k
- Jan 25, 2019 balance due: \$430k
- Annual Payments: \$48k
- Balloon payment due Jan 2019 or refinance

# Preschool Departure Financial Impact

- 2017 Preschool Net Rental Income @\$55k
  - 50%+ of all rental income
  - Compared to \$5-6k current building rentals
- When the preschool departs (as early as Jan 2018)
  - Repairs will be needed
  - Furnishings will be needed
  - A permanent solution to the budget shortfall will be needed



# Remaining Agenda

- Where We Are Going (Thom)
- Sharing (All)
- Discussion (All)
- Vote (Steve and All)
- Closing (Steve)