

BUILDING FOR ALL

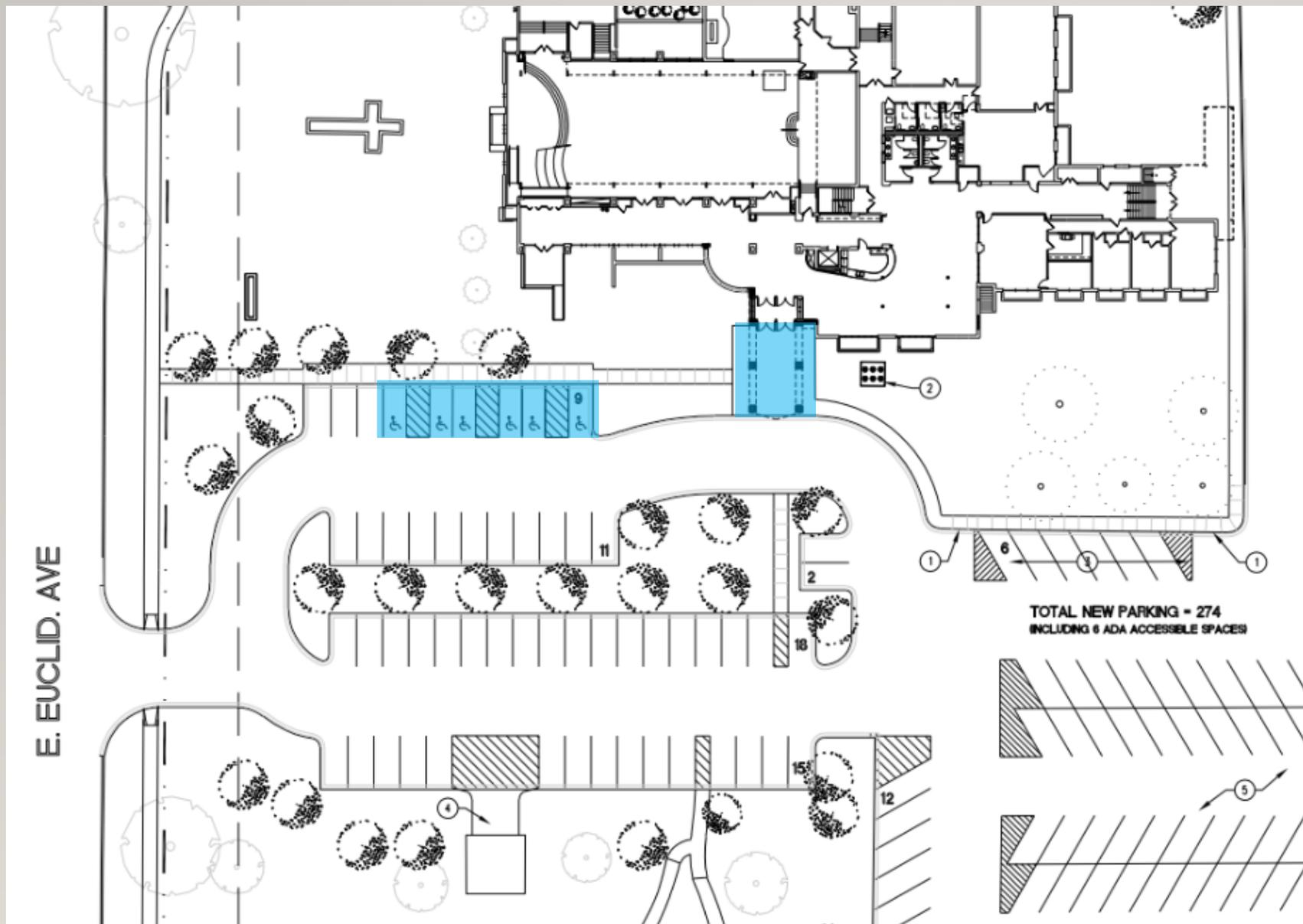


FUMCAH REMODEL & UPDATE



Objectives

- ❑ Accessibility/ADA compliant
- ❑ Large gathering space for fellowship & outreach
- ❑ Updated restrooms
- ❑ Welcoming nursery & toddler childcare facilities
- ❑ Obvious & welcoming front entry
- ❑ Covered drop off & entry
- ❑ Modern hospitality prep area
- ❑ New windows throughout
- ❑ Air conditioning in the pre-school rooms
- ❑ Fire suppression throughout
- ❑ Updated security – main door, sight lines, video at the entries
- ❑ Parking lot



Site Plan

New parking lot –
Proper lighting & drainage

Shift entry off of Euclid to
line up with Forest Ave.

All old windows replaced

New roof over the loggia

Air conditioning in the 3
first floor preschool rooms
and in Room 200

Fire suppression through
entire church

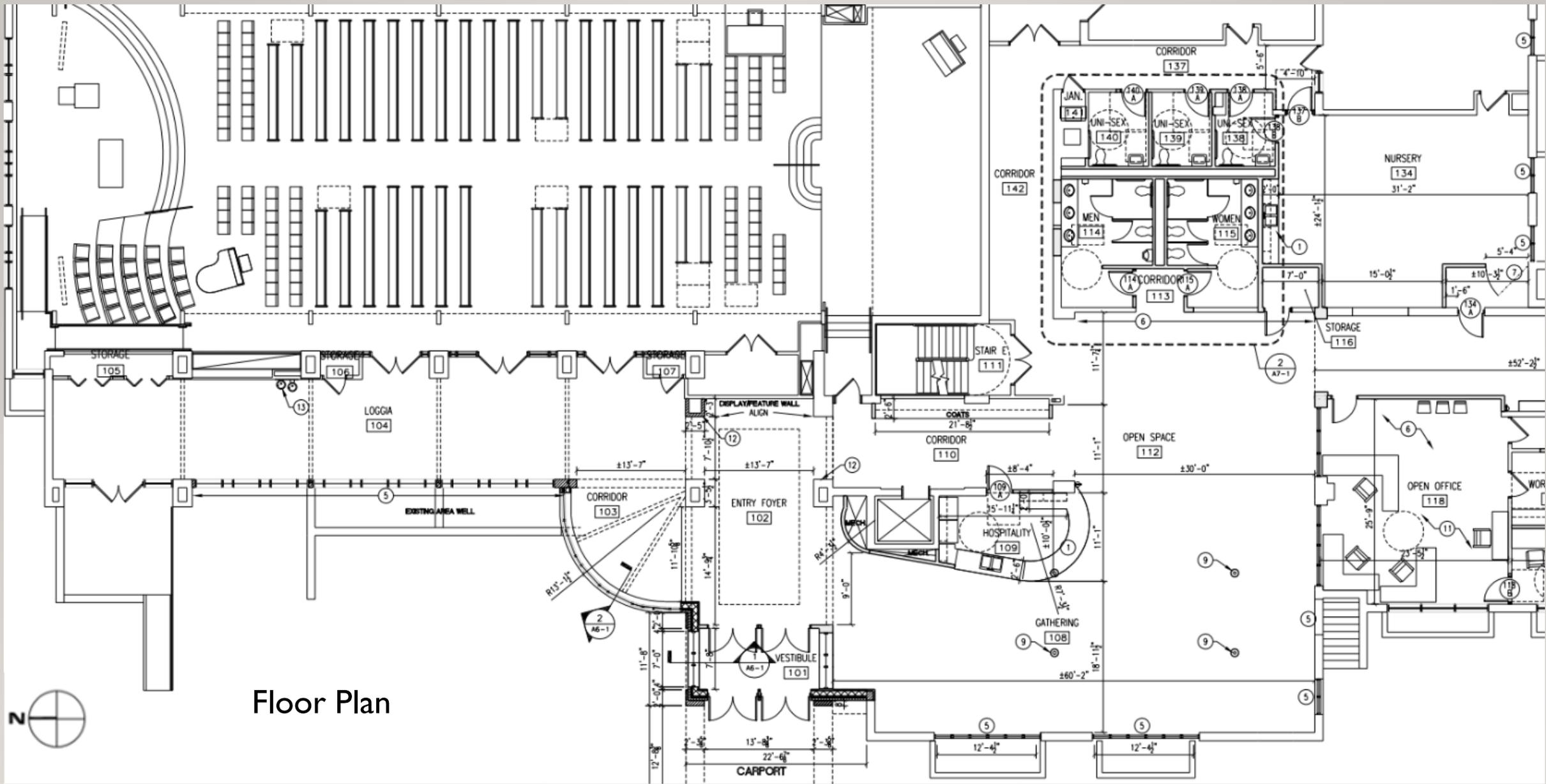
 Accessibility –
Accessible spaces by sidewalk
Covered, ramped entry



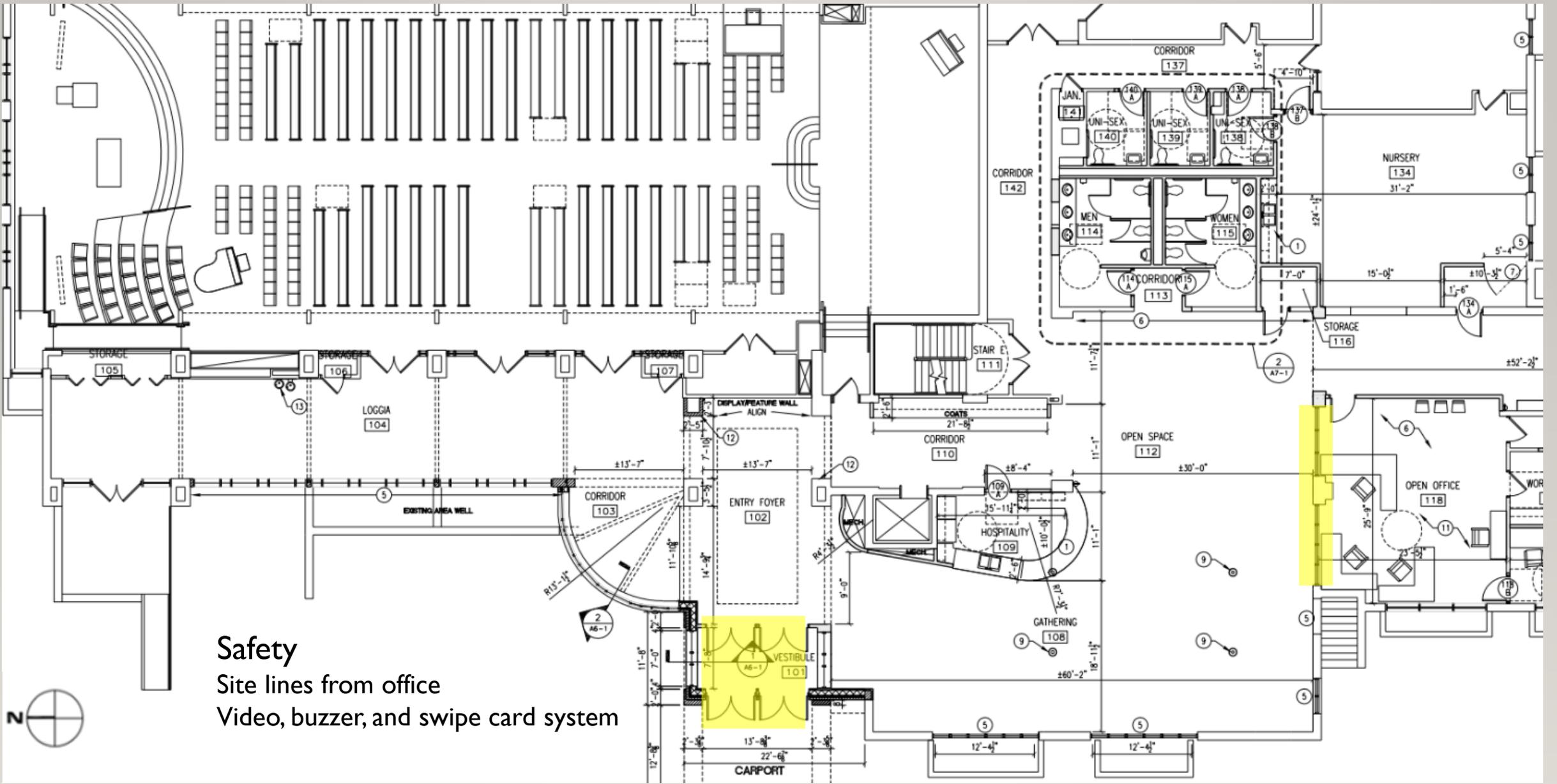
Covered Entry

Obvious & Welcoming Entry

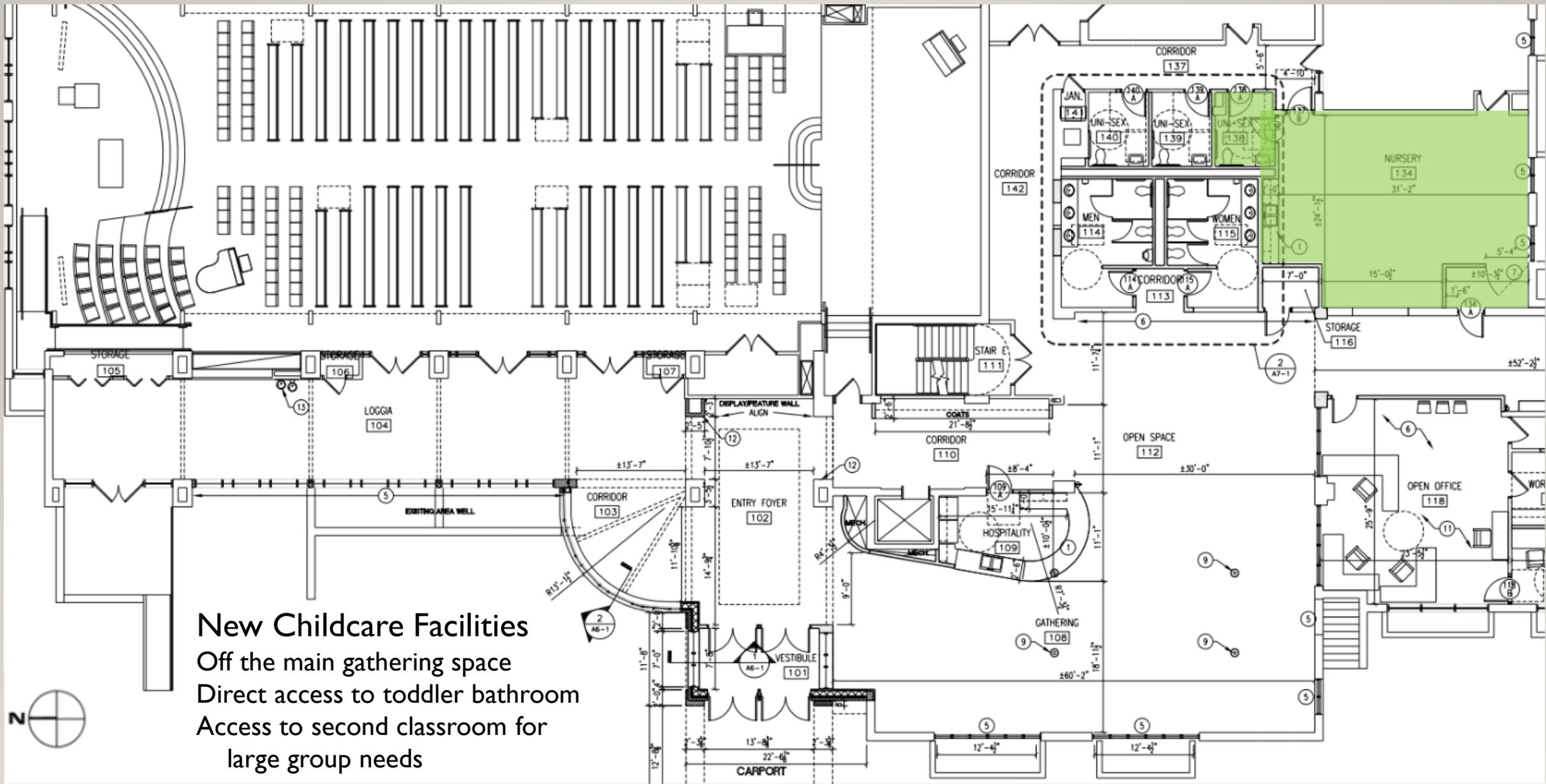




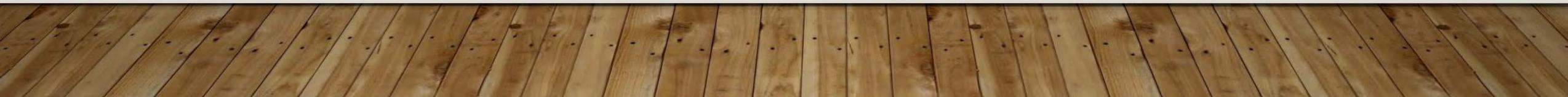
Floor Plan

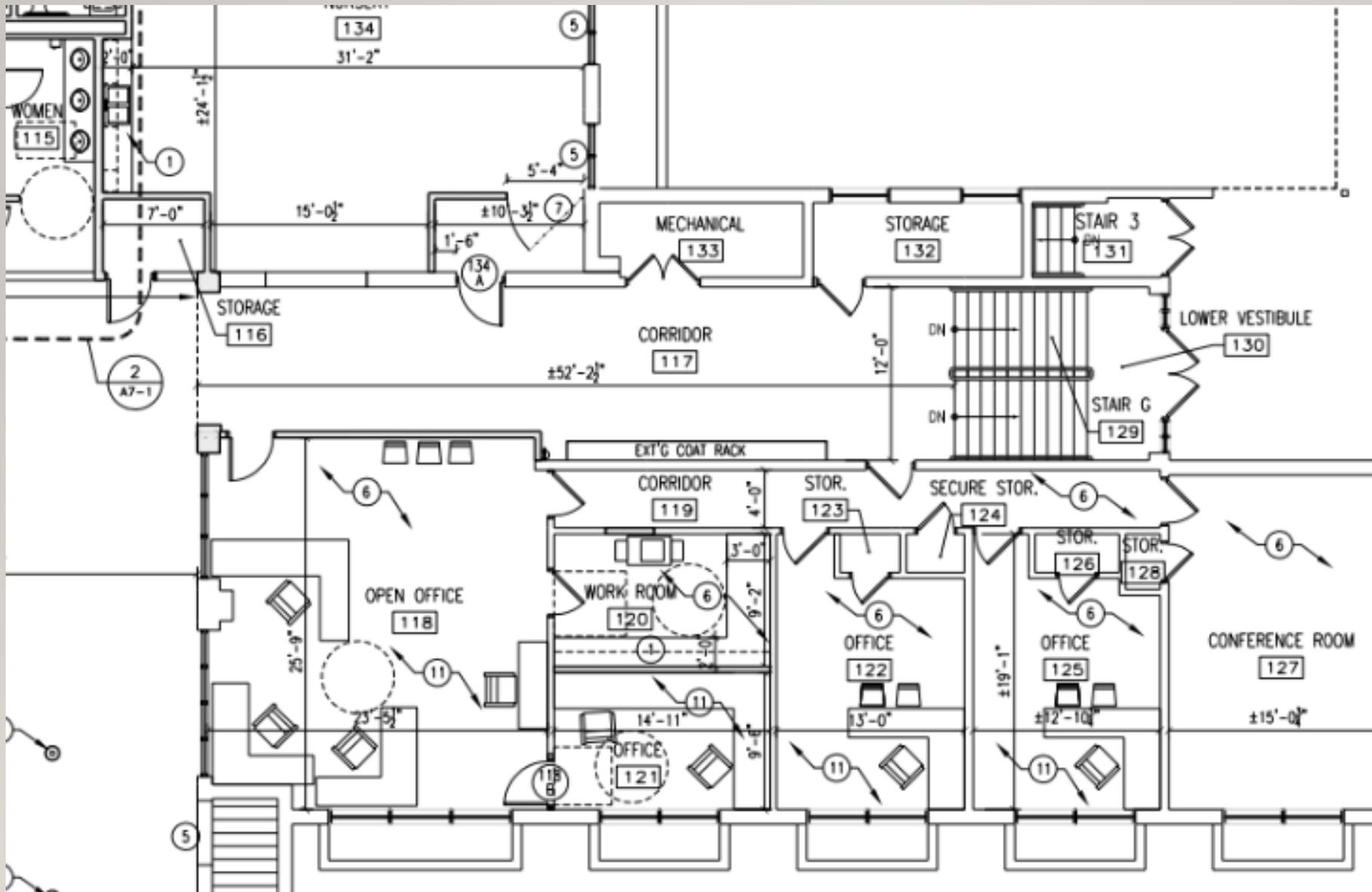


Safety
 Site lines from office
 Video, buzzer, and swipe card system



New Childcare Facilities
 Off the main gathering space
 Direct access to toddler bathroom
 Access to second classroom for
 large group needs





New Office Plan

Costs & Financing

Remodel & Update	\$2,432,106.00
Current Loan	\$ 4,583.59
Fees/Permits	\$ 201,599.88

Total Project Expenses	\$2,638,289.47
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Projected Funding	\$1,628,491.91
Loan funded by cell tower income	\$360,000.00
Loan against the Landsale Account	\$650,000.00

Balance	(\$202.44)
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Factors in Cost Increase:

- Add fire suppression in the attic
- Increase concrete depth in lot for Fire Department's ladder truck
- Additional asbestos found
- New water reclamation requirements
- Market increases to materials and labor

Landsale Account

- The church originally owned the full block – including the what is now Methodist Park to the south
- The Arlington Park District used to rent the baseball diamonds from us at \$1/per summer
- In 1988, after much negotiation, the park was sold to the park district for \$900,000 and the money put into a trust account
- The sale and trust were approved via a Church Conference vote
- A portion of the interest gained from this account is given to Trustees to use for capital projects – projects which cost more than \$2,000 and have a result lasting for a minimum of 10 years
- Additionally, 10% of what is given to Trustees must be given to Missions and Outreach
- The trust outlines that the principle amount should remain the original balance plus CPI
- The trust can be altered via a Church Conference vote
- The current Landsale Account is \$1,714,723

Trustee Capital Projects

Previous Capital Projects Examples

- Updating basement plumbing
- Elevator upgrades
- WiFi throughout church
- Parking lot pothole patching
- Sanctuary lighting

Upcoming Capital Projects

- Stained glass repair and sealing
- 6-7 years flat roofs replacement
- 12-15 years shingle roof replacement
- Digitization of exterior lighting timers

- Current Trustee Reserve is \$47,000
- Trustees have given \$100,000 from their reserve to the Building Project for the parking lot
- Trustees keep a minimum of \$40,000 in reserve for emergency repairs to the church's 8 flat roofs

Use of Landsale for Building Project

The Investments, Finance, and Building Committees met along with Trustees and discussed the use of the Landsale account. The unanimous suggestion after the meeting is:

In keeping with the guidelines of the management of the Trust and to keep our promise of a renovated building to the church and pledges made, a loan of \$650,000 can be taken out against the \$1.7 million in the Trust account.

The goal is to repay the loan as aggressively as possible over time from the growth and income of the Trust each year. The Investment Committee will assess the growth. If there is growth, and once necessary building maintenance and Missions obligations are paid out, the maximum amount possible will repaid from growth toward the loan balance.

The objective will be using strong market years to pay back larger lump sums. The committee would have the option to withdraw capital from the Trust funds to repay the loan if it makes most efficient and prudent financial sense to do so, such as interest rates rise too high and cause repayment to be too cumbersome to maintain or if growth in the account can be captured to repay the loan.



Future of the UMC?

Under the new rules approved by the Judicial Council (effective Jan 1, 2020), if a church wants to leave the denomination with all of their assets, they would need to:

- 1) Pay apportionments in full for the current year and the following year
- 2) Fully-fund pastoral pensions

Our apportionments would be roughly \$160,000-\$180,000 for two years

Our share of pastoral pensions is unknown; it would be decided by the Annual Conference

While the Discipline says we cannot use the Landsale Principle for anything other than capital projects, if we are leaving, we as a congregation could decide that we wouldn't need to follow those guidelines and use that money to pay the apportionments and pensions.

There are meetings scheduled for those that oppose the Traditional Plan to discuss how to move forward and with sights on altering rules at the 2020 General Conference.

Bottom line: We don't know what the future of our church will be, but the Church Council feels we need to continue our ministry and outreach that make us FUMCAH.



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Motion for Church Conference Vote

After service on Sunday, May 19th, the congregation will vote on the following:

Move forward with the Building for All Project estimated at \$2.6 million dollars. To be paid for with cash and commitments of \$1.6 million, a loan from a financial institution of \$360,000, and a loan from FUMCAH's Landsale Trust of \$650,000 to be repaid as aggressively as possible in keeping with the parameters of the Trust, the needs of the church, and fluctuations of the Trust's earnings.

- A simple majority will be needed for the Building Project move forward.
- Eligible to vote if you consider FUMCAH your home church & are of confirmation age.
- Absentee ballots are available by personal request in the church office and must be returned by the start of Church Conference on 5/19/2019.