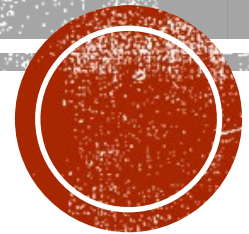


BUILDING OUR FUTURE



First UU Church
December 2020

Welcome & Chalice Lighting



Pre-Covid Activities: October 2018 – March 2020

- Conducted congregational survey yielding 204 responses
- Visited five new or remodeled churches
 - Duluth, Unity, Wayzata/Minnetonka, White Bear
 - Iowa City (virtually)
- Requested initial building appraisal from local Realtor
- Met with one architectural firm & and postponed second due to lockdown
- Hosted seven congregational listening sessions & forums

**Building Our
Future:**

**Team
Momentum**



- Create spaces that are flexible, accessible and multipurpose.
- Keep in mind your church is a multi-generational place of gathering.
- Don't forget about parking!
- Understand zoning, building codes and neighborhood responses.
- Use of consultants will help you navigate the process and guide you to success.

Site Visit Takeaways



Realtors Merl and Dan Groteboer meeting

- Initial estimated worth is in the **\$3.5 - \$4.3 million** range
- Our our unique architecture does not lessen market value
- **General advice:**
 - Make sure you buy enough land
 - Be careful where you buy - know what likely will go in adjacent to or nearby your property

Consultations: Realtors



HGA - Architects Joan Sorano & John Cook

- Important themes distilled from our survey:
 - Light, Garden, Beauty, Invitation, Invitation, Gathering, Green Sanctuary
- “The physical barriers of the building ... are not welcoming”
- “Locating parking, reception/entry, sanctuary, and commons area on one level would require demolishing the entire building...”
- “There are some fundamental issues of planning that will be very difficult to overcome in a remodeling/expansion project...”
- “If it is financially viable to consider moving, we strongly recommend building on a new, flatter site.”

Consultations: Architects



Locus Architecture - Paul Neseth & Wynne Yelland

- Met with UU building group on Oct. 14, and toured building, grounds. They noted:
 - “Massive challenge” to renovate existing bldg.
 - Cost/sq ft would be “astronomical”
 - Would be possible to “encapsule,” renovate part of bldg., tear down and rebuild the rest
 - What we would get by building new “would be so much better in so many ways”
 - New cost very rough estimate in \$4-\$7 million range.
 - In a follow-up note on Nov. 6, Locus said in response to our question that remodel “could address” our church issues, “but it would be major and you would be left with some remnants of space that don’t work so well.”
- In order to work further with Locus, we would need to pay them at least \$3,500 for the next step.

Consultation: Architects



General Property Considerations

- Location, size & topography
- Price
- Multifactor comparative analysis
- Miscellaneous due diligence research

Specific Property Considerations

- Investigated 10 potential sites & visited 5 while in concurrent discussions with HGA & Locus Architects
- Several sites have great potential

**Consultation:
Various
Realtors &
Local
Government
Officials**



UUA Consultation Services & Feasibility Study

- Initial discussion with Stewardship For Us (s4us)
 - A stewardship consulting group that works closely with the UUA's Congregational Stewardship Network and the Director of Congregational Life
- Services
 - Next Steps Weekend – Assessment of current stewardship programs & recommendations for future
 - Financial Feasibility Study
 - Capital Campaign

**Consultation:
UUA**



Opportunities for future engagement

- Wednesday, December 9 – 6:30-7:15 pm Zoom Forum
- Sunday, December 13 – 12:30-1:30 pm Zoom Forum

- Future dates TBD



Building Our Future

Your questions and
comments welcome...

