



Our mission: To be a compassionate, welcoming community that nurtures spiritual growth and practices justice.

Joint Board of Directors Meeting & Building Our Future Beyond Ourselves

Minutes: – October 25, 2023 7:00 PM

Board: Kim Reid, President; Kimberly Edson., Secretary, John Helmers, Treasurer. Aleta Borrud, Brianna Berg, Jodi Edmonson, Rod Mildbrandt & John Tacinelli, Members at Large, Rev. Luke Stevens-Royer, ex officio

Guests: Building Our Future Core Team: George Huston, Ann Hutton, Gail Bishop, Walt Rothwell, Greg Turosak, Katherine Logan, Erika Fetterman

Absent: Paul Trewartha-Weiner, Vice President

1. Chalice Lighting (Kim)

2. Thoughts/reflection about the Feasibility Study (All)

The study was well done and very moving. Gives the generosity team the tools to move forward. It is refreshing to hear an outside view of our church's strengths.

3. Financial update on BOFBO (John H.)

John Shared an updated BOFBO financial statement and answered questions. A sources of cash document was also shared to inform the board of potential funds to continue the BOFBO work. The Church balance sheet was also shared to share our overall financial situation.

4. Timing of additional financing needed and type of financing.

The question for the board is where we want to take the funds that are necessary to pay for the building expenses for the next couple of months.

There was discussion about the roof damage and the insurance money. The roof has been repaired and is not leaking but the roof has not yet been fully replaced. The buyer of the building may or may not be interested in the roof replacement. A motion was made by John H, Seconded by John T. to deferred full replacement of the roof until it becomes necessary. Motion carried.

A motion was made by Kim E. to direct the Financial Stewardship Team to make a recommendation of which funds will be used to address the cash needs for the next several months from the variety of the available resources including the possibility of a loan from the Endowment fund. Motion seconded by John T. Motion carried.

5. Information gathered at Tuesday meeting with realtor Dan Groteboer (decision on when to put building on the market?)

The process of selling the property was discussed with realtor Dan Groteboer and various scenarios were discussed – including selling to a developer vs. by a church, school or related organization. The realtor himself has a strong interest in developing this property. The Price was also discussed, and he suggested a potential range between 3 - 4 million. The church is interested in listing it for 4.7 million.

There was a discussion about when to place the building on the market and issues related to that. There are still some cost estimates that we are waiting for to get a more accurate cost estimate for the new building project. We expect those estimates by mid to late November. A discussion about communications related to the next steps were discussed. These issues have been mapped out. A decision to list will be deferred until more information is available.

A listing contract draft was shared with the board and suggested revisions were discussed. A motion made by Rod, seconded by John T. to authorize John H. and Kim R. to negotiate a listing agreement with Dan Groteboer. Motion carried

6. Tentative overall budget target based on Feasibility study and meeting with realtor.

Already discussed in the above agenda items.

7. Capital campaign congregational vote

BOF Core team discussed a tentative vote schedule:

- Forum on 11/8 about feasibility study, update, building sale. Vote opens after
- Repeat of forum on 11/12 and voting
- Reminder about the vote on 11/15 enews.
- Vote closes on 11/17 and is announced in church on 11/19

I, a member of First Unitarian Universalist Church of Rochester, MN, agree we should launch a capital campaign in early 2024 to support the construction of a new church home, with a goal of raising at least \$3 million dollars.

___ YES, *we should launch a capital campaign.*

___ NO, *we should not launch a capital campaign.*

John T. made a motion, Brianna seconded to approve the timeline and vote languages as listed above to approve a capitol campaign using the bylaws voting threshold. Motion carried.

8. Design update

Ann provided a brief update as to the building design survey and current design process. Locus has shared a revised plan. Based on input from the congregation, a 2-story building is the direction the designers are going and a set of revisions on the plan have been made. Important elements were retained. The next revisions will be shared with the board at the next meeting.

9. Planning for a Nov. 8/Nov. 12 informational sessions

Rachael will be providing her report which will go for about 40 min, then discuss the capitol campaign vote, then share the sequence of events. We will also plan a forum in Dec. and Jan. to go over the final versions and financial plan for funding the project.

10. Any additional items/topics

11. Adjourn

Next meeting: November 15th 7:00 PM
Reflection Topic: Generosity (Aleta)