



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

Joint Board of Directors and Building Our Future Team Meeting Minutes – March 20, 2024 7:00 PM

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

Building Our Future Core Team Present: George Huston, Ann Hutton, Gail Bishop, Walt Rothwell, Greg Turosak, Katherine Logan, Jean Murray, Dave Edmonson, Erika Fetterman

Absent: Brianna Berg, Erika Fetterman

1. **Chalice Lighting** Kim R. opened the joint meeting with a building the possible chalice lighting.

2. **Agenda** approved by consensus.

3. Financial Updates

- a. **Capital Campaign:** Gail provided an update on the capital campaign. There are 311 households with 300 visits planned. 178 pledges have come in by 3/20/24. \$461,241 in annual pledges have been received to date with projected pledges at \$550,000. To date we have received \$3,163,954.00 for the building fund. 3.2 mil is projected. The total amount raised will be announced on Sunday.
- b. **BOFBO finances update** John H and Jean provided an update on the BOFBO budget. The team projected the 1 million amount of cash needed to take out a construction loan to be reached by the end of the year. There will be some recommendations as to where to invest the building funds before they are needed for the project.
- a. **Budgeting for mortgage expenses** - Operating or BOFBO budget? (Kim/John/Luke) Currently the loan payments for the land are in the operating budget at about \$35,000. The board discussed that the budget line belongs in the BOFBO budget rather than the operating budget. It is recommended that we take a careful look at how to best align our funds to maximize the value of funds coming in. It is also useful for the board to consider the need for a mortgage line item in the operating budget in the future.

4. Update on estimates and proposed sequence of events moving forward

(George/Ann/Kim) There are still 3 different estimates from 3 different firms, and the cost estimates are still very dissimilar from one another. When we get further in the process we will get more refined estimates.

A proposed sequence of events and flow chart was shared with the board that outlines the next steps for the project. There is a webinar with interfaith power and light to learn more about cash back options to help finance green technology.

Approval is needed to interview and authorize the hiring of a construction manager. John T moved and Rod seconded a motion to authorize the hiring of a construction manager to help us identify areas in which we can save and to help make the construction process move more efficiently. Motion carried.

It was also recommended that we get our project started before Mayo Unbound construction projects start as that has the potential to increase our costs due to the increase in competition for construction companies.

5. Locus contracts

- a. Approval for extension of the conceptual design contract is needed. A motion was made by Aleta and seconded by Rod, to approve additional funds, not to exceed \$4500, to complete the conceptual design. Motion approved.
- b. Discussion of the proposed Locus contract - schematic design through construction. The Locus contract was reviewed by Gail Eadie, new member and architect by trade. They will be making some recommendations to the negotiating team.
Paul moved, John T. seconded to approve a negotiating team of Ann, George, John H., Kim R. & Gail E. to review and negotiate the Locus contract with the goal of having a 4/17 contract vote. Motion approved.
- c. Proposed financial plan for monthly Locus contract payments (John and Jean)
- d. Auxiliary design support (Ann/George)
 - i. Auditory - Marv Mitchel is reviewing the acoustical design.
 - ii. Structural - Ramon Riba, from the congregation, is going to submit a proposal to do this work.
 - iii. Landscaping - A grant for a Landscape architecture student has been applied for from the U of M.
 - iv. Others?

- 6. Widseth Neighborhood Meeting (Annexation) - Monday, March 25th 6:30 - 7:30** This meeting will be required for the annexation proposal. The meeting will be held at Christ Our Rock Lutheran Church. Once the annexation is approved, there will need to be a development meeting with the Widseth Neighborhood.

7. Selling the current building:

- a. Update from realtor -George provided an update from the realtor. Our property was listed globally on 1/19/24. The asking price is still 4.75 mil. There is greater interest from developers than from casual interest.
There was a recommendation to put up a "For Sale" on the property. Notice of the sign will go out in the e-news.
- b. Update on Walden Lane easement issue. Kim shared that it has been difficult working directly with the Jehovah's Witness church on the easement issue. A lawyer was hired to find a solution to get the easement issue corrected. We are expecting a resolution of the issue soon.

8. Design of the new building (BOFBO Team)

- a. Congregational input from March 13 "What are we missing?" Kim provided an overview of the forum conversation and distributed a list of issues that were discussed.
- b. Other design updates
- c. Moving forward - non-negotiables in the design – the inspirational sanctuary space and program space. It must be accessible and energy efficient / green.

9. Communication with Congregation - What needs to be shared and when?

- April 3rd forum – BOFBO : everything but design.
- Highlight the different work the BOFBO team is working on and the contributions the congregation is making towards this project.
- Reinforce the need to get pledges in.
- Balance between this is not the final design AND this is an exciting time and we are moving forward.

10. Other Business?

Next Board/BOFBO Joint meeting - Wednesday, May 22, 7:00 PM