

Minutes
GMUUC Congregational Meeting
February 7, 2021

Call to order and Chalice Lighting - 12:00 noon Kathy Manzella

Update on the Capital Campaign Kathy Manzella, President

Part of a letter Kathy wrote to the UUA Southern Region's Stewardship Committee::

We raised \$162,000 in cash internally in July 2019 to buy 4.6 acres of land. We have 93 members. We started our Capital Campaign in Oct 2020 (delayed because of Covid). To date we have commitments from members and friends and are almost at our goal of raising \$600,000 internally, and, we have a building to sell which we believe will net around \$300,000, a very generous member has given us property to sell which we believe will conservatively net around \$225,000. We need to raise between \$1.2 and \$1.4 million (the former # a smaller building, the latter somewhat larger). So, with the total commitments internally from our own Congregation and with the sale of property, we will have \$1,125,000. I'm proud to be the President of the Board of Trustees of a 93-member UU Congregation that can raise that much money! And, on behalf of these generous folks who truly live their values every day, I'm asking for help to put us over the top so we can get our new building built within the next year.

The member's property was legally turned over to the church this past week. Possession will be filed with the county this week. Kathy will be working on getting a property appraisal and insurance before getting onto the market.

Comments from Executive Committee summary from Town Hall - Mary Lasris (for Sylvia Rayfield)

We had a really good response from comments from last Sunday's informational meeting. Including removing the signs, cupola and the chalice to make the church more attractive to businesses or persons not looking for a church.

We acknowledge that 2 people did not like the idea of having our services at Dahlonga Funeral Home and 2 people had no problem with the idea. No decision has been made regarding where we might hold services or if we might rotate services. We are hoping to hear from other options soon.

We have received an invoice from our civil engineer who has completed Phase 1 and 11 of his contract, once he receives payment for this, we should get written information regarding the survey, If you go by the property you will see the red flags that have been put in so far. He will also send information regarding soils report that will be used in the design of the onsite septic system.

His last action is to deliver engineering documents that satisfies Lumpkin County's land disturbance permit requirements and that shows the proposed improvements. Including in his maps will be the site layout, site grading/drainage plan, septic plan, entrance plan, hydrology/detention pond design, erosion and sediment control plan, EPD drinking water submittal and all necessary details. He knows we are anxious to get started, but we do not know his timeframe for finishing yet, Will report back on this soon.

We are working on an update of the Roadmap to success, so please go to www.capitalcampaign.org to see what is happening.

We will appreciate your support by voting positively for the 2 motions presented today. No questions were asked.

Comments from Design Committee summary from Town Hall - Mary Lasris

- Finances will drive what we actually build
- Reminder of how we sought input from congregation on what we wanted in our new building. Design by architect was based on wanted function & beautiful design
- Reviewed two possible designs that are very similar with the second, I call the "Redesign" having a smaller footprint by 715 sq. feet. Nothing is set in stone until we have a budget from the board.

No questions asked.

Oversight Committee Introduction Robin Kottman

In January, the Board created a Financial Planning & Oversight Committee in support of the "Building our Future Project". Simply stated, this committee will independently advise the Board on two questions on everyone's mind: *What should the new building cost - and how are we going to pay for it?*

Answering these questions starts with a confident projection of Total Project Income. That will include Capital Pledge payments, Gifts, Grants - and Proceeds from selling the Park Street building. We know a lot more than we did just three months ago, but we're not there yet.

Based on a confident Income projection, this committee will recommend a Total Project Budget to the Board which will include:

- the cost for 'bricks & mortar' as well as non-construction costs such as professional services, furnishings, landscaping, fenced in playground, signage, capital campaign expenses, and a contingency for surprise costs that can arise during construction.
- the cost of a short-term Construction loan, which will likely be required because our construction expenses will be realized within the first year – while our capital pledges will be paid over 3 years.

Upon approving a preliminary Total Project Budget, the Board will direct the Executive & Design Committees to work with our architect & contractor to create a Design that fits the

Total Project Budget.

The preliminary cost estimates for the Conceptual Designs that Mary Lasris shared at the Town Hall Meeting - give us a good idea of what we might be able to build for a given amount of money. But at this point the Designs are not based on an approved Total Project Budget.

The Committee will also project the impact of the new building on our annual Operating Budget. For example, the cost of utilities, insurance, custodial and grounds keeping will probably be higher. We will also take a look at how our facility rental income will be impacted – hopefully that will be higher too!

As Sylvia shared in our “Roadmap to Success,” the Congregation will be asked to approve a final Total Project Budget once we have done our work. The Congregation will also be asked to approve the Final Design based on that Budget before we break ground. And the Congregation will have the final say on whether or not longer-term debt will be involved to fund this project.

To ensure independence in our Financial Oversight role, our committee includes 5 members not already involved in the “Building our Future” project – three are Board Members (Bob Duggan, Norm Leonard and Robin Kottman, as Chair) and two are non-Board members (Ted Doll and Melinda Oliver). Feel free to contact me or any of these committee members with questions.

No questions were asked.

Voting on Proposed Motions

Motion #1 Approve: 43 No: 1

The Congregation hereby approves the marketing and sale of the Park Street property. Furthermore, the Congregation authorizes the Board to close the sale on its behalf. The Board will review and have final approval of an offer, including price and terms of sale.

Discussion: Get it on market ASAP. Questions were raised about transparency and who has the authority to approve the sale. Should the congregation have the vote to approve an offer?

Kathy response: Congregation will be notified when an offer is made. Congregants can contact Board members with support or concerns. The nature of conducting real estate transactions does not allow for a requisite two-week notice before holding a congregational meeting in which an offer can be approved.

Kathy Manzella and Bob Duggan will be meeting with a commercial appraiser on the 16th. This will result in giving us an informed listing price.

Jill Gray and others expressed the contention we have a Board for a reason; they have our trust and we believe they will act in good faith and make the best decision.

Motion #2 Approve: 39 No: 2

The Congregation hereby approves an expenditure of up to \$45,000 for

pre-construction expenses.

Noah asked “Is that enough? Will you be coming back for more?” Response: This will get us through the next few months.

Ken Cox: Who is authorized to spend the \$45,000? Answer: Sylvia (Chair, Executive Committee) & Frank (Chair, Finance Committee of Executive Committee) Robin referred to the Roadmap to Success which shows key decision points and creates.

Brenda: We have a committee to oversee everything that could happen in building this structure. We have another committee to oversee that committee. We have great talent on these committees. We’re getting caught up in “much ado about nothing.” Let’s just build a building.

Chelsea Reid: Clarification: we are discussing the motion of spending the money. We are currently sidelined by discussing transparency of financial decisions/expenditures.

Ken Cox: “Ten minutes ago my question was answered.”

Don Hill: Call for the vote

Other Comments

Betty Murray: Some seem concerned that there won’t be enough communication with the congregation on action taken by the Executive Board. She suggests that we regularly use email.

Burger & Gail: The Executive Board members are working hours every day. We have to be appreciative of all their work.

Kathy We are doing very well with the money. People who aren’t members are contributing to the Capital Campaign, to the Legacy fund. We might need a construction loan -- from a bank or from members of the congregation.

We are a small congregation which lives our values. The community knows us. We need this broader financial support to build our new church. Kathy is hoping that we can break ground before June.

Chelsea: Regarding communication with congregation: A reminder that we have a capital campaign website with updates. There are weekly email updates. Elected and appointed/approved representatives are engaged in a labor of love. One purpose: Get the building built.

Robin: this is a big project. So many people involved. Never seen this level of commitment.

Chalice Extinguishing Kathy Manzella

Meeting adjourned at 12:57 pm

Minutes by Nancy Hunt & Mary Lasris