# Mid Year Congregational Meeting

February 10, 2019

## Agenda

Help Yourself to Pizza!

12:30 Welcome and Opening

12:40 Finance Update

12:50 Stewardship Update

1:00 Budget Update (2019-20)

1:05 Capital Planning/Capital Campaign Presentations

Capital Campaign Q&A

2:00 Adjournment



# Welcome and Opening

DeeAnne McClenahan, President Rev. Dr. Andy Burnette

## Finance Update

Paul Schneider, Treasurer

#### **Profit and Loss YTD**

		Jul-Dec	Budget	
Ordina	ary Income/Expense			
Inc	come			
	Compassion in Action	3,191.65	6,000.00	53%
	Contributions Named	11,157.02	12,249.00	91%
	Contributions Unnamed	12,779.90	8,850.00	144%
	Pledges Operating	196,030.34	219,300.00	89%
	Prior Year Carryforward	26,800.00	26,800.00	100%
	Rental Income	45,711.31	44,200.00	103%
	Events	2,944.80	1,250.00	236%
	Investments	51.27	0.00	0%
	Miscellaneous	2,312.86	900.00	257%
Tot	tal Income	300,979.15	319,549.00	94%
Ex	pense			0%
	Property	9,453.61	20,430.00	46%
Total (	Op Expense	257,004.94	279,579.00	92%
Mortga	age P&I	31,239.24	31,237.00	100%
Reserv	ve Funding	6,000.00	6,000.00	100%
Total (	Op Income	300,979.15	319,549.00	94%
Opera	ting Surplus/Deficit	6,734.97	2,733.00	246%

Reserves at \$34,000

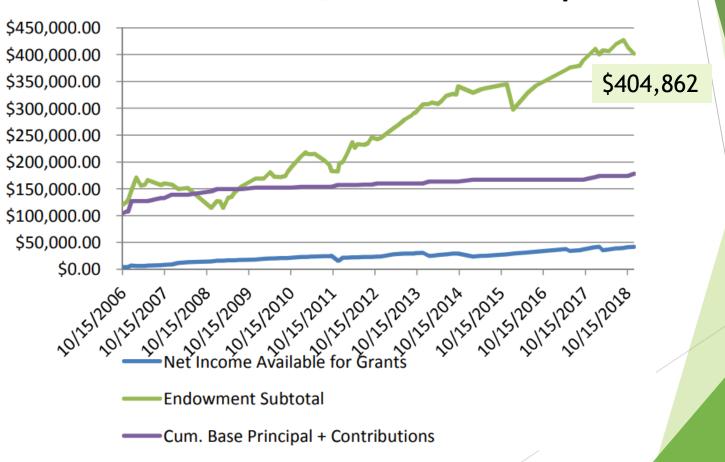
#### Early Year-End Projections

- Early projection is to finish with little surplus/deficit
- Overall 5% less than budget on both Revenue and Expenses
- Other trending information
  - Pledge income increasing at beginning of the year (from last year's tax implications)
  - Property expense expected to increase through the year
- Too early to tell!

#### Special Funds

Dec 12, 2018

#### Performance, Income & Principal



## Stewardship Update

DeeAnne McClenahan, Stewardship Chair



2019-2020 Ple	dge projection
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	20	19 Pledge	Discount	Budget	
Return Pledges	\$	382,544	94.4%	\$ 361,122	Actual Pledges
1st Year Pledges	\$	31,510	94.4%	\$ 29,738	Actual Pledges
Follow Up	\$	33,033	85.0%	\$ 28,078	Based on 2018 giving-Still Following Up
Decl/Est	\$	1,320	85.0%	\$ 1,122	Declined to pledge, but giving
Mid Year Pledge	\$	6,823	75.6%	\$ 5,158	Estimated based on last year
2nd half increas	\$	4,484	94.4%	\$ 4,233	Estimated at 2% 2nd half year
Total	\$	459,714	93.4%	\$ 429,450	
Goal				\$ 474,000	Proposed budget
Balance to goal				\$ (44,550)	

			2019	2018
Continuing \$	382,544	164	\$ 2,333	\$ 2,325
1st Year Pledge \$	31,510	25	\$ 1,260	\$ 933

New Members not yet pledged: 6
Cont Members not yet pledged: 83/44

#### Why the shortfall?

- 1. Higher expense projection next year
  - -salaries
  - -annual program fund
  - -one-time revenue carryover last year
- 2. Membership not fully pledging
  - -85 member households not pledged
  - -41 of these did not pledge last year
- 3. Pledge changes
  - -significant decreases
  - -17 households declined to pledge, including moves

Pledge Changes		
Increased	79	28,517
Decreased	25	(24,436)
Declined	17	(11,380)

Average Pledges 2019						
Average Pledge	\$	2,198	189			
First Year Pledge	\$	1,260	25			
Continuing	\$	2,333	164			
Members	\$	2,271	171			
Friends	\$	1,449	17			
Single person household	\$	1,732	111			
Two person household	\$	2,844	78			
Pledge Range \$100 - \$14,500						
Pledge Median	\$ 1,500					

#### **Stewardship Requests:**

- ✓ Submit a pledge (if you haven't)
- ✓Increase your pledge (if you can)
- √ Pay your pledge (monthly if possible)

# **Budget Prep Update**

David Sheh, Chair Finance Committee

# Capital Project Update

Mary Wolf-Francis, Chair Capital Campaign Committee

Barb Quijada / Jim Horton, Co-Chairs Capital Planning Committee



#### Historical Perspective

Architect Walkthrough Feb. 2018

Visioning Sessions
March/April 2018

Charrette Sessions April 2018

Congregation Mtg
June 2018

#### Committees Established

- June 2018 Congregational Meeting
  - Presentation by Wendell Burnette Associates including vision
  - Congregation voted unanimously to begin a capital campaign
- Board Established Committees
  - Capital Campaign Committee
  - Capital Planning Committee

#### CCC and CPC

- CCC: Raise money to support the construction project -Mary Wolf-Francis/Chair
- CPC: Oversee the construction project Barb Quijada/Chair
- CCC & CPC: Work closely together as funds are raised to adjust construction options accordingly

# Priorities for Campus Improvements

- New Fellowship Hall
- New Sanctuary
- Dedicated Foyer
- Connective Space
- Classrooms NearSanctuary
- Restrooms/Showers

- Commercial Kitchen
- Building for Growth
- Welcoming Entry Corner
- Safer Connections Across Parking Lot
- Spaces for Rental/Coshare

#### Feasibility Results

- Strong willingness of people to give
- We can raise approximately \$1.3 million, or about 3x our annual giving
- Stretch is needed
- Minimum \$2 million for new sanctuary

# Fundraising Strategy - 3 Years GOAL: \$3 million

- Quiet Phase (Spring 2019)
  - Large donor outreach
  - Anchor gifts of \$300,000 \$450,000
  - ► Board has already pledged \$111,000
- Exploring Outside Funding
  - Including former members
- Full-blown Campaign (Fall 2019)
  - Stewardship meetings with Congregants





#### WBA's "Oasis Town Square"

- New, Larger Sanctuary (Phase 1)
- Dedicated Foyer, Choir Rehearsal, Green Room in New Sanctuary
- Separate Fellowship Hall (Phase 2)
- Intergenerational Connective Social Space
- Sanctuary, Fellowship, Education, & Outdoor Space Connected
- Nursery Through 5th Grade Included in Fellowship Hall

- Proper Restroom w/ Showers for Community Outreach
- · Central Commercial Kitchen
- Fully Serviced / Code Compliant Spaces for Rental Co-Share
- Building for Growth and the Future of the Congregation
- Welcoming Presence Through Fully Utilized Entry Corner
- Safer Connection Across <u>New, Larger</u> <u>Parking Lot</u> (Phase 3)

\$2.9M-4.3M (Including Indirect Costs, Depending on Parking Lot Options)
Seating for 400 in Sanctuary (+100 Foyer) 180 in Fellowship Hall
Parking Spaces 143-208 Depending on Option Choices

#### **Component Costs**

Oasis Town Square Original Estimate

New Sanctuary \$2.1M - \$2.3M

Fellowship Hall w/ N-5th Grade \$1.1M - \$1.2M

Town Square Courtyard \$150,000

Expanded Parking \$120,000 - \$500,000

Total \$3.4M - \$4.3M Oasis Town Square <u>Revised Costs</u> (To Be Verified w/ Qualified General Contractor)

New Sanctuary \$1.8M

Fellowship Hall w/ N-5th Grade \$900,000

Town Square Courtyard \$150,000

Parking \$120,000

Total \$2.95M

#### **Parking Lot Options**

Existing Layout 143 spaces (+ 60 New) \$120,000

Modified Layout 190 spaces \$400,000

**Expanded Shaded** 

Parking w/

Dedicated 208 spaces \$500,000

**Promenade Across** 

**Parking Lot** 

#### "Indirect Costs"

Furniture, Fixtures, Equipment

8% of Total Construction Costs

**AV-IT** 

**Window Treatments** 

Signage, Signage Permit, Signage Lighting

Professional Fees (Includes Civil & Landscaping Fees)

11% of Total Construction Costs

Administrative Costs 2% of Total Construction Costs

Design Contingency 10% of Total Building Costs

#### WBA's "Unified Sanctuary"\*

- New, Larger Sanctuary
- Separate Fellowship Hall
- Nursery Through 5th Grade
   Addition to Existing Sanctuary
- Dedicated Foyer, Choir Rehearsal, Green Room
- Intergenerational Connective Social Space (Courtyard and Play field)
- Sanctuary, Education, & Outdoor Space Connected

- Proper Restroom w/ Showers for Community Outreach
- Central Commercial Kitchen
- Fully Serviced / Code Compliant Spaces for Rental Co-Share
- Building for Growth and the Future of the Congregation
- Fully Utilized Entry Corner
- Safer Connection Across Parking Lot (because N-5th Faith Formation Addition)

\$2.9M (Including Indirect Costs)
Seating for 380 (+120 Foyer) Parking Spaces for 148
\*Phasing Options Still Being Researched

#### WBA's Adapted Reuse of Existing Sanctuary

New, Larger Sanctuary

Separate Fellowship Hall

Nursery Through 5th Grade

Addition to Existing Sanctuary

Dedicated Foyer, Choir Rehearsal, Green Room

Intergenerational Connective Social Space (Permanent Shade Canopy)

Sanctuary, Fellowship, Education, & Outdoor Space Connected

Proper Restroom w/ Showers for Community Outreach

**Central Commercial Kitchen** 

Fully Serviced / Code Compliant Spaces for Rental Co-Share

Building for Growth and the Future of the Congregation

**Fully Utilized Entry Corner** 

Safer Connection Across Parking Lot

\$2.4 M (Including Indirect Costs) Seating for 380 Parking for 148

CPC Does NOT Recommend This Option

Doing Renovation of Old Construction is Expensive

Doing This Would Slow Down VUU Progress Towards Vision for Future

#### **CPC** Brainstorming

- New Sanctuary
- New Fellowship Hall
- Faith Formation Addition
- Parking Lot Renovations
- Repair & Reupholster Chairs
- New Floor
- Re-Work Kitchen (DIY)
- Pay Down Mortgage for Other Budget Priorities (Ex: Hiring More Staff)
- Buy Lottery Tickets :-)

Seating 380 Parking 148
Cost ?

#### **IDEAS**

- Interfaith Community Center
- Legacy/Donor Recognition
  - "Wall of Donor Recognitions"
  - Courtyard Bricks
- Outside Organization Donations
  - Story telling
- Outside Individual Giving
- In-Kind Contributions

# Following Our Progress "The Chalice Challenge"

- "Taking our Temperature" (Foyer of Sanctuary)
- Newsletter Updates
- Website Updates
- June Presentation at Annual Meeting
- ► Final Results

#### Your Role

- Open mind, open wallet
- Stories of experiences with VUU
- Willingness to share contacts
  - People inside the congregation
  - ▶ People outside the congregation
- In-kind Who can help defray costs?
- What are we missing?

## Questions?

# Adjournment