



How We Got Here

FROM SURVEY TO SEPTEMBER TO SHOOO PROPOSAL

Presented by the Building Committee of
Wildflower Unitarian Universalist Church

How We Got Here

From Survey to September to SHOOO Proposal

NOTE: Items highlighted in light gray have been updated since 12/19/2010 Conversation with the Board.

The Building Committee spent the months of June, July, and August 2010

- analyzing congregants' responses to our Search for a Home of our Own Survey about finding a home of our own;
- researching market conditions and available properties within our preferred geographical parameters; and
- looking at the church's current financial situation and the impact of a mortgage on that situation.

Conclusion

As a result of this research and the feedback we received from those who attended the September 2010 workshop, the committee has concluded that:

The only way for us to move toward a home of our own is to purchase land in the near future, funded through a capital campaign and without a mortgage.

Subsequently, we can build on that land as our funds permit.

The information on the following pages reviews the information gathered by the committee, presented to the congregation at the September workshop, and used in reaching the above conclusion.

Information Gathered

Congregational Survey

- Prefer within 5 miles south to southwest of SASAC. Next choice 5 to 8 miles south of SASAC
- Want acreage for outdoor activities, gardens, etc. (62%) and room to grow
- 72% want a combination approach of temporary to permanent as we can afford it
- 69% want us to build our nest egg for the next 3 to 5 years until we can fund half the cost; meanwhile, lease within the limits of our annual budget
- Based on this survey, we can expect to get about \$350,000 from a capital campaign

September Workshop

- Three scenarios presented:
 - Buy as soon as possible, spending \$1M; adding \$36,000 to annual budget (27 people preferred)
 - Build our nest egg for 3 to 5 years; then buy for \$1M; add \$36,000 to annual budget (17 people preferred)
 - Have a capital campaign in 2011 to build our nest egg to \$500,000. Hold another capital campaign in 2014 to prepare for purchase of property in 2014, spending 1.65M and adding ~\$75,000 to annual budget (4 people preferred)
 - Ten people preferred none of the above options
 - Although the first option above was preferred by the highest number of people, it represented less than half of the people who responded
- Market Information
 - Building for sale and rent; land for sale
 - Land for sale ranged in price from \$108,900 (6.7 acres 8 miles east of SASAC) to \$3,500,000 (41 acres on Dittmar Road)
- Prefab Buildings
 - Building and site preparation range in cost from \$1,000,000 for an 8,000 sq. ft. building to \$2,100,000 for a 12,000 sq. ft. building.
 - Cost of an 8,000 sq. ft. building itself is about \$250,000. Land site preparation can be 2 – 5 times the cost of the building itself. Until we have more information about any piece of land we might buy, it will be very hard to put a hard dollar price on the total cost of site preparation and a prefab building.
 - We currently rent about 13,500 sq. ft. of combined space at SASAC, Starbright Preschool, and Fortview Road.
- Financial Information
 - The portion of our current Facilities budget dedicated to rent is about \$34,000 per year
 - Mortgage payments on \$500,000 (20 years @ 5.85%) would be \$42,468
 - We must be able to provide matching capital funds equal to the amount of the mortgage we assume
 - Have to add ~\$33,000 to annual budget (~\$8,500 for mortgage payments; ~\$12,000 for utilities; ~\$12,000 for maintenance costs) NOTE: Numbers adjusted since workshop based on new budget
 - Lenders will require that we show the ability to pay all of these costs in our yearly operating budget
 - Mortgage payments can be no more than 25% of our yearly operating budget

Reality Check

- Current pledges for 2011 are \$204,632; this funds the revised budget approved by the congregation on December 5, 2010
- Revised budget included no provision for accruing money for mortgage payments
- Wildflower Church is not in a financial position to make mortgage payments at this time
- If we want to purchase property now, we will have to do it by having a capital campaign.

Current Building Committee Recommendation

- Take a longer-term view of finding a home of our own
- Have a capital campaign in 2011 with a goal of raising at least \$350,000
- Buy land in the \$300,000 to \$400,000 price range
- Fund land purchase with current capital funds plus capital campaign
- Use promissory notes if necessary for up-front purchase; repay them with proceeds from capital campaign
- Build on the land as our resources permit
- In the interim, continue space sharing, either at SASAC or at another location that better meets our needs

Building Committee Members

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