



HOME OF OUR OWN

Conversation with the Board
September 26, 2009

Our Journey

- 2007 – 2009 Strategic Plan – identified acquiring our own space as one of the major goals
- Late 2008
 - Search for the Future workshop
 - Building Committee established
- February 2009 – Congregational vote on Building Plan
- March – Schematic and Model of building with minimum requirements
- April – Growth projections indicate 200 members by end of 2009; > 300 by the end of 2014
- May 2009 – focus on existing buildings due to cost of new construction (UUA consultant advice)

Journey (cont'd)

- June – Realtor identified and appointed
- July – property search begun
- August
 - Property search completed (10 listings reviewed, 3 properties evaluated, 4 leads followed on)
 - Architect selected for inspections phase
- September
 - Letter of Intent offered (pre Earnest Money contract); real estate lawyer appointed
 - Capital Campaign consultant guidance on timing and activities

Search for the Future

- What we heard:
 - Green building
 - Space for the children
 - Space to grow
 - Meditation space
 - Kitchen and social gathering space
 - Gardens
 - Capacity for Social Action services

Requirements Comparison on Property

ORIGINAL REQUIREMENTS

- **MUST HAVES**
- Utilities
- Min 2 acres; 7000 sq ft; 150 parking spaces
- Within geographic parameters
- Total price within \$1.5 million
- Min 200 person seating capacity

- **WOULD LIKE TO HAVE**
- Use of other parking lots on Sundays
- Natural Gas
- Trees, water, view
- Near public transportation
- Room to grow/expand
- Green church

- **CANNOT ACCEPT**
- Septic system
- Contamination (lead paint, asbestos, pollution)
- Noise level

CURRENT PROPERTY

- **MUST HAVES**
- Utilities - City Water, Natural Gas
- 6.7 acres; ~20,000 sq ft; 150+ parking spaces
- Within geographic parameters
- Total price within \$1.5 million
- Plan on 300 person seating capacity

- **WOULD LIKE TO HAVE**
- Use of other parking lots on Sundays
- Natural Gas
- Trees, water, view - Very Nice
- Near public transportation – 3 blocks from bus stop
- Room to grow/expand
- Green church – reuse of 40 year old building

- **CANNOT ACCEPT**
- Septic system – No problem
- Contamination (lead paint, asbestos, pollution) – to be confirmed through inspections
- Noise level – near I35; no problem within building

What's Next?

- Review of on-going maintenance costs, especially HVAC
- Consider counter-offer through Letter of Intent
- Negotiation of Earnest Money contract
 - Conditional based on inspections, viable remodel design and costs, financing and congregational vote before final purchase decision
 - \$10,000 refundable Earnest Money

Earnest Money Timeline

