
Monthly Trustee Meeting

North United Methodist Church
11 September 2024

Meeting held in the Conference Room 5:30p.m.

In Attendance: Jeff Linnan, Toby Powell, Jerry Hacker, Andy Hein, Jeff Bonner, Eric Oehler, Julie Eggert, Darren Cushman-Wood, Kathleen Custer

Prayer-Pastor Darren

August Meeting Minutes-Approved

Special ARSEE Guests: Fritz Herget, PE, and Scott Jones

Background From Fritz:

- He has worked on North Church since 2006 when we had water issues underneath the sanctuary. This led to the original assessment. The entire facility was assessed (except the office area) in 2006-07.
 - They brought some project documentation, pointing out issues and problems with the building. ARSEE works to point out everything that is wrong, and then prioritizes which items should be addressed first. Makes it easier to bid on what is to be worked on.
 - Courtyard is the most difficult to access, which is why it is current priority 6, and there isn't a lot to do there. Fritz feels as if that part of the project could be pushed out 10-15 years.
- Our church was built in several phases:
 - Sanctuary and fellowship hall,
 - Education wing,
 - Bell tower
 - West Entry, offices, chapel
- Conventional construction methodology has changed since the first phase, so problems need to be addressed differently. It has to do with construction methods and age. Some repairs have been made in the past, but not everything from the 2006-07 was addressed.
- The entire facility reassessed in 2024. The reassessment was re-done as part of the Sacred Places grant process and to let us know what's wrong now and ARSEE's priorities for what they think should be repaired first.

Darren spoke about the grant and our capital campaign

- Mini-grant of \$25,000 to cover the assessment (which was \$17,000)
- The Sacred Places grant is for \$250,000 that we match by a capital campaign. Matching funds and grant money and repairs are to be completed by Q1 2026. NOTE: Fixing everything in the Arsee assessment would require \$5,000,000. We would like to complete this by 2031 (church centennial)

Current Situation comments

- ARSEE noted that priorities 1, 3, and 5 cost about \$400,000 and could be done via the Sacred Spaces Grant by Q1 2026.
- They feel that we should tuck-point the entire sanctuary. (Priority 2 and 4).
- We have "good bones" and no structural issues.

- Windows can be replaced and the look replicated with a more modern style. We can replace or do restoration in place. There are options.
- The roof has loose and cracked slate. Smither (a company we have worked with before) could take a look and make recommendations. Slate can be worked on every 5-10 years rather than annually. NOTE: Eric O thinks that our current roof and membrane were replaced around 20 years ago due to hail.
- As far as the Sanctuary stone goes, deterioration is difficult to see when looking up at the building. Freeze-thaw and water lead to deterioration. The higher up, the more deterioration. He estimates that 80% of the joints probably have hairline cracks that allow water in. ARSEE recommends doing the whole thing.
- Jeff B asked about ongoing maintenance and if ARSEE has a recommended plan (to help with budgeting). Short answer is No, but has helped people come up with plans tailored to their building.

The Grant committee created fundraising scenarios.

- A: Take ARSEE's recommendation for the initial phase
- B: Brand as "Gathering Spaces: Kids & the Community"
- C: Narrower scope of "Outreach & Education Centers"
 - These scenarios are written in such a way to help us with how to raise funds and appeal to potential donors. Because of the timing of the grant, raising the matching funds won't be like a traditional capital campaign. Trustees like scenario C the best. (See attachment).
 - Before making a decision or motion, Trustees would like to learn from ARSEE how much it would cost to do the repair on the upper portion of the Sanctuary masonry around the stained glass on the South side of the building. Our next priority would be the repairs required on the West side of the building-ARSEE Priority 1. This will become scenario D, once we learn what that cost is. Jeff L to contact ARSEE to get this information. A decision will be made at the October meeting.

Other items

Scheduled (Trustee approved Projects)

- Grant task force needs some commitments from the Trustees:
 - Trustees approved prioritizing funds (amount to be determined) from the 2025 Endowment to kick off matching monies for Sacred Places grant.

Church Updates

- Choir Loft Video Monitors
 - Approval for this project NTE \$5,000 approved in August 2024.
 - Update from donor-Donor will buy the cable and other items to complete this project, church will pay \$1600 for the ATEN box to be used for further expansion.

Trustee Long-Range Plan & Funding Tracker

Below, areas in grey are calculated - please do not edit those cells.

	Ind. Landmarks Matching Grant Period		2026
	2024	2025	
Project design professional and construction admin fees (typically 8-15%) - avg of 12% applied here, with estimate of 50% payment up front	\$ 26,700	\$ 48,660	\$ 43,860
Project contingency buffer - 20%	\$ -	\$ 89,000	\$ 73,200
Item 1: Offices and Main Entrance	\$ -	\$ 200,000	\$ -
Item 2A: Sanctuary and East Corridor	\$ -	\$ -	\$ -
Item 2B: Sanctuary and East Corridor	\$ -	\$ -	\$ -
Item 3: Education Wing and Chapel	\$ -	\$ 140,000	\$ -
Item 4: Upper Bell Tower	\$ -	\$ -	\$ -
Item 5: Retaining / Cheek Walls and Areaway Walls	\$ -	\$ -	\$ -
Item 6A: Courtyard	\$ -	\$ -	\$ -
Item 6B: Courtyard	\$ -	\$ -	\$ -
Item 11A: Education Wing, window inserts; glazing	\$ -	\$ 50,000	\$ -
Item 11B: Education Wing, window inserts; glazing	\$ -	\$ -	\$ 250,000

Next Meeting: October 09, 2024