

Town Hall Meeting

June 12, 2011

Board Members present: Jane Hendley, June Le Crone, Alice Demi, Tom Wofford, Geri Knoebel, John Kwait, Kelly Street, Erika Johnson-Jimenez, Christine Robinson (member ex-officio)

Welcome and introductions...Rob Leland, Board President

Building Campaign...Geri Knoebel

- Board will be taking action on the Building Plan this month.
- July 3rd – feedback will be solicited from the congregation regarding the building plan.
- Early August – Open House for the neighborhood and site plan.
- Late August – hearing with the city.
- Joint Stewardship Campaign / Capital Campaign in the Fall.
- Construction could begin in March 2012 and construction completed in November 2012.

Stewardship...Alice Demi

- Feasibility Study completed by Barry Finklestein showed we are likely to raise approximately \$2,200,000.
- Summary of the results in April messenger and final report will be available soon.
- Board will set the financial goal for the campaign.
- July 2011 – Town Hall meeting, Design and Construction team will present design for the project.
- Logo for Stewardship Campaign was developed. It is a picture of a Sandhill Crane with the logos Room to Soar (Building Campaign) and Grow the Love (Annual Campaign).
- Annual Fund Drive and Building Campaign together make up the Combined Stewardship Campaign.
- The committee is in the process of recruiting volunteer Stewards. We need about 100 stewards and 25 captains. Please consider volunteering. You may return the blue card sent in the mail or talk with someone on the Stewardship Committee.
- Stewards don't have an ask amount, but take the pledge card and ask the individual or family to fill it out.
- Steward training will be in September.
- Stewardship will set up a canopy in the parking lot where the new building will be.
- Stewardship committee will encourage people to contribute to Annual Fund before the Building Campaign.
- Campaign 10/16 to 11/16/11 with a party following for everyone, both members and stewards.

Tom Wofford...Solar Project

- Solar Panels are already in place! They are not yet hooked into the electrical system.
- They should be connected by the end of the month after one last city inspection.
- The system will deliver approximately 48 kW, 75% of our electrical usage, or 80,000 kW hours / year.
- Cost to us is \$0. The system is put in place by CST and we are leasing from them. Our payment is a little less than what we would be paying PNM for energy. In seven years, we have the option to buy the system for about 30% of the original cost. Lease payments are fixed, so do not go up when PNM rates go up. Already we will be seeing savings over the next few years.
- The city approached us to put in a solar bus stop on Carlisle. The city has enough money to start 50 solar bus stops and the 12 commuters who use this stop made the suggestion.
- We are the first church to have made this lease arrangement and have gotten this system for free!

Large Church Conference... Leland

- Spoke with other congregations similar in size, including Frank Lloyd Wright church in Madison, WI. They had a building campaign with an environmental focus. They felt it had a big impact on the community in that they saw other businesses in the area also go green.
- Two major themes
 - Policy governance, a philosophy of managing the church in which the Board creates a set of policies that are enduring.
 - Balcony leadership, a presentation by Stefan Jonasson, who believes the most appropriate thing for a Board is to take a long term strategic view and delegate much of the detail work. We as a Board are working to embrace those themes and move toward them.

Strategic Perspective of the Board...Leland

- Execute the Building Campaign
- Make progress on policy governance
- Make a longer term strategic plan for the board and for the church
- We will elaborate these goals and present them to the congregation

Comments, Question and Answer period...all Board members

- Solar bus stop - when will that be installed and will it be in the way of the new building?
 - it will be where the current one is and we will learn more about it very soon because they will need an easement on our property.
 - we ran it by the architect and he signed off on it.
 - everything that is at the current bus stop we (staff and church members) have placed and maintained over time

- once they make a bus stop, they will maintain it and we also get advertising space on it. They expect to construct the bus stop in January.
- Have we considered putting solar panels on the new sanctuary so that we get all the benefits and collect water on the rooftops while we are at it?
 - we have talked about expanding the solar project in the future. It would likely be feasible.
 - the water collection is a good piece to send back to the design team
 - George Bakula: We were invited to go through an LEED training and briefing to get certified that we are eco-friendly in our design. Many of the things that were brought up, we were going to do anyway and there was talk of solar, water, and some other things as part of the plan, so the water collection has been brought up.
- The Board has endorsed the LEED certification?
 - We made the decision to keep that option open. We could decide not to still but the momentum has been toward doing it.
- What is the front end cost and the payback of LEED?
 - Additional cost is 1-2%. Because we are not-for-profit there are tax credits that we cannot use, but could sell the tax credits to offset the additional cost. 1% on 2,000,000 is \$20,000, not that much money comparatively. We are balancing the benefits with the cost as we go along.
 - When we made the decision to hold the option of doing LEED we were not focused on the economic payback but on our values as a congregation.
- Comment: Traditional mentality in our society is the monetary return, not taking into consideration the larger cost to our environment. Energy cost is going up and up. This is more of an investment in the good of the whole community.
 - The economics on the solar project are actually quite favorable to us.
- Tell me more about how the lease arrangement is made with the company?
 - CST is going to do all the paperwork to get the tax credits. Then they get out from under the liability when the tax advantages are spent. They have done this for the airport and Albuquerque Academy. They are actually making a profit. They get accelerated depreciation on the system.
 - In 7 years, we will have the opportunity to buy the system and have free electricity at that point.
- Can individuals do this too?
 - Yes, Ken Callahan did so and would be a good person to talk to.
- Is this the time one should be talking to the design team about where the art gallery will be? Will it stay in the current building or go to the new sanctuary?

- Linda Skye chairs the Design and Construction team. There will be a number of groups formed about the design of the sanctuary regarding different aspects of the design. Right now, the focus is on getting the building design submitted to the city.
- So what will be presented in July is the outside of the building?
 - Yes, although we are talking about some of the details. The city cares about the footprint of the building, although the bathrooms have been a big part of the discussion.
 - The details will depend on how much we raise. This will determine what in addition to the sanctuary we can build.
 - The EPC is July 28 and the hearing is 6 weeks later when we actually testify. That is why we want to involve the community, the neighborhood, and the congregation before that. It will be important for the congregation to participate.
- Regarding the economics and our values of the congregation...we are expressing our values in how the building is designed. If LEED certification is pursued, how many people would be willing to pledge 1% more to attain this?
 - (hands up)
 - LEED has different levels, gold, silver, and bronze.
 - At the WI church, they went for LEED Gold and this was really important to their congregation. Had they not done LEED, they would just have to trust the contractors, whereas the certification process built in accountability.
 - At the LEED meeting, it looked like LEED Silver level would almost be automatic in what we are trying to do anyway. To get to Gold would be a small stretch.
 - This is not a process that is a rarity in the city of ABQ. The architects said that the builders in town are quite committed to it and familiar with it. Even APS has committed to LEED. This is a win-win.
 - Healthier building for us. Our environment will be healthy as well.
- Doesn't LEED silver pay itself off because of the savings?
 - We will take a look at that. Progressive office buildings and buildings at the lab are built to this standard.
 - There was very little discussion about the payback period because of the significant advantages during the construction process.
- Any discussion of **increasing security with new buildings** in light of recent thefts? My wife was in a meeting when a drunk tried to get in. I have some concerns about the lighting.
 - No specific conversations about that except how to get in and out of the sanctuary and what would be most safe, but we will add that to our list to consider.

- In my case, I parked in the parking lot two weeks ago. My spare tire is on the outside of the vehicle and my spare tire was gone when I got back to my vehicle.
- We put the article in the messenger to raise awareness about safety. Something about a church parking lot is a sitting duck because people know that people will be busy for an hour.
- We also deployed staff to walk around and asked the police to increase swing-bys.
- There was an incident in which we set off an alarm during a board meeting and the police showed up within 10 minutes.
- It isn't always creepy looking people in the parking lot. One of the staff members lost their laptop while setting up for a service. Someone just wandered in, picked it up and walked off with it.
- Third goal that you mentioned, have you done any thinking and talking about that?
 - We have a task force. Earlier in the year, we settled on some goals for the board. Now that Christine is back, we are refining and structuring them a bit. We are going to publish these in the coming months. We will also sketch out some milestones that are stepping stones toward these goals. These are called end statements. John Kwait has been leading our efforts with that. It will be a process that unfolds over several years and require a lot of communication with the congregation. This would be one forum in which we can get feedback on those goals. The challenge for the Board is that the combined stewardship campaign is already a large time commitment.
 - Very long work in progress and we will have a lot of participation and feedback from the congregation.
 - Policy governance effort that John is leading for us is a practical example of that. As major issues come up, we are trying to take a policy governance view of this. Given everything that is going on, we are taking an incremental approach. Our first focus is the financial policies of the church.
- Last year, the pledge committee came up with a chart based on person's income and how much was suggested to contribute. Do we plan to do that again?
 - We are having a Combined Campaign this year. The chart this year will be for the Annual Campaign. We will also come up with an essential gifts chart for the capital campaign. There is some expectation that most of the money for the capital campaign will come from assets rather than income. There will be a workshop about ways to tap into assets for the campaign and tax structures that make this giving advantageous. There are some people who don't have assets. For those people, they can make some commitment or something that will represent their commitment to the church.

- Leland...Going back to goals, additional goals include completing the solar deployment and another goal around recasting our religious education program. There is a goal around restoring Fair share contributions, supporting Christine's efforts in Kenya, environmental responsibility and sustainability. We are trying to sketch out those goals and get a process around getting feedback on them.
- Stewardship: We are fortunate in our congregation to have four people with significant financial planning credentials. Nell Sale gave a pulpit editorial. Three of these individuals trained as lawyers and one has a long background in this. They are going to be volunteering their expertise to the congregation related to giving to the capital campaign. There will be Town Hall meetings in which those people will present and then offer assistance to individual members. We don't want to jeopardize giving to the capitol campaign; we want to encourage the idea that the giving comes from different pools.
- Is there any clear opinion about what our financial goals should be?
 - There is not much support for Building Plan C, the renovation option. There was strong support for Building Plans A and B. Even B was a little stretch and we are going to have to stretch. B gets us the new sanctuary, but not a chapel or the other rooms.
- Can B turn into A?
 - Yes, this is Phase I.
- Sunday July 3rd, we will have a big potluck and big presentations by the architects and the Building Design Team.
- Does this do anything with Arnold and Wesson rooms?
 - No, Design B does not address those buildings at all.

Concluded at 11:56am