

VAB Cottage meeting notes 6/27/20

Presentation notes:

1. Opening prayer - Kathy
2. Shelbe – welcome and agenda
 - a. Exciting time for our church. Sad we're not together but VAB and P-Patch conversations continuing. Culmination of congregational vision, prayer, work, investment. Voting in a couple week.
 - b. Goal of this meeting: understand VAB plans, budget, answer questions that people have
 - c. Final thing we're voting on: a project that is right-sized for our mission and budget, it's safe
 - d. Still to come, not in the plans, don't have exact details: furnishings, colors, fabrics. Will be worked out further down the road.
 - e. Harder to think about: What will it feel like walking into the sanctuary? Walking into the atrium? But it will be more open to the community, you can see in before you walk in, more welcoming. Part of what we need to do is imagine what it will be like to welcome those in the future to become part of our church.
 - f. Practice raising hand! – Everybody did it!
 - g. 2 minute rule discussed
 - h. Practice voting
 - i. Find chat
 - ii. Distributing random PINs (my pin 8930)
 - iii. Link in group chat, fill out google form with pin, answer question, and certify you're voting only for yourself, then submit
 - iv. For multiple people click "submit another response" if needed for more people in the household
 - v. PROBLEM: people on iphones got an "invalid dynamic link" error. Katlin sent a new link and it worked (I think there was a "\ " typo at the end of the first link)
3. Introduce VAB team
 - a. Jim Arnold
 - b. Karie Stearns
 - c. Pastor Kathy Hawks
 - d. Mike Hlastala
 - e. Kirsten Malone
 - f. Ryan Mertes
 - g. Guy Michaelsen
 - h. Brandy Fox – Owners representative
4. Kathy: It's been a challenge, but a good one. Amazing to think about it actually happening. Excited and hopeful and grateful.
5. Guy, Kirsten, Mike
 - a. Slides (see email from Guy with slides)
 - b. Talk about where we're at on right-sizing the project
 - c. Generally with construction projects: architect makes designs, contractor prices, then you iterate and react to that budget. Luckily our architect is cost-conscious, and we've

worked with the contractor before (fellowship hall, and they gave money back to us). The fact that the budget hasn't been the same through the process is not unique to our process, it's common.

- d. We're trying to get addition through subtraction – taking away square footage from library it opens up the building. We're better by taking something away. Library is a windowless box. We make the church more visible. Can walk up to the church and see into the narthex and sanctuary
- e. Experience:
 - i. Letting more light in; Letting the natural in
 - ii. Scandinavian birch forest inspiration, nod to our origin as a Scandinavian church but also as a northwest church now
 - iii. Thinking about what it looks like at night as well as daytime. Want to share the life of our congregation at all times.
 - iv. Right now it's a lifeless building and doesn't show our very active community
 - v. Common arrival experience – ADA van sized parking stalls, widening sidewalk, putting in handrail from those parking stalls to the front door; glass doors; gathering terrace outside; keeping two big trees but they won't fully obscure the building, just give a little privacy
 - vi. Narthex: it's larger and more light-filled, more welcoming
 - vii. Glass walled work area to be seen from the narthex, more welcoming and productive work environment for all staff in the same place
 - viii. Sanctuary: pew chairs reconfigurable, not permanent pews; wood-filled and light-filled; current lighting is a challenge, it'll be much better in the new space
 - ix. Meeting room off the back of the sanctuary with glass wall
 - x. Bringing the forest into the sanctuary and the whole building
 - xi. "Forest" in the back of the sanctuary to provide a passage to the meeting room. Bring this outside into the landscaping too (Guy's dream).
 - xii. Mike: Ability to connect visually with the outside is good for your own health and well-being
 - xiii. Big windows in the sanctuary won't remove any existing stained glass. They go where the sanctuary is currently blocked by the library.
 - xiv. Organ loft gets cut back so the overhang isn't so large. Pipes will stay up there while the console will go up front. Taking it back to an existing beam
 - xv. Can see between narthex and sanctuary providing a more cohesive space.
 - xvi. Don't want a "back of church" or "front of church"
 - xvii. Reimagine the chapel – open to the chancel, bringing the forest in as a screen to separate the chapel. Emulating the concept in European churches where chapels are off to the side and open to the sanctuary
- f. Contractor has done exploratory work already in the sanctuary to expose the natural wood beams underneath the dark stain
- g. Keeping the radiators and heating system we have
- h. Can lower the chancel by one step and make the ramp better (less than 5%). Piano can be pushed up and down the ramp!

- i. SHKS has vision to reuse the wood from the pews for benches, grove wall. Reimagining the legacy of our church in new ways
 - j. Improvements to the basement, including new entry on east wall ADA accessible! Easier to access by the kids from the sanctuary through the existing staircase on NW side of sanctuary.
 - k. Fellowship hall: moving the informal worship into the sanctuary allows for FH to be used for meeting space with movable partition wall
 - l. Separate unisex bathrooms
6. Budget
- a. Terence's slide showing how the evolution of financing happened
 - b. Calvary sale got us a large amount of funding, was expected that this would fund some portion of future renovation
 - c. Capital campaign 2017-2019
 - d. P-Patch sale: very close to achieving desired outcome
 - e. A lot of teams working together to right-size the project, working within our existing building. Culminates in full budget that we will vote on soon.
 - f. Additional loan of approximately \$700,000. It's a line of credit that we won't have to borrow all of it if we don't use the full budget. It's an advance on a second phase of capital campaign. Not realistic to fund whole project with one cap campaign, always envisioned second phase of campaign. Haven't immediately launched into it because we don't know what we will need. Roll out new campaign on the heels of completing construction.
 - g. We only take out the amount we need so it may not be \$700K, we take it out in chunks as we need it. We only pay interest until the project is complete.
 - h. First true mortgage payment isn't until project is complete.
 - i. Overall budget includes costs of interest on the loans. We will need to draw on those funds in Dec/Jan time frame.

Questions:

1. Earl: Is the sidewalk ADA ramp? –
 - a. Guy: It's 5.3% grade, for a sidewalk that's fine (doesn't need to be ADA ramp), we are voluntarily adding handrail. If we wanted to put in full ADA ramp (which is not required) the difference would be 0.3% and a couple hundred thousand dollars.
2. Earl: Will there be an altar rail? –
 - a. Kath: So that we can kneel? (Earl: yes) We're working on that maybe in the form of chairs that have kneelers on the back. Not fully thought out though. Hard to imagine.
3. Barbara: Have acoustics been addressed? –
 - a. Brandy: We have worked with acoustician on sanctuary space. Adding acoustic treatment on the ceiling will make a significant difference. Intent is to leave current panels, paint, and add other acoustic panels on top. Needs to be balance between spoken word and music, finding happy medium. Kathy adds, Also will be improved by taking out carpeting (hard floor).
4. Barbara: Ramp to chancel, on the left there's a drop will that be marked somehow so people with impaired vision don't go off the side?

- a. Brandy: There's a max 8 inch difference in elevation between top and bottom. There's an edge guard on the left of the ramp.
- 5. Chuck: Chapel entrance, why is there a step up? –
 - a. Brandy: In order to lower chapel floor we'd need to reconstruct ceiling of room below. Lots of expense and maybe not the right place to spend that money.
 - b. Chuck doesn't agree with the answer. We say we're really concerned about access throughout the building but we're not providing access into this one area.
 - c. Brandy: LZL has been doing more exploration, if there's a cost-effective way to do that we will. That room has lots of ductwork (which may be unused) and other equipment in the ceiling which will need to be moved/removed if we go that route. Lots of expense.
 - d. Additional thought/ question from Runnings in the chat: Can a ramp go into chapel?
- 6. Kari: Can you close doors off to the chapel?
 - a. Guy: No, we're opening it up to spill out.
 - b. Kari: should be private and people should be able to share personal things in there without it coming out of the room
 - c. Kathy: it won't provide the same privacy. There will be a more private room off the back of the sanctuary. The chapel will feel private even though it won't be fully shut off.
 - d. Stephanie Running: Echoes Kari's comment about privacy on the chapel. And the room in the back of the sanctuary having a glass wall is also not private (people can see in).
 - e. Julie: Echo Kari and Stephanie on the chapel. Understands opening up and keeping people connected. But important to have a private worship space for an individual or few people. From the renderings it really looks open and it would be nice to be more private.
 - f. Shelbe: do you want it so that people can't see in or can't hear in?
 - g. Julie: both, to be private in a small separate space with your God. "Separate but part of"
 - h. Earl: agree with soundproof private place for the chapel. Suspect you can put wall-board behind forest and still evoke the forest and have a private room. Not sure how you'll use it other than small group.
 - i. From Jerri in the chat: Can we not do a sliding door (barn door style). I'm with everyone else on this about privacy.
 - j. Shelbe: we're taking this feedback and will think about how to reimagine the chapel
- 7. Rebecca: Are the plans available somewhere?
 - a. Kathy, Guy, Shelbe: sure, can post on our VAB website
- 8. Rebecca: Heard that changes in the basement affect preschool and doesn't meet their safety and insurance requirements. What's being done to resolve that?
 - a. Kathy: We just heard from them that they have concerns from an insurance standpoint but haven't heard what the concerns are yet. We're working on it.
- 9. Chuck: We say we are concerned about earthquake upgrade but there was no inspection done on the FH. Will FH be safe?
 - a. Brandy: We asked architect and structural engineer, given that FH is single story and wood construction they didn't have any concerns. We haven't undertaken seismic improvements in that space. In Narthex we are installing large column in south façade. Master plan would include a next project to bring narthex façade down. We don't have

large gatherings there so it's not as much of a concern. Bottom line – some improvements in narthex and none in FH.

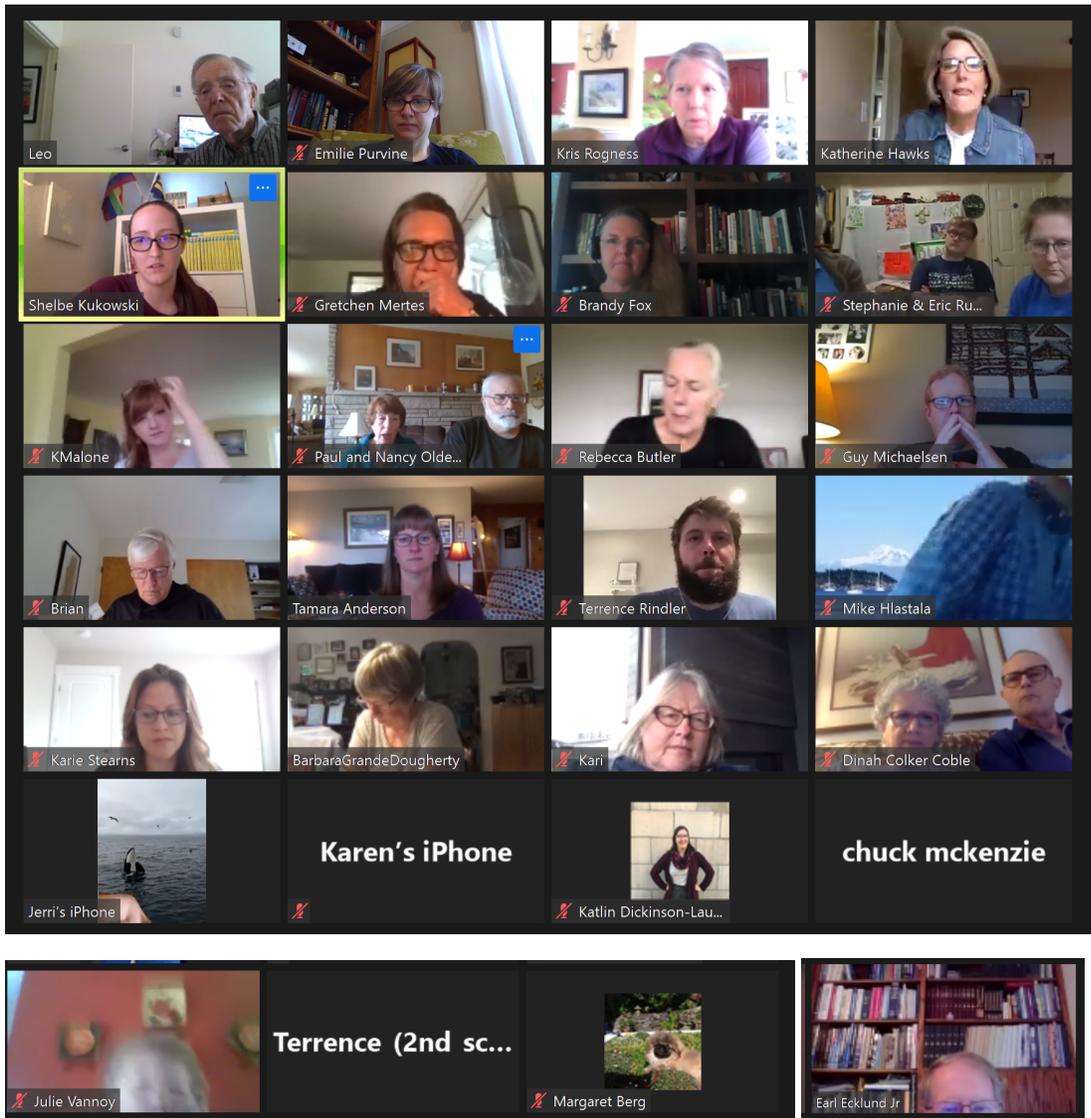
- b. Chuck: beams exist which connect between spaces. Shear forces from earthquakes could provide affects between those spaces. Seems like we spend more time in FH than in sanctuary in terms of number of people and freq of use so shouldn't we look into it more.
 - c. Guy: Engineer looked at it and it wasn't a concern.
 - d. Chuck: doesn't agree.
10. Barbara: Concerning the stairs to downstairs. Where is the ADA access?
- a. Guy: ADA access is from the outside on the east wall. Stairs connect from the sanctuary in same place as before. Tenants that use the basement will enter from the outside. Intend church meetings to all be on the main floor so there is separation between the spaces. Kids can go down the stairs it he back of the sanctuary.
11. Rebecca B.: Will preschool and others go in on the east side? As it is now people come in the main doors and can be familiar with the whole church. Provides a way for families to be involved with the church without attending.
- a. Kathy: we won't prohibit people from wandering around the church
12. Paul Oldenkamp: Cub Scout pack was notified that they have 3 weeks to remove everything from the building. They may not have any storage space available after construction. Raises questions among scout leaders about storage and meeting space. Question extends to all groups we have shared the building with – will they have space to store and meet? Will there be too small of a space to continue supporting the groups we've worked with in the past.
- a. Kathy: It's so important to our vision and future or ORLC and core to who we are that we serve the community. Spaces will be flexible and multi-use. Main floor has a lot more meeting space and of different sizes. Current building only has fellowship hall and library for meeting on main floor. New space will have FH with divider, small space (currently communications and social justice office), space of back of sanctuary, and multi-use space in office area.
 - b. Until now we haven't been able to move forward with plans around storage and planning for construction because of uncertainty in P-Patch. So asking anybody to do anything in terms of moving their things seemed too early. Now that there's more certainty we're all having to do what we're asking Scouts/AA/others to do. Expectation is that just like spring cleaning it's a good way to cull through things and figure out what is really necessary to keep. Apologize for short timeline (we're all in that boat), it's a challenge and not intended to be a dismissal of the importance of the groups.
 - c. Paul: some things will be moved into current Cub Scout room and stored there.
 - d. Paul: Follow up – will the classrooms downstairs be more general use meeting rooms?
(wasn't answered)
 - e. Paul: If anybody is willing to store Cub Scout equipment that would be appreciated!
13. Kari: to the right of the kitchen, was there going to be sliding door to open into a courtyard to spill out from the FH? That had been in our vision.
- a. Guy: We loved the idea, part of a dream/vision. But that would be significant cost and is not part of this proposal. It could be a great standalone project to happen any time in

the future. Touching that part of an exterior envelope is not critical and adds substantial cost.

14. Chuck: we had been talking about eliminating the walkway at the back of the chancel, the rendering shows the hallway still in place. Seems that the corridor should be omitted and the space should be brought into the chancel. Would allow for more decorative use under the stained glass windows.
 - a. Brandy: we did look at removing that. Conclusion is that it's actually very functional and it gives a clean surface at east end of the church. If we remove it we have some windows that would need to be treated in some way. Thinking about projector screen there is a lot of functionality we get from that wall.
15. Dinah: When will the first mortgage payment be due?
 - a. Shelbe: we may answer during the finance section of the discussion. (It was)
16. Rebecca: Where are we at with the P-patch? Has the close date been pushed out past July 15? Can we sign a construction contract before we close? What if we do that and P-Patch falls through?
 - a. Brandy: Her advice has been we don't sign contract until we've closed with ppatch. We need to ensure the sale has closed. Had call with ppatch, told them that it is important to stay with July 15 close date, but it may slip a couple of days past that. Intent is to sign construction contract right after we close with the ppatch. Would give church 1 month to remove the big stuff (pews, organ, etc.). Ppatch is very close to being able to close.
17. Earl: On the building construction budget the word "interest" does not appear. Where is that in the budget? How much will that be?
 - a. Brandy: \$11,500 to cover 5-6 months of interest
18. Rebecca: What if ppatch defaults on their bridge loan? Does the property go to the lender?
 - a. Brandy: ppatch is working with a local lender and potential guarantor of the loan. It is their bridge financing providing funding for the project. Church would have cash. They aren't financing the entire price, part is grant and part is raised. They are still required (clause in the agreement, not an easement) to keep the land for conservation purposes if something goes wrong.
19. Barb: With ppatch deadline of 15th, why are we voting on the 12th? Should we vote on annual budget at July 12 meeting as a trial run and then construction vote budget after ppatch has closed?
 - a. Kathy: huge challenge to communicate and organize a second vote
 - b. Brandy: Staying in touch with ppatch weekly, feel relatively confident they will close. We wouldn't have scheduled the vote without that. Time is of the essence. Need to get contract signed, LZL needs time to line up subcontractors. We need time to prepare spaces. Each week/month we push things out it pushes work into the wet season. Need to do asbestos abatement prior to demolition, further we push demo into the fall the greater chance we have added cost for weather protection. Important that we get going as quickly as possible.
 - c. Kathy: Having the meeting means that assuming the ppatch does close we're ready to go. If something falls through we would not move forward with the contract even if it's approved at the congregational meeting, we'd rethink things.

- d. Rebecca: echoing concern of July 12 vs 15 issue. There are a lot of what ifs. If we have approved the project will we feel pressure to sell to somebody else quickly?
 - e. Shelbe: If ppatch cannot purchase we will have another large congregational conversation about how to move forward.
20. Rebecca: what does the red bar (Terrence's budget evolution slide) look like for 2020? What have we spent thus far?
- a. Terrence/Brandy: Costs thus far are already in the red bar for 2020-2021. We have spent \$296,742.68. Vast majority has been with architect, asbestos surveys, Brandy's fees, design services for organ, permitting costs, boundary line adjustment assoc. with sale of ppatch property.

I think I captured everybody that was on. Probably somebody else would know if this is missing anybody.



VAB notes 7/7

1. Zoom practice
 - a. Raising hands – some need help: Trisha Kloth, Chuck McKenzie
 - b. Feedback that the zoom link was difficult to find for today!
 - c. QUESTION: How do folks on the phone without computer get PIN?
 - d. What if there are technical difficulties with PIN giving?
 - i. Breakout rooms?
 - e. Practice voting
 - i. Trisha Kloth having difficulties seeing the chat, and getting the voting link to work
 - f. Log in 30 minutes early to get your PIN(s)!
2. VAB team introduction
3. Guy's presentation
 - a. Experience of our church, what it'll be like in the different spaces. How it will feel and function differently
 - i. Addition through subtraction. Taking away library windowless volume that much of the church hides behind.
 - ii. Opening up narthex with glass doors. You can see into the church as you approach. Inviting entry.
 - iii. New windows on S side of bldg. to see into the sanctuary from outside, see out from inside the sanctuary, let light in.
 - iv. Proud of Nordic roots of church, and northwest roots. Translating that to wood architecturally. Woods metaphor and wood material.
 - v. Bring warm wood and simplicity into the design.
 - vi. You currently can't see anything of the welcoming community. New: show the life within.
 - vii. There will be blinds that we can close on those new windows if we need to show privacy!
 - viii. Wider narthex with stairwell gone, light flowing in.
 - ix. All staff in one single space! Helps to work together. See entry from the offices. More welcoming. Actual reception desk as well.
 - x. Instead of two solid doors into the sanctuary there will be glass doors.
 - xi. Able to see who is coming to the door from the inside – element of safety that hasn't been there. More secure entry features as well.
 - xii. Can worship both services in one space.
 - b. Arrival
 - i. We have people that arrive in different modes – cars, walking, public transit
 - ii. Current walkway from parking lot is difficult
 - iii. Front door entry should be where everybody comes in, not different doors
 - iv. Need ADA parking. Full size van spots will meet ADA code
 - v. New wider sidewalk to the front door, 5.3% slope, handrail along the sidewalk
 - vi. Outdoor gathering space out in front of where the library was
 - vii. Also, on grade daylight access into basement on East side with ADA access
 - c. Sanctuary

- i. Lot more wood.
 - ii. Pews replaced by pew chairs to give more flexibility of how we use the space.
 - iii. New lighting, enhances experience of being in the sanctuary
 - iv. Off to the back side, the “forest” walkway to meeting room. Glass to see in and out of the meeting room (with blinds for privacy).
 - v. Could bring the memorial plaques into the forest somehow
 - vi. View of the back, windows are letting more light in
 - vii. Bench in the back, great for families!
 - viii. Shortening the balcony, taking the organ console moving to front of the church. Leaving pipes where they are.
 - ix. Cross anchoring West side of the church
 - x. Access to chancel now with ramp. Lowering the chancel and making a shorter/lower ramp (not a ramp, <5% grade). Cannot lower the very back of the chancel or the chapel but we can lower the main chancel.
 - xi. Addressing comfort of sitting in chairs. We will have samples of some chairs for people to try them out to decide which ones are most comfortable.
- d. Chapel:
 - i. Think like European cathedrals where chapels are integrated space. Feel like an expandable space so you can expand the experience into the chancel.
 - ii. Heard from other meeting that people want the chapel to be secluded when needed. Acoustic and visual. Brandy spoke with architect and they will come up with some ideas and put pricing together.
- e. Fellowship Hall
 - i. Adding moveable wall to break into two separate meeting facilities. Will have space for medium sized meeting room.
 - ii. Been questions about seismic upgrades here
 - 1. View of our architect and VAB it’s a low risk facility. But also the upgrades were permitted with the city, they didn’t see any risk. Brandy reminded we had a 2015 architectural review and did not identify FH as a seismic risk. Don’t think it’s a good stewardship of funds to redo a completed project that nobody thinks is a risk.
 - 2. Chuck would like to see these assessments related to the beam that connects the spaces. Guy will share privately.
- f. Narthex
 - i. Larger without stairwell
 - ii. Workspace and office more productive
 - iii. Nursery remains where it’s at
 - iv. Reconfigured bathrooms, all unisex. 3 ADA stalls. One with direct access to nursery.
 - v. Small office by FH becomes meeting room.
- g. Modest upgrade to sacristy, altar care folks are excited.
- h. Pews: dismantle them, plane the finish off (they are solid oak), deliver to LZL. They will use these pieces for the bench in back of sanctuary, grove in the back of the sanctuary. Any wood element they can until they run out. Opportunity to repurpose elements

already in our church. Purchase price of that length of nice oak is high, so we're saving money!

- i. Treading lightly on landscape, keeping plants low so people can see in and we can see out. Some kept trees will provide a bit of a buffer.
 - i. Guy has an idea to bring the forest elements from the inside to the outside, into the landscape and create an inside-outside connection
 - j. Have full set of architectural documents, detailed instructions to contractor for how to build
 - k. Basement, accessible by two entries. Interior stairway from the sanctuary, exterior on East side. Restroom improvements including accessibility.
 - l. New space will still serve our tenants. Just like us they will have to adapt to the new space.
 - m. LZL is a partner in the project, we've worked with them before. Proven their loyalty to us in the fellowship hall project. If they can do it for less they will return the difference to us. Did that for FH. Able to go into the church and do exploratory work (forensics, strategic demolition) to help make sure the designs are right. Found good opportunities by doing that.
4. Financial details
- a. Overall scope of the project and budget we've arrived at has been a process, built up with the vision ever since sale of Calvary in 2012. Seeded the plan for significant construction project.
 - b. Capital campaign was next round of funding to add to the vision
 - c. Selling P-Patch to GROW for fair value to get a realistic budget for full scope project.
 - d. Final financing coming from some strategic gifts and fundraising, plus loan to finish it out.
 - e. Terms of loan as proposed is favorable solution to not have to cut back the scope significantly or phasing the project.
 - f. Seeing out the vision from 2012.
5. Questions
- a. Steve C.: Taking out library, glass windows. Is that where the library was?
 - i. Guy: Yes exactly. And the stairwell/awning.
 - b. ????: Is the glass shatter proof?
 - i. Guy: Don't think we're taking that step. Haven't had issues with glass break-ins at our church or around town at other churches.
 - c. Paul O.: Are we replacing the whole window/door entry?
 - i. Brandy: Replacing all glass in that area. New steel support as well between the two doors.
 - d. Steve C.: Now that all staff in the office area, what happens to the oddball office by FH? What about nursery?
 - i. Guy: Office becomes meeting space, nursery stays nursery.
 - e. Eric J.: Is handicap access to basement on East side?
 - i. Guy: Yes
 - f. Gary Schultze: Chairs fairly close together. Are they full size or small? Some people are larger than others.

- i. Brandy: Chairs are all full size. Looking for manufacture to create some doubles so that there isn't a split in the middle.
 - ii. Kathy: Looking for some chairs with arms to be more sturdy and have help standing
- g. Kristine L.: Used the word "anchored" with the cross. What does that mean?
 - i. Guy: Will install it much like now, a floating element.
 - ii. Kristine: People objected in the past to having it hang over the congregation like something dangerous. Designed to hang over the altar. But then the artist decided to move it to where it is now. Makes some people uncomfortable. So it's still just hanging and not visually anchoring anything.
 - iii. Guy: Assumption is that it's hanging like it is now. A detail that can be massaged to find the right answer. Should be within the realm of reconsidering where it is.
 - iv. Brandy: Worked on the design of the organ pipes so that it gives a visual cradle to the cross.
 - v. Kristine: Visual mission committee spent a lot of time on that. Discovered lots of people didn't want it moved even though an expert they brought in thought it was inappropriately placed. Woman had PTSD and left the church so she couldn't go up below it.
- h. Carl C.: Are we going to accent the stained glass windows on East side even when there's sun? Now we have fluorescent lights which aren't great.
 - i. Brandy: Removing all lighting in the sanctuary now. Will need to check with designer to see if we're highlighting?
 - ii. Carl C: would be pretty to have some lighting on the outside so we could see them lit up from inside the sanctuary
 - iii. Guy: Do you want them glowing on the inside or outside.
 - iv. Carl: not sure. But wants to see them accented!
- i. Carl C: What's the capacity in the new configuration? Larger or smaller?
 - i. Brandy: depending on the layout somewhere between 208-224. Now we're at about 200 (includes balcony).
 - ii. C: Will there be room to add chairs if needed.
 - iii. B: Think there will be more room to add more, plus the benches add
 - iv. Barb D.: Losing some flexibility because you can't scoot closer in pews
- j. Eric J.: Any consideration of opening up the East wall? There are 3 small stained glass units. We have a large Calvary stained glass. Any consideration to get that stained glass into the East wall.
 - i. Mike H.: Talked quite a bit about that. Ultimately landed that we didn't want to substantially change the architecture to the outside of the building.
 - ii. Eric J: Would really open it up and be nice.
 - iii. Brandy: Walking a very fine line with exterior envelope work so that we don't trigger substantial alteration on that envelope. Would require much more work and larger budget. Opening required there to get the glass in would be quite large. We've been cautious to even take another window out for the substantial alterations.

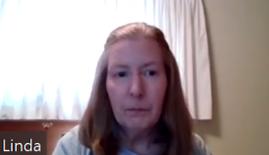
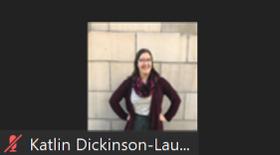
- k. Chuck: Looks like hallway has been maintained. Suggests taking that out, increasing the chancel floor space. Leave exterior windows, but blank out from the inside.
 - i. Brandy: Looked at it. From a cost perspective, the hallway provides function and storage. Thinking about projection, keeping the wall serves a purpose. Pulling the hallway out would not be cost effective.
 - ii. Chuck: Respectfully disagree about the cost. Should be almost nothing to pull out the wall, plug two holes, paint. For storage, sacristy could be used. Or the upstairs office.
- l. Linda C: Stained glass from Calvary. Everybody thinks it needs to be vertical, but thinks it could be hung horizontally in a lighted ceiling.
 - i. Mike H: good to think about that, haven't thought about it
- m. Rebecca Butler: Trying to confirm we're not using the stained glass from Calvary. Thought that was one of our goals, to use that glass in the design.
 - i. Guy: We saw that as an opportunity. Looked at many spots including West wall. Shoehorning in an opportunity isn't the right thing to do. Haven't found a way to honor it. Not making things better to take one large architectural element to find a space. Started to be at odds to sacrifice other programmatic needs. It was not grabbed from Calvary so that it needed to be used, but that it could be used. We're also lightening things and a large stained glass window would go against that. Did more than due diligence to find that opportunity and it just didn't work.
- n. John Ellingboe: Justify \$100K for organ which is rarely used?
 - i. Kathy: Will use it more if it's more accessible. When Gretchen, Karen, Kathy do worship planning, not uncommon to have to forego certain hymns because they would sound better on organ and it's not possible for Karen to get up there. Will be refurbishing the organ, and it will have more range and provide more to our services.
 - ii. Gretchen: Many stops don't function at all. Karen was working with half an instrument. To have an accessible and functional organ will mean it's used much more.
 - iii. Guy: Chimes were salvaged from Calvary! Comes with a legacy and soul that adds to our church
- o. Barbara D.: With sacristy minimized, we're losing storage space. We need to keep that hallway that Chuck wanted to get rid of. Probably we won't be using the back so much so won't need the extra space on the chancel.
 - i. Kathy: The step up in the back of the chancel will be flexible space. Chairs can go on the new wider steps.
 - ii. Gretchen: Had to be really thorough on storage. For storing long things that back hallway is kind of the only place to put that. And that accesses a youth room of some sort.
- p. Eric J: When talking about the Calvary glass didn't see we're maintaining that East wall storage. Think the impact on the space would be positive if we removed that back wall hallway. Consequences are dire for getting substantial alteration, but that glass is really impactful and would make the space special.

- q. Chuck: Will sanctuary floor be wood? Consider acoustics of chairs moving around on a hard surface.
 - i. Brandy: Will make sure the proper glides on the chairs so they aren't making noises.
- r. Chuck: Still think that having ADA access to chapel on the back is essential.
 - i. Brandy: Talking with LZL to lower that. Means we have to tear out the ceiling on the floor below, reroute electrical. It's \$10-12K. Trying to figure out if there's a way.
 - ii. Chuck: Duct work isn't in use
 - iii. Brandy: Already taking that out but other things need to be moved around. Definitely looking into it.
 - iv. Chuck: It's an important part of worship, especially if we're making everything else ADA accessible.
- s. Paul O: People wanting to have solid wall instead of glass or open wall that's there now. Could be problematic. Solid walls creates privacy but also needs to be consideration of safety. Shouldn't create places that could be used as location for bad things going on. Recommendations to avoid that, have glass windows and doors.
- t. Steve C: Will there be better acoustics, intercom, screens, security cameras, etc?
 - i. Brandy: Acoustical engineer has reviewed sanctuary. Adding treatment to the ceiling that will blend with the existing ceiling. Working with A/V vendor that is better balanced between music and sound, rear projection screen on one end.
 - ii. Gretchen: Most important thing we do is share our message cleanly and clearly. A room that doesn't support that is not ideal. Really looking to create easily heard spoken word, no feedback issues, also allows music to carry in its natural form. Not trying to amplify or electronicize to change the quality of the music. Want to hear equally in each part of the room.
 - iii. Steve: In the library it's really loud, hearing the busses and things that go by. Will it be loud in the sanctuary like that?
 - iv. Guy: Library windows are garbage, new glass will be more sound proof!
 - v. Steve: Any more tie-ins with the basement like CCTV, security cameras, intercom with office to basement?
 - vi. Brandy: New access control and alarm system, but no security cameras or intercom
- u. Chuck: Why does the FH partition not follow the beam line?
 - i. Guy: So it can rest on the solid walls between windows rather than on a window.
- v. Linda E.: When you separate the FH into two parts how do you keep the sound separate?
 - i. Brandy: This operable wall system is a panel system that locks together with gaskets with a door that seals as well. Allows to conduct two separate meetings at once.
- w. Steve C.: Anything being done with kitchen?
 - i. No. New dishwasher at some point (fund-a-need)

- x. Steve C: Church has not had a facilities budget (didn't understand that). We're taking out \$700K loan. We have no surplus. This doesn't count the \$30K and \$15K we pull out of Calvary.
 - i. Terrence: The budget graphic is only covering the capital campaign, not the rest of the church operating budget.
 - ii. Morgan (not as VP): Cash is cheap, interest rates are low, borrow money!
 - iii. Amy: This does not drain us fully, but yes we do need to get a facilities budget. And there are contingencies in the building budget.
 - iv. Shelbe: The \$700K loan isn't necessarily what we're taking out
 - v. Steve: What growth in revenue do we need to see to pay back the \$700K in the future? Need to run cash flow out a few more years. This is great to get the building built but how do we pay it back?
 - vi. Shelbe: We've been doing good projections using historical data. Talked to Steve Olson to get another capital campaign.
 - vii. Kathy: Likely to add positive momentum is that the new building will generate interest from neighborhood and community. More useful, more multipurpose spaces to be of more use (rental income) to the community. Buildings by themselves don't do much, but expectation is that we have strong congregation, staff, leadership, ministry, reputation and those things working together will have a positive impact.
 - viii. Mike: Experience on board of Nordic museum. Through renovation to have new museum generated amazing amount of engagement from the community. Revenue from people accessing in the first 10 months is more than they might have gotten in 10 years in old building. Probably won't quite be that much for us, but similar momentum to draw folks may happen. Opportunity to generate new excitement with the building to draw people in to the mission.
 - ix. Steve: would like to see projected out another year for how we need to pay back the loan. Will we need to borrow more money to cover our operating costs?
- y. Rebecca B.: Spent close to \$270K this year so that should be reflected in the bar chart graph. Following up on Steve's question. We've supplemented operations using Calvary funds over the past 7-8 years. Last year without a PPP loan, year-end gifts, etc. we'd be way under budget. When we get to the end of all this, what are the projections for what we'll see in 2021, 2022, 2023, etc. How will we cover expenses without Calvary funds, PPP loan? We'll use up our contingency funds most likely. Borrowing is cheap but you do still have to pay it back. Preschool may not come back because the space won't work.
 - i. Mike: There's always risk in contingency. We enter into the project assuming we will spend all the contingency. Ultimate goal is to spend as little as possible. VAB and project manager will be very diligent and careful about the contingencies. Confident that we won't go over budget.
 - ii. Still Mike but new thought: Concept of taking risks to grow. Strategy was to utilize the Calvary funds to drive growth. Invest in second pastor. Every year we use less and continue to meet or do better than the deficit budget. COVID provides new challenges but we've implemented strategies to offset. We're

- laying a foundation for the future to drive growth and health in the congregation. Predicting the future is hard. Take the calculated, thoughtful risk to grow in the future. As things change, council will work strategies to mitigate.
- iii. Mike again: Concern about COVID, definite risk. Health of the congregation will come from all of us.
 - iv. Amy: Great question about projecting future years. We haven't looked farther out because everything is changing. But we have talked with Steve O. about how to handle it. Plan is to separate it out from the operating budget as a separate campaign. Have people donate to the building cause. Steve's advice is to separate them out and loans get paid back faster.
 - v. Kathy: Asked Steve about 2008 recession. He said church folks are generally very faithful in keeping their giving going. It was affected, but strongly recommended that we invite people to give both to annual mission budget and building campaign. When you do that, people keep the idea of getting rid of the loan. It (almost) always gets paid back sooner.
 - vi. Amy: Looked at philanthropic giving literature during hardships to help forecast. During the recession giving was still somewhat steady. Loose offerings will come down. But in times of need people will still give regardless of what's happening. Might not be at the same level, but it'll come. Based on past (even great depression) not projecting that it's going to tank.
 - vii. Rebecca: Economic disaster is just beginning. Think we're going to have a long slow recovery. People will give but not as much. Some will be suffering. Hungry and homeless people. Worry that we're counting on something we won't be able to fulfill. Don't think it's unrealistic to be concerned.
- z. Stephanie F: We're not the first church that's taken on this type of project. Maybe the only during a pandemic. But not the first with this amount of debt. What is the typical experience? What do we see other congregations take on? What's the debt to congregation member ratio? Can't think of this as we do home loans, it's a larger community.
- i. Kathy: There are no such guides because it's a matter of congregational personality, mission, and culture. Some congregations of lower income who have accomplished amazing things through generosity. In many congregations (ours included) small number of people who give large amounts of money. Some people who give generously to annual budget mostly gave generously to building project as well. Thinking back to first coming to ORLC and found it needed \$200K deferred maintenance. Ended up being \$400K. We worked hard to get that paid off. Point is: with God's help if we feel called to make this choice and see it as strengthening our mission, we will find a way.
 - ii. Stephanie: Good to know we've made it through before!
 - iii. Terrence: When council met with Steve O. we have asked for his expertise talking through these numbers. He always gave us assurance this is within reason for a congregation of our size and current state.
 - iv. Also Terrence: Our prior capital campaign is pretty close to what we need to pay off the \$700K loan. If we can do as well as before it's within reach.

- aa. Harold Laurence: Question about forecasting. Feels like a spreadsheet or Monte Carlo analysis isn't too difficult to put together. Just need to agree on a few fundamental variables. Might be a good exercise but might be hard to communicate. Fundamental variable of loan we're considering is adjustable rate, need to consider what risk we're exposing ourselves to by doing this?
 - i. Shelbe: good idea, we can evaluate the rates and see what we can get in the future.
 - ii. Mike: like concept of MC analysis. Council can consider it as an option.
- bb. Chuck C: What options were explored other than Lutheran fund? Rates seem to be higher than general market these days.
 - i. Terrence: examined ELCA Lutheran Mission Investment Fund and Thrivent loan. Applicability of this one was better than Thrivent loan. Traditional fixed mortgage loans might not be available to us (thinks, looking it up). Did not pursue loan with fed regulated bank but likely wouldn't have qualified. What we pursued was more church friendly.
 - ii. Kathy: mission investment funds only work with churches. Interest rate is somewhat higher, but also have been up front about the fact that they can be relaxed about loan payments if need be. Allowed churches to go for a while without making payment if needed. Working with somebody aware of how congregations sometimes function and is sympathetic to that.
 - iii. Mike: Challenges from non-mission lending require "personal guarantees" for the debt.
- cc. Linda Ellingboe: P-Patch money is majority of money that will be coming in. Understand there are some grants. How much will PP need to raise to pay their bridge loan? What happens if Grow can't raise all the money that they hope?
 - i. Brandy: Terms of sale with PP is they must provide cash at closing. They are working on bridge loan. As of now they have about \$300K to raise of the \$2.1M needed. They are very close! Probably identified more grants that they need.
 - ii. Linda: When will it actually be signed?
 - iii. Brandy: Scheduled closing is July 15. Might need to move a few days to accommodate lenders but appear to be on that track.
- dd. Rebecca: If people have questions after tonight how can they get answers? Will we do this again at the congregational meeting or can people ask questions otherwise?
 - i. Shelbe: Email them in and we'll do our best to address all of them. For congregational meeting we'll make a motion and second it, it'll be up for conversation. People can make statements for or against the motion. There will be time constraints for how long people can speak. All of these meetings go longer than expected but congregational meeting going long isn't ideal.

 <p>Mute ...</p> <p>Kristine Leander</p>	<p>Emilie Purvine</p>		 <p>Linda</p>
 <p>Lower Hand Unmute ...</p> <p>carlchristenson</p>	 <p>Gary Schulze from S...</p>	 <p>Katherine Hawks</p>	 <p>Kukowski Family</p>
<p>Mike Hlastala</p>		 <p>Steve Cromwell</p>	 <p>John & Linda Ellingb...</p>
 <p>Guy Michaelsen</p>	<p>Harold Alley</p>		<p>1/2</p>
 <p>Paul OldenKamp</p>	 <p>Rebecca Butler</p>	 <p>BarbaraGrandeDougherty</p>	<p>Harold Alley</p>
<p>kloth</p>		 <p>Eric Johnson</p>	 <p>KMalone</p>
 <p>Stephanie Fowler</p>	<p>Morgan Fowler</p>		 <p>Brandy Fox</p>
 <p>Dinah Coble</p>	 <p>Katlin Dickinson-Lau...</p>	 <p>Brandy Fox</p>	 <p>Brandy Fox</p>

<p>amydahlgren</p>	 <p>RyanMertes Mertes</p>	<p>Chuck mckenzie</p>
---------------------------	--	------------------------------