



Foothills Unitarian

LOVE UNITES US ALL

Foothills Unitarian Church

Special Congregational Meeting Minutes
1pm March 1, 2020

Minutes approved June 14, 2020

Board members in attendance: Sara Steen, Sue Sullivan, Brendan Mahoney, Glenn Pearson, Joan Woodbury, Debbie Gentry, and ex-officio board member Rev. Gretchen Haley

The meeting was called to order at 1:08 by Sara Steen.

Members in attendance: (quorum established) 133
Members on-line: 6

Welcome and chalice lighting by Chris Rom

Board President, Sara Steen, moved to adopt the standing rules to facilitate the congregational meeting. There were no objections to the standing rules and the motion passed.

Board President, Sara, Steen, moved to approve the agenda for the meeting (consisting of a presentation on the capital campaign and annual stewardship reports; a presentation on the proposal for Phase 1 of Building for Courageous Love; and a presentation on a proposal for financing Phase 1 followed by 1) a vote to authorize Ewers Architecture to proceed with the final design of a Phase 1 building expansion for a total project cost of \$8.2million and 2) a vote to authorize the Board of Trustees to acquire a \$1.29 million loan from the state of Colorado's clean energy financing program-CPACE). There were no objections to the agenda. Motion passed.

On behalf of Sue Ferguson, who was out of town, Jane Everham presented a report on the current state of the Capital Campaign and the annual stewardship report. If members had questions on either of these two reports, they were directed to contact Jeffrey Mizell. Jane expressed gratitude to those involved in the capital campaign.

Jerry Hanley presented the details of Phase 1 of the building expansion and how the particular details of what was included in Phase 1 were chosen. He reported that 70% of the total vision would be included in Phase 1 and detailed what was left out of Phase 1. He also presented the breakdown of costs in Phase 1. Jerry reported that an additional \$3.7 million would be needed to complete the project in its entirety.

Sue Sullivan spoke about how we can get from the \$6.01 million we have raised to-date to the \$8.2 million project cost that the board is recommending. The Building Finance Team has identified an innovative, clean-energy-supporting state financing program (C-PACE) that will lend us \$1.29 million based on the energy-saving elements of our design. That financing comes at much more favorable terms than a standard commercial construction loan, and the administrators of the state program are excited by our project and would like to make it a flagship example of their program in Larimer County.

Sue also noted that many congregations conduct a final “bridge-the-gap phase of their capital campaign when they don’t quite hit their targets, and that we have time between now and the May 31 annual congregational meeting to ask our members and supporters if they can increase their campaign pledges (and speed up their payments to reduce the need for financing during construction), to help close our roughly \$900,000 gap. We will also seek outside donations from local foundations and granting agencies during this time.

If at the end of this final campaign push we are still missing some portion of the remaining funding, we can then look to the UUA’s building loan program (which lends up to \$900,000 out to congregations’ capital projects to help them grow) and to issuing member notes at lower-interest rates than the UUA’s 4.5-percent. A number of pledgers have already expressed interest in offering member notes. The Board of Trustees will return to the congregation with a final financing package on May 31.

Motion 1

Board president, Sara Steen, then presented the Board of Trustees’ recommendation that Foothills Unitarian Church authorize Ewers Architecture to proceed with the final design of a Phase 1 building expansion as presented to the congregation on March 1, 2020, for a total project cost of \$8.2 million. The floor was opened to questions and comments from the congregation.

Sara then called the question and the vote to authorize Ewers Architecture to proceed with the final design of a Phase 1 building expansion as presented to the congregation on March 1,

2020, for a total project cost of \$8.2 million. The votes were tallied with a final count of 134 “yes” and 2 “no” votes. Motion passed.

Motion 2

Board president, Sara Steen, then presented the Board of Trustees’ recommendation that Foothills Unitarian Church authorize the Board of Trustees to acquire the following financing for this Phase 1 construction: \$1.29 million through the state of Colorado’s clean energy financing program (C-PACE). The floor was opened for questions and comments from the congregation.

Board president, Sara Steen, then called the question and the vote to authorize the Foothills Board of Trustees to acquire the following financing for this Phase 1 construction: \$1.29 million through the state of Colorado’s clean energy financing program (C-PACE). The votes were tallied with a final count of 137 “yes” and 2 “no” votes. Motion passed.

Board president Sara Steen motioned to adjourn the meeting at 2:16 pm.

Minutes presented by
Debbie Gentry
Secretary of the Board

