

Informational Sheet related to the Congregational Meeting on March 10, 2024

GENERAL BACKGROUND

After working with Jill White of the UCC's Partners in Vision (PIV) in 2023, the South Church congregation emerged with the missional vision to become a vibrant, sustainable center for community grounded in well-being, arts & culture, and building spiritual community.

Since then, the Center for Community Planning Team has been working toward determining how we make that vision real. As an external effort, we currently are engaging with community stakeholders to assess interest and needs, and gather creative communal ideas aligned with our vision.

Internally, we recognize the need for expertise in the legal, financial, structural and organizational components of becoming the Center for Community we envision. To that end, we have been in an ongoing relationship with the UCC Church Building & Loan Fund (CB&LF) through their Partners in Vision (PIV) program. After much back and forth, and clarification of our needs, PIV has provided South with a draft Scope of Work proposal including a detailed feasibility study. The Center for Community Planning Team approved the Scope of Work, and PIV then drafted a "Development Consultant & Owner's Representative Agreement." That Agreement is what brings us to the Congregational Meeting scheduled for Sunday March 10th.

The topics before us on March 10th for congregational vote are the following:

1. To vote to formally engage Amistad Redevelopment Corporation (ARC) as our development consultant to support the church in assessing options and providing the expertise required to create a viable, sustainable mission-aligned project plan.
2. To authorize the estimated cost of \$16,400 for ARC to act as the Church's Development Consultant for this phase of the project. The estimated completion time is 6 months. A deposit of \$4,100 is due upon signing, with the balance of \$12,300 upon completion of the work.
3. To designate the Community Center Planning Team (Linda O'Connell, William Conley, Polly Southworth, Michele Campbell, Carol Stewart and Rev. Lindsey Peterson) to perform the roles needed to move forward.

ESSENTIAL QUESTIONS

What is the \$16,400 for?

The \$16,400 is the fee for ARC and its Consultants (PIV/AIM) to complete the Scope of Work services.

What is the Scope of Work?

The overall goal of the proposed Feasibility Scope of Work is to provide South Church with recommendations on a potential path forward for the development of a sustainable Center for Community.

- Preliminary research and analysis that will include regulatory, political, funding and market overviews as well as a review of the Church's internal capacity.
- Building Condition Assessment
- Space Utilization Assessment
- Site Visit by AIM
- Identification of Internal & External Stakeholders
- Gathering of key information for the purposes of grant writing
- Creating a preliminary development proforma with detailed sources and uses of funds required to implement the project plan, including estimated construction cost and anticipated soft costs (eg. appraisals, architectural fees, insurance estimates)
- Determination of the preliminary feasibility of the proposed project, and/or development of changes so it is financially viable and sustainable over the long term.
- Facilitated discussion on the pros and cons of creating a CDC
- Recommendations and next steps for a preliminary path forward
 - Potential project options and decision points
 - Next steps based on path chosen by South