

Capital Discernment Committee

July 29, 2018



EPISCOPAL CHURCH OF THE
Transfiguration

We Started Discerning a Chapel

- Generous gifts for constructing a chapel received mid 2017
- Chapel Discernment Ad Hoc Committee created with narrow scope
 - Discern need for a chapel
 - Report findings to Vestry for further action
- Committee: Whitney Holley, Mike Mignardi, Hollye Fisk, Julia Trizzino, Chuck Huffman, Liz Kerner, Bruce and Elaine Culver, Fr. Shobe, Mat Thekkil (Chair)
- First Meeting: August 2017

Early Work of the Committee

- Reviewed Prior Capital Campaigns
- Discussed 5 W's of Chapel - What, When, Where, Why, Why not?
- Funding? Dependent on design.
- Conducted Visioning Exercise for Worship Space – Fill in the Blank
 - Understand current state
 - What should future state look like?
 - Adjectives (Is), Features (Has), Outcomes/Benefits (Results In)
- Concluded a Chapel would benefit the Parish, but pressing capital needs should be addressed first

Scope Change

- Jan 2018: Committee asked by Fr. Casey to pivot to Capital Discernment with Purpose:
 - Understand state of deferred and ongoing capital needs
 - Make Recommendations to Vestry on Actions to Take
- Membership Modified to Align with Revised Scope
 - Bill Keslar and Randy Bauer joined the committee
 - Bracken Reece on a consulting basis
 - Vestry Members as Observers

Moved from Chapel Discernment to Capital Discernment

Capital Discernment Begins

- New Committee Began Reviewing 2013 Facilities Audit Report
 - Commissioned by Vestry
 - Identified areas requiring attention for code compliance, maintenance needs, etc.
- Committee Identified ~ \$2.5M remaining deferred capital maintenance and impending repairs/maintenance
- Assessed ongoing capital needs at ~ \$150K/year

Maintain Current Campus Before Adding to It

How did We Get Here?

- Vestry Recognized a Gap and Made Changes ~ 5 years ago
 - Commissioned 2013 Facilities Audit Report
 - Hired Bracken Reece
 - Added budget line items for facilities maintenance / capital
- Fully funding the needs has been a challenge (~\$100K budget vs. ~ \$150K need)
 - Total budget limited to yearly stewardship totals (pledges)
 - Balance Priorities Across all needs (Staff, Outreach, Programming, etc.)

Budget Strained to Meet Minimal Capital Needs

Feedback sought from Parish Council

- Received 32 responses from the various ministries
- Sample Questions:
 - What Space does your ministry Currently Use? How Often?
 - Usual Meeting Times, durations?
 - Average Attendance?
 - Principal Activity?
- 24 Unique Spaces Identified as Utilized
- Most Utilized Spaces are Parlor, Sanctuary, Roper Hall

Feedback sought from Parish Council ctd.

- Does your current Space limit your ministry in Any Way?
- If you could make one addition or change to your space, what would it be?
 - Renovation of space
 - More Storage
- Would the above change substantively affect your ministry for the better?
- Is there any space your ministry could not function without?

Next Steps for the Committee

- We have some numbers, need to finish research to present potential project.
- Consider the feedback from parish via questionnaire and other avenues.
- Continue prayerful discernment and meetings.

What does the Future Hold?

- Committee to present findings to Vestry (Target Dec 2018)
- Possible Capital Campaign in the future (Vestry to decide)
- Some Potential Costs
 1. \$2.5MM Imminent Capital Costs (Highest Priority)
 2. \$3M in Capital Endowment/Trust for continued Maintenance
 3. \$??? for Chapel
 4. \$??? For any other Projects (Lowest Priority)

We Want to Hear from You!

- You are part of the Discernment Process!
- What would you like for us to know/consider?
- Did we miss anything?
- Please keep us in your prayers as we continue our work.
- If you have questions/feedback, contact Mat Thekkil,
rthekkil@gmail.com

Thank you!

