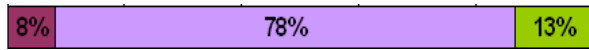
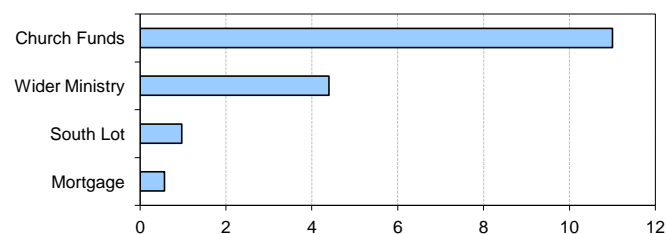


BUC HOME Funding Options - Summary Report

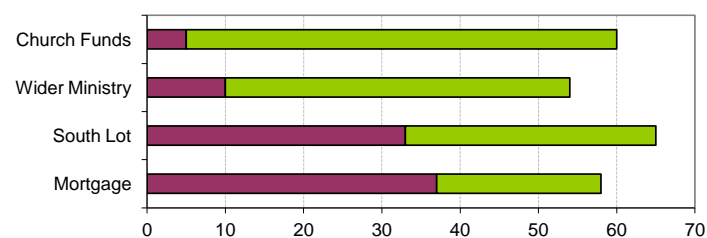
Option 1 – Use Manse & Memorial Fund	Option 2 – Use Wider Ministry Funds	Option 3 – Sell South Lot	Option 4 – Take on Mortgage
Pros Renovation lowers the up-keep costs of the building Have money left over - \$200,000 The money is available and we have control over its use Ability to do what we want to do without incurring debt (keeps us focused out rather than in) Use Manse Fund – easier process and approval Investing in our ministry and backing our beliefs	Pros Solve most of \$ gap with no mortgage or future debt Will be a simple practical quick solution so we can get on with building Other funds are intact for emergency use and use of interest Using \$ means less building maintenance costs in renovated building Wider Ministry ideas (solar panels, new kitchen) are built into plan for building— "Thinking globally, acting locally" We need to make decisions for ourselves rather than how others perceive us	Pros Would not be responsible for "policing" or maintaining an empty lot If kept for revenue generation could lose charitable designation – we sell this would not happen Provides \$\$\$ (maybe even > amount to cover deficit) \$\$\$ > HOME deficit could provide for short-term unforeseen costs If we sell now we may decrease our HOME costs (maybe) We don't yet have a vision for South Lot therefore no attachment	Pros Does not touch funds designated elsewhere Gives us a target and builds commitment Instant fix - know what it will cost Buys time - to look at South lot etc. Interest rates are at all time low
Cons Short term solution – most of the funds used Might deter future donations - changing of intention of the fund Difficult to get 90% of the congregational vote Lose cushion for operating costs – could go broke Lose flexibility to apply to future deficits or new programs Having back up funds attractive for new members Using it for a different purpose than it was intended – betrays trust Lose our credibility on good fiscal management	Cons May be perceived as "spending money on ourselves" and not committed to W.M. May be perceived as breaking promise to ourselves and Presbytery Limits our definition of Wider Ministries to just our neighbourhood and will be limited to our building We are controlling vs. making decisions with input from wider Church	Cons Once sold we could not afford to "rebuy" the space if needed Could not develop South Lot as part of our ministry (Lost opportunities include: partnering with a community agency, developing a green space, revenue generation, parking etc. Could not control what a buyer would do (generating negative community feeling, isolating and shading the building impact potential solar) Severance and by-law issues could take long time Presbytery could disagree with using sale revenue for HOME If we sell now, we can't sell later (lose "nest egg") Current real estate market may not be the best for selling	Cons With a deficit running it is an unwise to take on a mortgage. A possible risk → Default Concerns with renovation cost over runs → may need more than \$500,000 "Hate" debt – do not want to assume this for those that come Will a focus on mortgage repayment narrow our focus at the expense of Wider Ministry? A mortgage may scare off new or existing members Puts off the decision, the shortfall will remain into the future Requires presbytery approval
Rx – Mitigating Actions There is a possibility of combining solutions Could borrow from Memorial Fund – cheaper than mortgage but will we pay it back? [should be congregational decision] Use Memorial Fund as collateral & borrow from bank, mortgage [should be congregational decision] Possibility of taking from the Manse Fund and some from other option Look at higher interest rate options – give use more \$	Rx – Mitigating Actions Use part of Wider Ministry money plus other funds Use \$ but with firm plan of how to use building for ministry expansion Preference is <u>not</u> to use Memorial Fund Communication is needed to address perceptions in the "Con" section	Rx – Mitigating Actions Might be able to make a deal with purchaser to use for parking sometimes To some extent could control restrictions on purchaser of South Lot	Rx – Mitigating Actions Individuals make up the funds → a forgivable loan or donation with no interest Possibility of a smaller loan combined with funds from elsewhere Mortgage repayment may be assisted from community outreach
Consensus Check (Disappointing / Live with It / Love It !!) 	Consensus Check (Disappointing / Live with It / Love It !!) 	Consensus Check (Disappointing / Live with It / Love It !!) 	Consensus Check (Disappointing / Live with It / Love It !!) 
Themes & Key Learning <ul style="list-style-type: none"> 91% of Congregation present indicated they could either "Live with" or "Loved" the concept of using these funds Restrictions on Memorial fund result in it being viewed very differently than the Manse Fund Folks assume interest from Memorial Fund is much higher than it actually is There is an incorrect assumption that most churches have these types of funds 	Themes & Key Learning <ul style="list-style-type: none"> This was the most polarized option - smallest "Live with It". How is it OK to spend WM funds but protect Memorial Fund "Disappointing" category numbers were relatively low but the passion for the issue was very strong Folks could "live with" the option as they could see how a renovated building could contribute to WM (kitchen & solar) 	Themes & Key Learning <ul style="list-style-type: none"> If we decide not to sell it is important to the congregation that we use responsibly Selling could produce substantial revenue, however once it is gone we can not use it for anything else Congregation perceives substantial risk that it could be developed to negatively impact HOME and our ministry 	Themes & Key Learning <ul style="list-style-type: none"> "Debt" brings on a visceral, negative reaction from many congregation members This was the only option that receive no "Love It" votes People still question not reversing our decision to move forward rather than just make basic repairs

Summarized Data

Support Index (Live with + Love It : Disappointing)



Disappointing / Live w & Love It



"Love it !!" Tally by Option

