

Hope Lutheran Church
Voters' Assembly Meeting Minutes
Held on June 3, 2018

Attendance

Chairman:	Bill Steinmetz	Senior Pastor:	Pastor Kirk
Vice-Chairman:	Brent Pavicic (Absent)	Director of Admin & SP:	Beverly Janosky
Secretary:	Jane Kunkel	Director of Finance:	Pat Donofrio
Treasurer:	Nate Jones		
Members-At Large:	Matt Mix (Absent)		
	Mike Yeager (Absent)		
	Josie Ziervogel		

75 Voting Members Present

Opening prayer

Bill Steinmetz led the congregation in prayer.

Approval of minutes

Bill Steinmetz moved that the previous minutes of the December 3, 2017 Voters' Assembly be approved. Josie Ziervogel seconded the motion. No further questions. Voice vote. All in favor. None opposed. Motion passed.

Purpose

Bill Steinmetz moved to release \$113,000 to Mann Hughes Architects to prepare a detailed design drawing of the Master Building Plan. Roger Dahl seconded the motion.

Faith Campaign Update

- The Faith Campaign Building team is focused on Pillars 2 and 4. They have defined building needs for Kids' Ministry (KidMin) and Community Care Center (CCC).

Developed a master floor plan with partners:

- Architect: Mann-Hughes
- General Contractor: Vasile Construction
- Surveying/Planning: Land Tech

The allocated funding/pledges for Kids' Ministry/Community Care Center is \$2.8M

After months of diligent and prayerful work, The Building Team is presenting other recommendations including a basement, room cooling, paint, exit drive, playground, coolers, etc. The team feels these are wise investments, would help meet the needs of our church and community, and fit within the 2020 Vision we are trying to accomplish. These items would bring the *estimated* grand total to \$3.7M. This is not the number we are looking to approve at this time. We are approving the funding to obtain the detailed designs, which will lead us to an exact budget.

Alternate funding options:

- Hope volunteers perform tasks vs. contractor
- Grants:
 - KidMin indoor playground
 - CCC Coolers/Racking
 - IT Computer Equipment
 - Etc...
- Faith campaign giving
 - Additional gifting (new or increase)
 - Add a few more month or fourth year to Faith Campaign
- Loan

Pastor Kirk shared the current timeline for the projects, given no delays or major changes. Key milestones include the congregational vote for construction contract to occur in January 2019, and construction to start after Easter 2019 - approximately April 22.

Bruce Wallman and Dave Day fielded questions from the congregation:

- Pat Donofrio worries about the recent increase on tariffs, prices of steel etc.. If for some reason we cannot fund this, can we reduce the footprint?
 - Dave Day said we would look for alternative funding rather than reducing the footprint. Pastor Kirk advised this footprint has been developed thoughtfully for months and months by the team based on the needs of our ministries and our vision.
- George Williams asked if the ground under the church is rock? Is a basement feasible?
 - Bruce Wallman advised that in March 2018 we had a geotechnical firm conduct assessments of our land. Rock was determined 12-13 feet below ground where we would like to have a basement. The basement is feasible where we want to put it. In fact, it would essentially be built on the rock!
- Neil Brehse asked if we have looked at the possibility of phases in the construction rather than all at once?
 - Bruce Wallman advised that yes, it has been considered, but it is most cost effective to do the new construction all at once. We may be able to hold off on some renovations on our current space, but most likely not the new construction.
 - Also Neil would like to ensure the Averdi storage units are gone?
 - Bruce Wallman advised that storage is a priority and our plans for a basement would eliminate the Averdis.
- Helen Laundhardt asked what is the cost savings of getting rid of the averdis?
 - Pastor Kirk confirmed we currently spend \$5,000 per year on the Averdis
- Neil Brehse is looking for clarification on who is running the CCC.
 - We are currently driving the planning for the CCC. The decision has not been made yet whether this should be a separate 501C3 from Hope's 501C3.
- Pat Donofrio asked who will pay for utilities for the new spaces?
 - Pastor Kirk confirmed right now it is Hope Church.

- Funding may come from outside if we decide to do a separate 501C3 but this has not been decided.
- Dave Smith asked once we get the final design, what would be the process/cost if we need to make changes?
 - Dave Day advised that adjustments can be made in collaboration with our partners.
 - Is there any contingency in this \$113,000 to include additional costs for changes we may need?
 - Dave Day advised no, we are trying to avoid changing the footprint and seeking additional funds instead.
- Karen Buck asked if we were to start construction after Easter 2019, when would we be done?
 - Bruce Wallman advised construction should take approximately 8 months, so the hope is to be finished in December 2019.
 - Karen Buck asked how would this affect VBS? Bruce Wallman advised starting in June 2018, the team is planning to meet with leaders of VBS, Food Pantry, and other ministries to develop an action plan.
- Marilyn Brehse asked if a shell can be put up and not the interior until we have funds?
 - Bruce Wallman advised this is not preferred. Again still looking at additional funds.
- Christine Olivier asked for clarification on the design drawing, as it looks like there are parking spaces in the delivery loop?
 - Bruce Wallman confirmed there wouldn't be cars parked directly in front of the loading dock
- Craig Lambrecht asked what would happen if we need a redesign, would it affect the timeline?
 - Dave Day confirmed, yes.
- One woman said she is new to Hope, and pointed out that it seems everything has been considered prayerfully, and honors God. She encouraged us all to keep praying and God will provide.

Bill Steinmetz repeated the motion. There were two further questions.

1. Dave Harrington asked if the \$113,00 is included in the \$3.7M.
 - Yes
2. Jim Montgomery asked if we are going to have to come up with more money if we need a new design?
 - Bruce Wallman advised we feel comfortable with the support of our partners (Mann-Hughes, Vasile, Land Tech). The budget is always on top of mind. Having the contractor on board gives us firm numbers and allows us to make adjustments as we go along. (Example: the price per square foot of this particular brick has changed since we approved the budget, so let's explore another option). The constant collaboration between Hope, Mann-Hughes, and Land Tech along the way will help prevent major discrepancies between the plans and our budget.

Again Bill repeated the motion. Voice vote. All in favor. None opposed. No further discussion. Motion passed.

The meeting minutes of the Voters' Assembly of Hope Lutheran Church are attested to and submitted by Jane Kunkel on this date, June 3, 2018.

Jane Kunkel
Secretary, Hope Lutheran Church, Board of Directors