

Dear Federated friends,

As you may know, the Federated Church Council is recommending a vote to sell the 40 acres, facility, and sacred labyrinth gardens of the Family Life Center (FLC). *We encourage you to **vote NO on Council's resolution**. Please prayerfully consider the following:*

Historical Context

Thorough property and finance analyses of 2015-2019 reported that 76 Bell Street cost members about \$575/day and the FLC \$550/day. This was untenable! At that time, all agreed to stop the bleed or sell. Then, in 2020, out of dozens of community focus sessions, an idea emerged with an innovative construct that was **both** mission-centric to the church AND financially sustainable. Instead of depending fully on the church's pledge donations of members, our congregation chose overwhelmingly to embrace a separate 501c3 to manage the FLC facility in ways that align with Federated's core values and advance community engagement. Years of grappling were solved by the creation of the *Community Life Collaborative (CLC)* as managers of the FLC property *and* as an associated nonprofit engaging social & environmental action regionally.

Key Points Supporting a No Vote on the Sale of the Family Life Center:

- **Mission & Membership Growth.** As many mainstream churches struggle to attract a younger demographic, the FLC allows Federated to advance its mission through CLC engagement of a diverse community of young people who are not reached through traditional church spaces such as those at 76 Bell Street. We are living in a new age where spiritually is expressed in many ways, including through community and social action.
- **Financial Stability.** The CLC is completely solvent and self-sustaining in its management of daily FLC operations. Just as when the CLC emerged as an innovative financial solution for managing FLC costs, the CLC is eager to help explore creative funding sources to augment the monies already set aside from the 2017 Capital Campaign to address the major maintenance priorities over the next few years. Our Federated Church's finances are solvent and we are not in financial crisis (see charts).
- **A Sacred Space.** More than 360 families selected the memorial gardens & paths to memorialize their loved ones with a stone and scattered ashes. Some did so recently, and all with the understanding that this sacred site would remain there in perpetuity, as a space for spiritual reflection & healing and as a resting place for loved ones. For many members of our church as well as nonmembers, the FLC property is holy ground.
- **Expanded Timeline.** Given the far-reaching and irreversible implications of this decision, the congregation deserves more time to consider and discuss its options regarding the FLC.

Your "NO" vote is a pause. A "NO" vote allows additional time for making this life-changing decision impacting the future of our church.

Prayerfully & Respectfully,

Concerned members of the Federated Church

Federated Church Properties & Finances: The Federated Church owns 3 properties: 76 Bell Street church building, 102 Bell Street rental house next door, and the outreach-driven FLC. There is NO debt on any of the properties. The church pays ~\$9,000 annual property taxes on 102 Bell Street which is rented, but NO property taxes on 76 Bell Street or FLC due to their worship/nonprofit nature.

Based on the church's recently published annual report the church holds the following assets:

- Owns 3 substantial properties debt-free
- \$689K in the bank for **all deferred maintenance** for Federated Church (for all 3 properties)
- \$690K in the Legacy fund
- \$1,060,000 in unrestricted cash balances

Total funds on hand excluding 3 properties **\$2,439,000+**

Financials of Community Life Collaborative: Church Council's recent evaluation summary reported the CLC is financially sound. The CLC met all financial terms & obligations of the Management Agreement with the Federated Church. It does not cost the church's operating budget to operate the FLC.

CLC has \$250K cash on hand
CLC has \$7000 in payables
Annual CLC income ~ \$291K

The CLC employs:

- * Full time Executive Director,
- * Part time Bookkeeper/Office Manager
- * Part time Facilities Manager

Meals On Wheels serves 61 clients daily and relies on the commercial kitchens of the FLC

CLC sources of revenue include:

- * Individual donations, including unrestricted funds
- * Facility-use contracts for the building & practice fields
- * Grants
- * Fundraiser events

CLC has paid the church \$130K in operating costs & insurance since 2021

CLC pays for all repairs including roof, HVAC, paving, & upgrades of lighting, patching, painting, etc...(\$71K to date)

CLC contributes an additional fee of \$20K in 2023 & \$30K in 2024 to the church's operating budget

How to fund the \$700,000 of capital improvements at the FLC?

To solve the problem of capital improvements at the Family Life Center (FLC) in the next several years, we can identify funding from sources *outside* of the church to augment the \$165K already raised in the 2017 Capital Campaign, including a state capital budget request, private and corporate grant funds, and more. The CLC has a contracted grant writer.

Never place a period where God has placed a comma ,