

**Christ Church United Methodist
Administrative Council
October 25, 2004**

Call to Order/Minutes

Meeting was called to order at 7:03 p.m. by Sandy Bock. The hymn, "Lord, You Give the Great Commission" was led by Dan Stokes. Dr. George Strunk then gave the opening prayer. The minutes of the September 20 meeting were presented. A motion to approve them as read was made by Mary Crane and seconded by Emily Gayhart. The motion to approve the minutes was unanimous.

Report from the Building Committee

Members of the Building Committee gave reports on different aspects of the project, as follows:

Denny Howell, chair

Reviewed the overall history and work of the committee. In January, 2005, they were charged to develop an overall plan, consult with architects and select a firm with which to develop a specific plan, and to investigate matters related to fund-raising for the project. The firm, Sherman-Carter-Barnhart, Architects, was selected from several who were interviewed to develop a specific plan. During the early part of the year the committee and the architectural firm sought and received input from members in many different sectors of the congregation to determine needs. The committee has tried to develop a plan that is truly long-range, and are attempting to keep a vision that extends 20-30 years into the future.

Ken Brooks

Reviewed the master plan. The committee and architects have attempted to determine the most pressing needs and have developed a long-range master plan that the congregation can implement in phases. This was done so that the day-to-day activities of the congregation can continue while the actually building work is in progress.

It was determined that the following needs should be addressed:

Sanctuary – the present sanctuary presents challenges as regards the chancel area, seating for the congregants, and the acoustics. A sanctuary of approximately 1500 seats (22" wide) is proposed.

Improved informal gathering space

Chapel – proposed is a flexible, appropriate chapel of 215 seats with an adjacent parlor that would be able to serve both the chapel and the sanctuary.

Expanded education space – this includes a 3-story addition to be part of Phase 1 and a 4-story portion to be constructed at a later time. There would also be some reconfiguration of existing spaces

Expanded administrative offices – these would be in the 3-story addition that is in Phase 1. This area would also include space for the coffee shop that is now in Fellowship Hall

Expanded recreation opportunities – this would include a new gymnasium with an elevated walking track that would be located behind Fellowship Hall

Renovation and reassignment of existing space

Site improvements

Phil Gayhart

Presented the means by which the plan could be implemented in Phases, and offered the following proposal for implementation:

Phase 1

- a. New 3-story building (education/senior adults/administration/meeting)
- b. Demolition of present administrative area and chapel
- c. New Sanctuary and gathering space
- d. Renovation of existing Sanctuary into chapel, parlor, gathering space
- e. Site work – relocate detention basis, garden; property acquisition as available

Future Phases (may be done in any order as determined by future need)

- a. New recreation center, with conversion of current gym into nursery space
- b. New 4-story educational building
- c. Other renovation: kitchen, music suite, day school entrance
- d. Completion of site work

Preliminary Cost Projections

Phase 1: \$9.5 – 11.5 million (includes cost of new pipe organ)

Future Phases: \$10 – 12 million

Property Acquisition: \$3 – 3.5 million (adjacent property to east or west)

Projected Time-line for Phase 1

Finalize Master Plan: January, 2005

Fund-Raising: January – July, 2005

Architectural/Engineering Design: January – August, 2005

Finalize Construction Contract: August – September, 2005

Construction: September, 2005 – September, 2008

There was discussion of the plan as presented thus far, with the discussion focusing on the actual configuration of space and the desire for input from groups that would be using any specific space as it is being designed and developed.

Joe Reeves

Presented an overview of the plan for financing the project. The committee interviewed 3 companies that were considered to assist in the capital campaign that would be required. It is the recommendation of the committee that the congregation use the Genesis Company, based in Atlanta. The owner of the company, Jim Shepherd, has experience in working with several other large United Methodist churches, and he would personally handle this campaign. The total fee would be \$98,000.

It was noted that the 1993 capital campaign of \$4 - 4.5 million was approximately 4 times the annual budget at that date. A campaign with a goal of \$11 million would be approximately 4 times the current budget, so the committee feels that the goal is reasonable and that the congregation should be able to meet it.

There was discussion of the projected financial arrangements, with a question regarding the likelihood of borrowing and debt service costs. It was thought that some short-term borrowing might be required. It is hoped that it might be minimal, as they are projecting a three-year campaign, but the actual construction would also take about three years. Discussion also included the pledging of new members as they become connected to the congregation.

Sandy Bock told the Administrative Council that if this plan is to go forward, a recommendation to take the master plan to the congregation would be needed. Therefore, it was recommended to accept the plan as presented this evening, take it to the congregation, presenting it to a church conference to be held at a date to be determined, before the end of 2004. The recommendation carried unanimously.

Closing prayer was led by Rev. Aaron Mansfield, and the meeting adjourned at 8:20 p.m.

Respectfully submitted,
Rebecca Heid
Acting Secretary

**Administrative Council
Attendance
October 25, 2004**

Bock, Sandy
Bondurant, John T.
Chappars, Steve
Crain, Mary
Dickens, Scott
Durst, Lois
Durst, Paul
Fincher, Bob
Fischer, Wenda Webster
Flener, Kermit
Furnish, Ann
Gayhart, Emily
Gayhart, Phil
Good, Dick
Graham, Byron
Graham, Janet
Groot, Don
Heid, Rebecca
Howell, Denny
Knight, Pam
MacDonald, Alex
MacDonald, Bonnie
Mansfield, Aaron
McDavitt, Allen W.
Miller, Jan
Morris, Becky
Moses, John
Peyton, Charlie
Poindexter, Elizabeth
Ray, Leigh
Ray, Mark
Recke, Carl
Reeves, Joe
Ruzic, Carol
Schlarb, Virginia
Sledge, Norma
Smith, Vic
Stevens, Gary
Stokes, Dan

Strunk, George
Swogger, Ron
Swope, Sam
Trice, Daniel
Trice, Paula
Turner, Frankie
Watkins, Lisa
Watson, Paul
Williams, Ben
Woodall, Brad