



All Church Council Meeting

Trustees update on required capitol improvements

Date: 03/31/2019

Presented By: Trustees

Discussion Topics / Intent

Topics

1. Major Capitol Improvement Projects
 - a) Roof
 - b) HVAC System
 - c) Other future potential projects
2. Parsonage Discussion
3. C-PACE Program

Intent

1. Provide information
2. Request input
3. Identify Next Steps

Roof

\$52K - \$61K

- Age of roof 35 and 25 years
- Number of leaks from both sections
- Ice damming is common.
- All gutters need replacing
- Breaking job into 2 would void warranty and would not address all leak issues

HVAC System

\$70K - \$85K

- Boilers are 25 years old and rest of system is in need of replacement
- System operates at 60% efficiency leading to higher energy costs
- Average annual repairs \$2500
- Frozen pipe loss last year
- Several rooms aren't getting heat

Other

TBD

- Energy Efficiency (lighting, windows, ceiling fans and solar)
- Parking Lot
- Carpeting in Sanctuary
- Commercial appliances: refrigerators don't work, dish washer leaks
- Air conditioning in parts of church
- Parsonage maintenance and home equity payment

Parsonage Discussion

Discussion topic: Potential to sell the parsonage to help with capital improvements and reduce stress on budget and resources.

Current Costs: ~\$14K per year: \$5K outstanding Loan (~24K balance), \$5K Expenses, \$2K Maintenance, \$2K Insurance.

Rental Costs: ~\$22K per year: \$19K lease, \$2.5K Expenses, \$500 insurance.

Current Market Value of parsonage: \$230-\$240K

Money available for church: \$220K - \$11K (commission) - \$24K (loan) = \$185K

Parsonage Discussion

Pros

- \$185K Available for capital items
- \$50K available for safety net and several years of rental costs
- Would allow us to continue to fund programs
- Would allow us to focus on growth
- Eliminates worry of major repairs and improvements required to parsonage
- Would alleviate demand on GOM's
- Would give pastor(s) choice of housing options
- Reduces (but does not eliminate) expectations for capital campaign

Cons

- Would need to engage DS, obtain approval from Bishop, and conduct Special Charge Conference.
- Once it's gone, it's gone.
- May discourage conference from placing future pastors at church (those with children).



C-PACE & CT Green Bank



- C-PACE – Commercial Property Assessed Clean Energy
- Allows you to take advantage of 100% financing for green energy projects
- Projects are developed so that energy savings exceed the cost of financing
- Offered through partnership with State of Connecticut and Town of Vernon
- Tied to any project that lowers energy costs so would include Heating Systems, Solar, Lighting, Windows, Insulation, etc. Would not include roof unless Solar included.
- Option to go solar using C-PACE with the Green Bank Solar Power Purchase Agreement (PPA)
- Favorable rates
- Keeps contractors honest on price and quality of work.