

Minutes for the Capital Improvements Committee GSPC March 21, 2016

Present were Bill Davis(BD), Dick Kelly(DK), Pat McCune(PM), David Blount(DB), Jerry Zarret(JZ), Jerry Wetzel (JW), Joan Moore(JM) – and Mary Ann Hood from the Community Outreach Committee. Bob Mitchell (BM) was ill. I will use the initials to show who was speaking.

Bill started with prayer. There is a change in the minutes -East and West to where we have easements

Mary Ann– presented the work of the Outreach Committee She will meet with Rock crossroads M S Assistant on April 1 for principals upcoming she'll meet with Adams County – Jaclyn – from the Victims Advocates office the committee is most excited about these meetings. Jan Myers can do Art Therapy. There is to be a fundraiser? Mary Ann left.

Shepherd's Hall: DK- received three responses about Shepherds Hall, one to keep it, another wanted to sell it, a third said that it was good we are doing something. People don't really know the facts they are going on assumptions.

DK-We are concerned about assets so Jerry Zarret went over the December 2015 yearly expenses and January 2016 monthly expenses in the Treasurers Reports. We discussed the revenue estimate for Shepherds Hall of \$12,000 and Fellowship Hall of \$2080 (page 1) and expenses for Shepherds Hall of \$10,500 for a year (page 3 accounts ending with 1421-1432). We currently have two long-term leases for SH and one for FH. The exact expenses for Shepherds Hall are approximately \$862 a month not including cleaning cost of \$350 (\$700 a month for both buildings) and insurance of approximately \$900 a month (\$1800 a month for both buildings) - that totals \$2112 a month for SH. Revenues are SH \$1070/month plus FH \$173 month for a total of \$1,243. We had budgeted revenue of \$17,000 for SH and \$7200 for FH.

JM -mentioned that Diana Bennett estimates the amount of rentals depending on the event and the tenant; and she does a very good job. One would need to call her for any estimate for an event. She and we feel rental at SH is part of our mission.

BD- We really need to get a lot more revenue, because 80% of Shepherds Hall upstairs is not used daily. Also if the current tenants left, SH would be unsustainable.

DK - My major concerns are the sustainability of both buildings because they are older. The facts are that we can't manage \$10,000 in any repairs.

DB-Long term expenses for SH may include the boiler, windows, – we have no deferred maintenance in reserve. DK- I am very concerned about the Windows on the second story of SH.

PM – There is an inspection report for the boilers for both buildings as of 1983. The roves for both buildings have been replaced recently – SH roof is 13 years old and the church roof is 10 years old. We may be able to get additional rentals through the city.

DB- Is SH were sold would the proceeds would be our money?

BD- Yes Presbytery would let us use the money. They would only keep the money is the church closed.

JZ-If we said sell SH without the added expenses, the current congregation couldn't support a mortgage for repairs – we would not be able to cover the loan we had for \$1300 a month for SH.

DB- what is the value of both buildings? If we could get 300,000 – hopefully \$600,000 then that money could go towards repairing the church.

PM - I have copies of the appraisals on both properties and the surveys. The survey cost \$2000

DB - I talked to Brad Gabbard and he would charge \$350 for a walk-through survey. A detailed survey would be approximately \$3000.

BD- There are companies around to help the church with guidance and to get more money from the congregation. Four people on the committee would rather not sell SH.

Church repairs: Paving the parking lot – DK- If we repave, there may be problems of drainage – and installing a sump pump. Also, it would be good to get rid of the grass section 2 buildings to extend the parking lot closer to the Wells Fargo Road. The easement for that road is in force until that Wells Fargo building is abandoned.

Installing bathrooms upstairs. DK - What about the bathroom upstairs in the church?

JZ - We could use the garden to the north of the church for the bathrooms- men's and women's. The garden would need to be moved.

PM - We could eliminate the furthest north front door of the church, and add portion of room above the stairway – adding to the Narthex square footage. The extension would be to the north of the church exterior and interior.

DB - Plumbing – the sewer pipes go toward SH now but could be installed towards Kennedy Drive. The restrooms would have to be ADA, and we would need a 5 foot hallway, a heater, and doors for the rooms. We would also need to modify the gas line and move the gas meter and sprinkler system box. The furnace vent intake vent would also need to be modified.

Installing an elevator: DK - the cost of the architect and contractor could be \$100,000.

JM - chair elevator on the East wall would be more inexpensive, but it would need a landing at both the bottom and the top of the stairway to turn the chair around.

JW - People with walkers still wouldn't be able to get downstairs.

DK – The chair elevator would be slow and not very practical- we could still get an estimate. There would be a lot of traffic which would slow everything down either way.

Choir loft: DB - Suggestions on improvements to the choir loft include portable like turn, be able to move everything including this storage area with all the choir boxes. We now have three levels of stairs in a very small area. So those would need to be incorporated into a flat and level.

To do list: DK – will check on the parking lot curbs cuts, etc.

DB and PM will check the surveys and make them digital. He can get copies on flash drives at Fed Express. We will both an Architect and contractor.

BD – will call Architect Chris Weiman for a walk through and estimate.

JM – will call Paul Steward for a contractor's name.

Next meeting is April 18th at 6:30 pm in Shepherd's Hall.

Respectfully, Joan Moore