

Report of the Finance Team

Projections For Financing -General information –

Downpayment –

- Building Fund (R&R) - \$8,000.
- Boiler replacement funds - \$11,900
- Total \$20,000. Cash
- \$200,000. Pledged collateral from funds invested in the ELCA Mission Investment Fund through the Cornerstone Endowment and the Cemetery Funds.

Mortgage –

- ELCA Mission Investment Fund – 30 year mortgage

Mortgage Payments

- Borrowing could back monthly mortgage payments from the Cemetery Fund up to but not to exceed approximately \$100,000. We would borrow from this fund and pay ourselves back with interest.
- Capital Funds Campaign – Led by a professional consultant from the ELCA we could expect to raise at least \$500,000.

Summary

- We begin this project with very little cash on hand. (\$20,000.)
- Over the next three years in a capital funds campaign we can expect \$500,000.
- The pledged collateral listed above (\$200,000.) is not disposable cash, and will not be available for mortgage payments.
- Total cash on hand (\$20,000.) and projected (\$500,000.) totaling \$520,000.

Option 1 – Stabilize the church building.

- Goal: Finance \$2,135,000.
- Thirty year monthly mortgage payments of \$13,500.

Option 2 – Stabilize the church building.

- Goal: Finance \$1,570,000 - \$1,850,000.
- Thirty year monthly mortgage payments - \$11,700.

Option 3- Build a new worship building on our property.

- Goal: Finance \$1,500,000. This could be done in two phases.
- Phase one would cost approximately \$700,000.
- Phase two would cost approximately \$800,000.
- Phase one monthly mortgage payments (30 years) of \$4,400.
- Phase two monthly mortgage payments (30 years) of \$5,000.

Option 4- Purchase the church building on Seneca Street.

- Goal: Finance \$920,000.
- Thirty year monthly mortgage payments - \$5,800.
- Sell our Clinton Street property to reimburse expenses and all debt.

Final Summary – All the options listed above list costs and expenses well above our anticipated cash on hand and income for building expenses over the next three years. It may be possible to raise the funds over the next three years to match the option 3 - phase one expense. The real possibility remains that we may have difficulty to continue on with phase two having just completed a major funding campaign. The Option 4 goal of raising \$920,000 is the lowest cost option. If the Clinton street property were sold in a timely fashion, we might expect to be greatly relieved of our debt burden, even without a

capital funds campaign. The Cemetery Funds would be our emergency resource for monthly payments, which could be added to building fund giving to match payments.