

# UUTC STAYING IN PRESENT BUILDING WITH MINOR OR NO RENOVATION

## PRESENT STATUS:

1. Size of current congregation: 165 Members, 50 Friends.
2. Projected growth: possible membership near 300 within 10—12 years.
3. Present sanctuary size: For 142 people.
4. Present mortgage: +/- \$50,000.
5. Estimated property value: \$850,000 to \$1,000,000.

## PROS:

1. Less financial risk since our building is almost paid off with a low monthly mortgage payment. Also, funds will be needed for purchase of land or another building.
2. No need for large fundraising campaigns.
3. No pressure to sell in a poor real estate market, and we might not get what our building is worth which money would be needed to help fund purchased land or a building (this could balance out).
4. Currently it may be difficult to find a lender for property we buy.
5. Projections of membership growth could be too optimistic with membership leveling off.
6. Security of a steady meeting place and avoidance of major disruption and/or seeking meeting places while constructing a new building.
7. Our building is in an ideal location with good visibility and access by the community.
8. Our current building is well built and attractive.
9. Currently there is no threat for our parking spaces on county property to be withdrawn.
10. People can meet and greet in the social area between services to help unify the two services.
11. Remodeling with the attendant storm-drain problems and expense can be avoided.
12. The cost of small renovations would be minor.
13. Minor renovations with our current plan could possibly accommodate most users with these examples:
  - a. Increasing the social area size by moving the nursery across the hall into a room nearer the restroom;
  - b. Use of the sanctuary for some dinner overflow;
  - c. More sharing of space by using movable dividers in lobby and/or social area;
  - d. Creating storage for tables & chairs near social area;
  - e. Rearranging users of rooms, putting all administration in one room with filing cabinets in the utility room, or using the current room and the small room across the hall;
  - f. Changing the building entrance to the rear during the week for small meetings and minister appointments;
  - g. Erecting a small rear entrance enclosure for coats and for limiting drafts to the sanctuary.

## CONS:

1. The current building layout is unsatisfactory for a robust children's program.
2. The current sanctuary size necessitates two services, putting extra burdens on the minister, speakers, choir, performers, and volunteer ushers.
3. Two services splits the congregation into groups that are less likely to know each other.
4. The minister's office is too small, dark, and too inaccessible to members.
5. The social area is too small and crowded for coffee service and dinners.
6. Storage of tables and chairs is awkward and too distant from social area.
7. If growth projections for steady membership increase happens, the pressures on space will increase, putting UUTC in a more desperate situation in the future.
8. Delaying land or building purchase could mean difficulty finding such in the future since there is a shortage of suitable land in our mountainous county and prices will increase.
9. This might be an ideal time to purchase land or a building while interest rates are low, and property prices are more likely to be negotiable.
10. Delaying building could face future higher construction prices.
11. If people are too crowded, it may inhibit growth.
12. Some accommodations may cause more physical effort with moving of sanctuary chairs and inconvenience for staff and volunteers.