

Project/Campaign FAQ's

Central United Methodist Church Frequently Asked Questions

about the
Proposed *FamilyLife Center* and
the Capital Campaign

OVERVIEW

- *FamilyLife Center* Upgrade the existing facility with secure, inviting open spaces for gathering
- Improve accessibility including handicapped access, from both Church and Buncombe Streets and within all four levels of the campus
- Construct multilevel parking decks

FAMILY LIFE CENTER

Q Why are we building a Family Life Center? Who will use it?

A The new Family Life Center will be an inviting multi-level space that will be used by all church ministries and activities. The new design will have a welcoming and easily accessible entrance area that will invite more people into the ministries of Central.

Q How were the priorities determined?

A The Administration Board has been leading the discernment phase. The Building Committee has worked closely with the architects who conducted numerous planning and design sessions to gather input from church members and staff.

Q Do we need to get into the “sports” business/need to build a gym?

A While the *Family Life Center* will provide much needed recreation opportunities for all ages, it serves many other needs. It is designed to meet the dining and meeting requirements of our congregation as well as housing our Saturday contemporary worship service.

Q What is CUMC's relationship with Bank of America?

A The Family Life Center will be built on property donated to Central by BOA. In return, Central provides parking for BOA customers and employees on a long-term basis.

Q Why are we building a parking deck?

A Central must provide adequate parking for our church members as well as parking space for Bank of America employees during the week. The logical solution is a parking deck that can meet our obligation to BOA for their generous gift of land, and to meet the parking requirements of our church. The 62 spaces will be well lighted, making safety a priority.

Q What about the Swannanoa Cleaners and Haywood Street Properties?

A During construction of the Family Life Center, the Swannanoa Cleaners property will provide parking for Bank of America employees. A task force appointed by the Building Committee is performing due diligence on long-term utilization of the Swannanoa Cleaners property. The Haywood Street Campus is being used for worship, community events and office/classroom space for other local non-profits.

Q Why should we undertake this now?

A With no major facility improvements for over a decade and with increasing ministries and membership, Central has simply outgrown its current facilities and is constrained by lack of an activity center.

Widening the Circle

Q When does all this happen – the campaign and then the construction?

A Plans call to have church approval of the project design and capital campaign in April 2008 with the fundraising campaign initiating in 2008 and completing in early 2009. Tentatively, we hope to ‘break ground’ in early 2009.

CAPITAL CAMPAIGN

Q What is the purpose of the capital campaign?

A To raise money for the construction of new Family Life Center and related improvements to our current church sanctuary and related structures.

Q Who wants to do this? Do our church leaders support this campaign?

A The campaign comes out of numerous town halls and listening sessions, which identified a critical need for the Family Life Center to support the continuing growth and vitality of the Church. Our Administrative Board and other church leaders as well as our clergy have all endorsed this expansion plan.

Q Who will lead the capital campaign? How many church members will be involved in the campaign?

A We are blessed that many members of Central have already accepted volunteer roles in the campaign, which is spearheaded by Dianna Goodman and Steve Sloan, Co-Chairs of our campaign efforts.

Q How does the campaign support the mission and vision of our church?

A The campaign is based upon the mission of the church and the strategic initiatives developed by the Board.

Q What policies will guide handling of campaign funds?

A All campaign funds received will be handled with the utmost care, using accepted stewardship practices. Funds will be restricted to the purpose for which they were given. All donors will be appropriately acknowledged

and financial updates will be sent to the church throughout the campaign life cycle.

Q Will there be naming opportunities available in the Family Life Center?

A As in our church history with other naming opportunities, the Board has authorized gift-naming opportunities where appropriate. A list of opportunities will be provided in the campaign materials.

Q May gifts to the campaign be pledged over a period of years?

A Yes, gifts may be pledged over a period of up to five years as determined by discussion with the donor. Donors are encouraged to elect a schedule of annual pledge payments to complete their pledge.

Q What policies guide bequest gifts?

A Unrestricted funds may be directed to the campaign projects or to endowment funds as directed by the Board.

FINANCIAL FAQ'S

Q What is the cost of the project?

A The Board is in constant contact with the architects and the builders to make every effort to determine and control costs. Current cost estimates are approximately \$14.5 million for the entire building project. This cost, while significant, is within the standard square footage costs associated with building projects of this size and scope.

Q How will we raise the money?

A The church is embarking on a major capital campaign to raise monies among the church members. All members—current and past—will be asked to contribute.

Q What will happen if we don't raise the needed funds?

A The final project cost will be determined by the final campaign goal, by careful use of restricted accounts for building purposes, and by the church's ability to finance a portion of this project. Every effort is being taken to

avoid weakening our church's financial position and to continue to be good stewards of our resources.

Q What is the church's current financial status?

A Central enters the capital campaign on solid financial ground. For the past 14 years, operating revenues have exceeded expenses, and we have \$800,000 in unrestricted savings.

Debt associated with the purchase of the Swannanoa Cleaners property and due to initial building project expenses is approximately \$1,000,000. This debt is not included in the 14.5 million dollar capital campaign. The Swannanoa Laundry Task Force will make recommendations on retirement of this debt.

Expenses to up fit and operate Haywood Street Campus are paid for by Haywood Street savings and lease revenues. We project lease revenues to offset operating expenses in 2009.

Q What is our church's current endowment?

A Our endowment (Foundation Fund) balance is \$3.2 million and generates approximately \$150,000 each year for church needs. Traditionally the bulk of the spendable income is applied toward church building renovations.

Q How will a capital campaign affect our Stewardship Campaign?

A Most churches of similar size show little slow down in annual tithing during capital campaigns.

Q Will this campaign affect the church's giving to other areas (i.e. missions)?

A We do not anticipate reductions in operating budget giving. Along with several years of growth in operating revenues, the Finance Committee and Board budgeted zero growth in the operating budget in three of the last four years.

ADDITIONAL QUESTIONS

Q What is the current membership profile?

A Central's membership profile consists of a wide age range from youth to older adults. Each age category is well represented. Like many traditional mainline denominations, we have a strong showing of middle-aged adults to late retirees. However, uncommon is the strong presence of young families; we've consistently had at least 45-50 children under the age of 1 year old baptized each year.

Q Who runs the church? What is our current leadership format?

A The most important decisions of the building project are made at Church Conferences – meetings where every Central member is invited and may vote. Decisions are determined by a majority of the members present and voting.

The Building Committee and Capital Campaign Committee were approved at a Church Conference to oversee the building project.

Other bodies within the church that make 'big picture' decisions include: the Administrative Board, the Council On Ministries and the Board of Trustees/Board of Directors.

Q What is happening in the area of evangelism and church membership? What is the growth rate of our congregation?

A Scripturally speaking, each member is to be an evangelist, sharing the love of Christ and the good news we have in God with those around them. Our evangelical team is constantly looking for new ways of reaching out to others and inviting them to "come and see" what's happening at Central. We continue to widen our embrace as we seek to help people get connected in this body of Christ. The growth rate continues to track around 100-110 new people each year.