

July 29, 1999

To: Members, Site Selection and Building Program committee
(SS&BPC)

From: Paul Deisler, Chair, *Pro Tempore*

Here are the topics I propose we deal with at our August 5, 1999 meeting, more or less in the form of an agenda. If any have other thoughts, please let me know before or at the meeting. Please read and think about the materials sent to you in the recent past in preparation for the meeting.

After the usual opening items, I think we need to address and agree upon action items related to the following:

- o (a) Discussion of the meeting of the joint Coordinating Council and ROC with Rev. Mark Miller and (b) feedback from the subsequent Coordinating Council meeting.
- o Review of the status of the site search.
- o Review of figures sent to you this date on the financial consequences of differently priced land; alternatives.
- o Significance to the work of the SS&BPC of the first three items.
 - o Site selection policy/goals.
 - o Regions of Austin to be explored.
 - o Environmentally sensitive areas
 - o Security considerations.
 - o Other factors
 - o Forward plans for expanding and accelerating the search process.
 - o Adaptations of the Master Plan
- o Two-way communications with the rest of the Congregation.
 - o The August 15, 1999 Congregational Meeting.
 - o The Visitor.
- o Possible meeting with the realtor at the next meeting

As usual, we must take care of old business, new business, and set a date for a next meeting.



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From: Paul Deisler, Chair, *Pro Tempore*

The attached figures should help in our discussions on the evening of August 5, 1999 about purchasing land, only.

From these figures, and assuming the \$300,000 level of loan, land at as high a cost as \$500,000 might still be considered if extremely desirable and as an extreme, maximum price case.

To accommodate a somewhat spare version of our ultimate master plan, any piece of land must contain space for at least 1.5 acres of allowable, impervious coverage. Two acres would be much more desirable. With the relatively usual 35% allowable impervious coverage, we need at least a total of 4.5 acres (but preferably 6) unless allowable coverage for a given piece of land is unusually high. In some sensitive areas (aquifer recharge zones) much lower allowable coverages are the rule.

From what we have learned so far (always save for a very unlikely level of good luck), these figures and the above considerations argue against the possibility of obtaining land in the central portions of Austin. We need to settle on ways to expand our search. The realtor has already begun the expansion, but we need to consider how individual members of the SS&BPC can help.

A handwritten signature in cursive script that reads "Paul D.". The signature is written in dark ink and is positioned in the lower right quadrant of the page. Below the signature, there is a short horizontal line.

CASES FOR PURCHASE OF LAND, ONLY.

Assumptions:

1. Land is purchased; the building project, including further architectural work, is left for a later time.
2. The church is not sold until later; the current church remains intact and in use by the Congregation until a later time.
3. A loan of \$300,000 can be obtained for land purchase with later (perhaps much later) construction of a facility.

NOTE: For every \$1,000 of loan obtained above \$300,000, add \$200 to line 3 and subtract \$800 from lines 5 and 6 (or subtract \$200 for every \$1,000 of loan not obtained below \$300,000 on line 3 and add \$800 on lines 5 and 6).

4. The need for 36 months-worth of loan repayments arises from the fact that monthly loan repayments must be made starting as soon as the loan is taken out and the assumption that it is not desirable to maintain an ongoing fund-raising effort to meet the monthly payments but to wait awhile before launching a new drive to repay the remaining loan principal.
5. The pre-pledge fund-raising in April, 1999 raised ca. \$120,000; with the ca. \$17,000 already on hand in the interest-bearing capital fund account and having spent \$6,300 for architectural work, there should now be, on hand, somewhat more than \$130,000 in pledges and cash. This is the difference between lines 5 and 6.

CASE A.

1. Assumed land price, all in:	\$700,000
2. Less assumed loan:	(\$300,000)
3. Cash to pay 36 months' loan payments:	\$60,000
4. Evaluation of sites:	<u>\$10,000</u>
5. Total funding needed above loan to purchase land:	<u>\$470,000</u>
6. PLEDGES NEEDED ABOVE CASH AND PLEDGES NOW ON HAND:	<u>\$340,000</u>

CASE B.

1. Assumed land price, all in:	\$600,000
2. Less assumed loan:	(\$300,000)
3. Cash to pay 36 months' loan payments:	\$60,000
4. Evaluation of sites:	<u>\$10,000</u>
5. Total funding needed above loan to purchase land:	<u>\$370,000</u>
6. PLEDGES NEEDED ABOVE CASH AND PLEDGES NOW ON HAND:	<u>\$240,000</u>

CASE C.

1. Assumed land price, all in:	\$500,000
2. Less assumed loan:	(\$300,000)
3. Cash to pay 36 months' loan payments:	\$60,000
4. Evaluation of sites:	<u>\$10,000</u>
5. Total funding needed above loan to purchase land:	<u>\$270,000</u>
6. PLEDGES NEEDED ABOVE CASH AND PLEDGES NOW ON HAND:	<u>\$140,000</u>

CASE D.

1. Assumed land price, all in:	\$400,000
2. Less assumed loan:	(\$300,000)
3. Cash to pay 36 months' loan payments:	\$60,000
4. Evaluation of sites:	<u>\$10,000</u>
5. Total funding needed above loan to purchase land:	<u>\$170,000</u>
6. PLEDGES NEEDED ABOVE CASH AND PLEDGES NOW ON HAND:	<u>\$ 40,000</u>

CASE E.

1. Assumed land price, all in:	\$360,000
2. Less assumed loan:	(\$300,000)
3. Cash to pay 36 months' loan payments:	\$60,000
4. Evaluation of sites:	<u>\$10,000</u>
5. Total funding needed above loan to purchase land:	<u>\$130,000</u>
6. PLEDGES NEEDED ABOVE CASH AND PLEDGES NOW ON HAND:	<u>\$ 0</u>

REPORT ON PROPERTY #3, EAST HILLS DRIVE

ADVANTAGES: 1) Attractive location in Northwest residential area; 2) Maximum impervious cover allowed is 65%

DISADVANTAGES: 1) Only 2.0 acres; might not allow for maximum-sized building plan; optimum parking space might be obtained only by an agreement with office property to be built below; 2) Are many young families likely to be settling in this very expensive neighborhood?

