



River of Grass
UU Congregation

**River of Grass
Unitarian Universalist Congregation**

Future Home Conversation

November 24, 2019

River of Grass Homes

**1. Treetops
Park**
3 Months
3/98 - 6/98

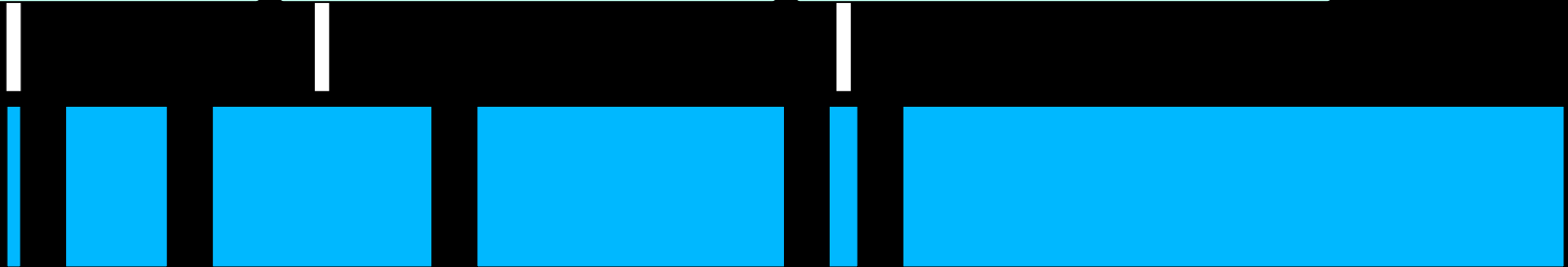
**3. Shotgun
Road**
4+ Year
12/99 - 2/2004

**5. Toddler
Tech**
8 Months
6/2010 - 2/2011

**2. Weston
Comm Ctr**
18 Months
6/98 - 12/99

**4. Central
Park Elem**
6+ Years
2/2004 - 6/2010

**6. 595 Park
of Comm**
11 Years?
2/2011 - 2/2022?



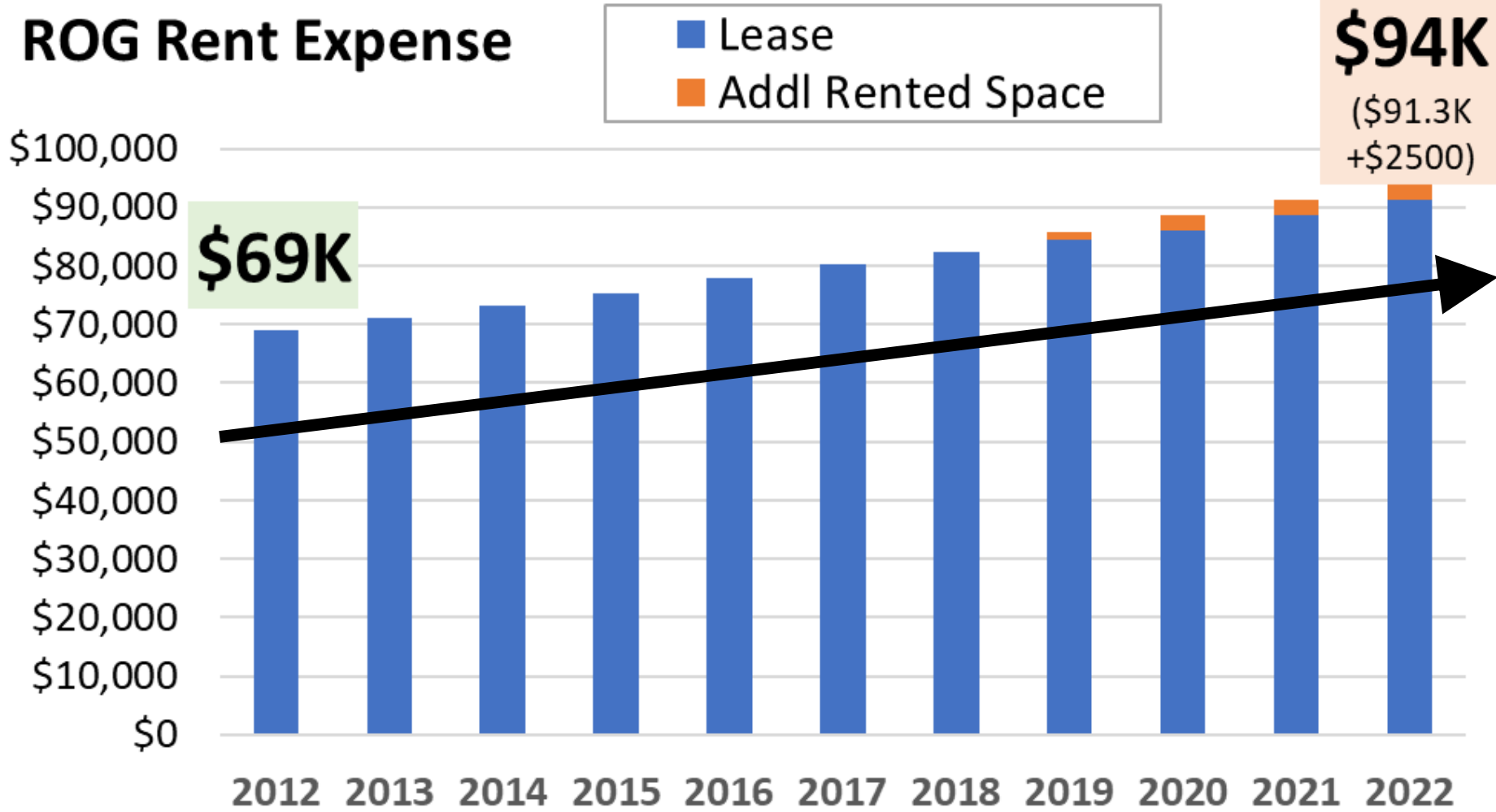
Today's Agenda

- 1. Current Situation**
- 2. Vision**
- 3. Viable Scenarios**
- 4. Next Steps**
- 5. Open Mic**

1. Current Situation

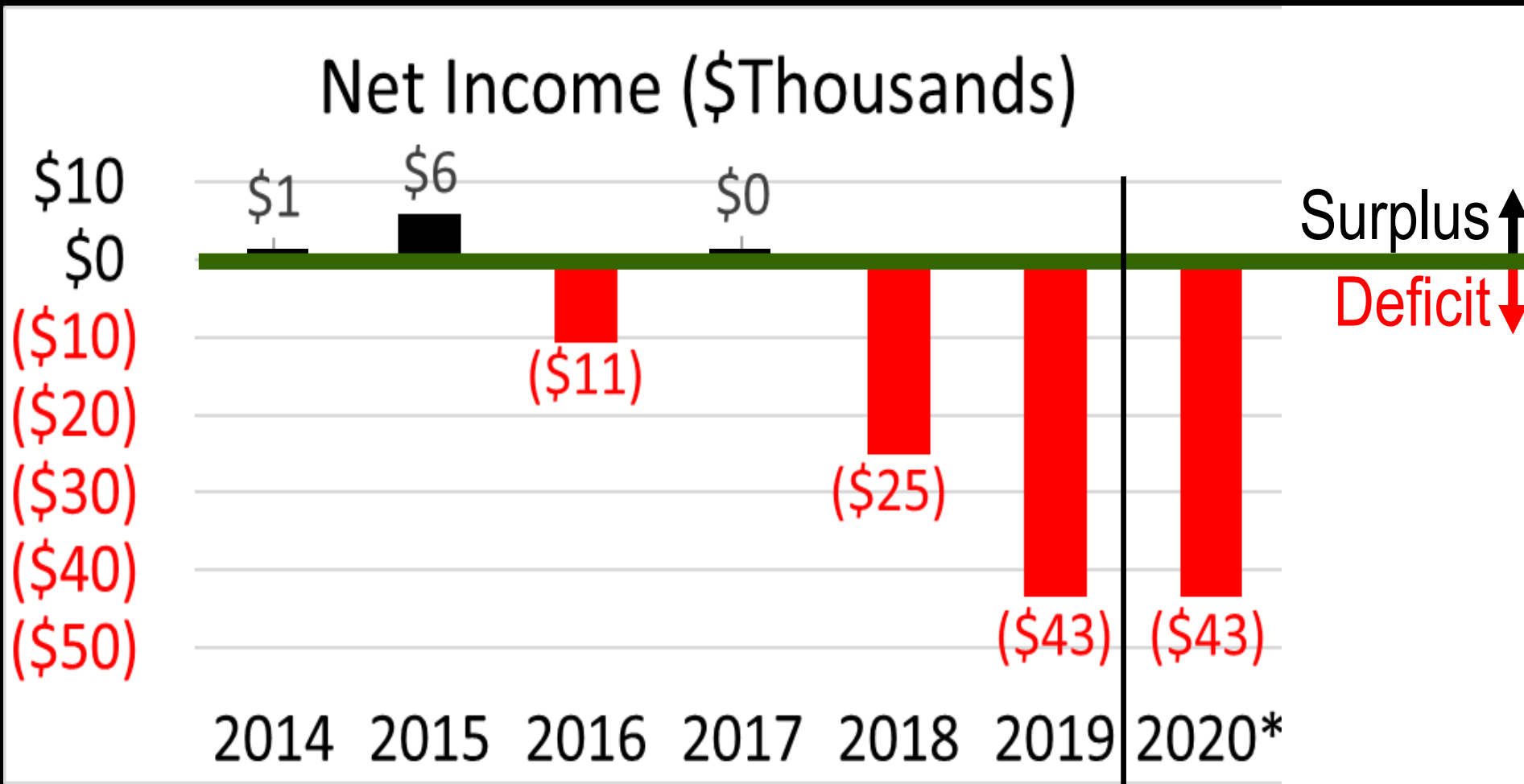
Increasing Rent \$69K to \$94K (+36%)

ROG Rent Expense



June:

Net Income/Loss - Past 6 Yrs & 2020

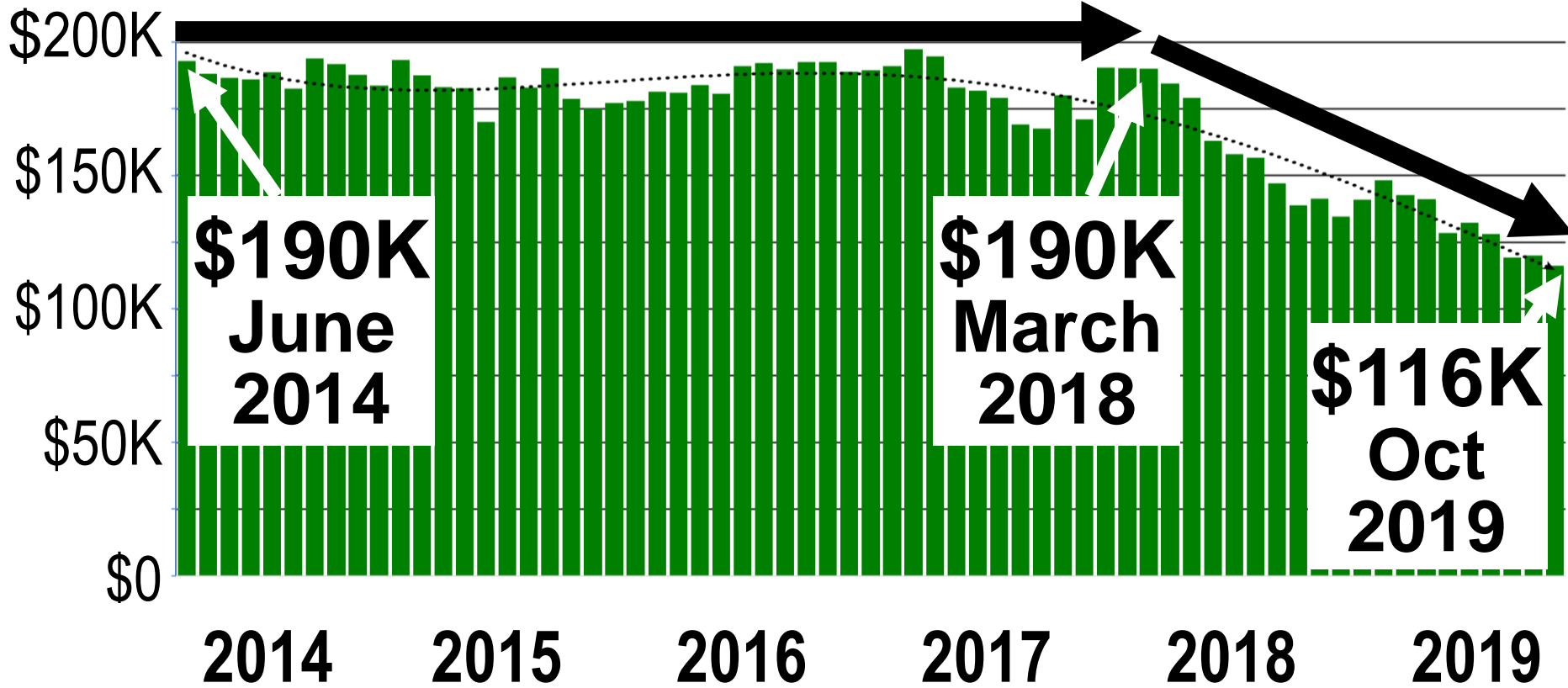


* Budget

Green Line is "Break-even"

Operating Reserves Depleting

Operating Account Balances (Past 6 Years)



Pacing to be depleted in 2-3 years

ROG Current Situation

- Escalating Rent - up 36%
 - Operating Reserves Depleting
 - Outgrowing our Space...
 - Membership up 10% since Feb
 - Sunday Services feel full
 - Not enough classrooms, last year rented space at Candy Jazz Studio
 - Full many evenings & Saturdays
 - Lease expires in 2+ years (Feb 2022)
- Our Current Path is Not Sustainable**

UUA Stewardship Expertise

Engaged Barry Finkelstein

- UUA Stewardship Consultant - 12 Years
- Assisted 50+ Congregations
- Been Congregation President
- Wife is a UU Minister

Onsite March 1-3, 2019

- Held 10 Interactive Meetings, 47 People



UUA Stewardship Expertise

Barry's Report:

“River of Grass is ready to move toward a successful relo & capital campaign to finance investment in a new facility.”

Next Steps:

1. Establish Future Home Team
2. Reach Agreement on Approach
 - Purchase/Lease, Stay/Go, Partner...
3. Define Your Dream Facility / Vision
4. Develop Financial & Resource plan

Future Home Team

Future Team has been Busy:

- *Gathered needs / square footage*
- *Researched churches for sale*
- *Researched available leases*
- *Mapped member home locations*
- *Worked to improve current space*
- *Created a financial model*
- *Spoke with potential partners*
- *Etc.*
- *Posted on the website*

Future Home Member Wishes 4/2019

Future Home Priorities:

- 1. Bigger Space**
- 2. Outdoor Space**
- 3. Location Accessibility**

Future Home Options:

- 1. Buy Building**
- 2. Stay Here, Possibly Expand**
- 3. Lease Elsewhere**
- 4. Church in a Box**
- 5. Buy Land and Build**

Future Home Member Input 9/15/19

- 'Status Quo' / stay here, fund for <4 yrs
→ 0 Yay, 29 Nay (0%)
- Dramatically Reduce Expenses
→ 10 Yay (One Third)
- Launch Capital Campaign now to raise money toward fulfilling our future vision
→ 23 Yay, 7 Nay (~75%)
- Engage TAO Center - share space?
→ 30 Yay, 0 Nay (100%)
- Engage UUCFL - share space?
→ 20 Yay, 7 Nay (75%)

2. Vision

Future Home Conceptual Vision

Dear Universe:

We are ready to accept a New Congregational Home that ...

- Supports us in our mission to Nurture our Spirits, Love Intentionally, and Create a Just and Healthy Planet
- Centrally located in Western Broward County in a positive, peaceful area that is appropriate for our members and guests, where we can grow, feel safe, and can serve the community

Future Home Conceptual Vision

- Contains adequate space, both indoors and out, providing our members, friends, and the community with areas for worship, teaching, meeting, playing, serving, performing, creating, renting and parking that gives us room to grow, to store everything neatly, and fulfills our needs
- Is arranged in a way that is conducive to efficient, comfortable worship, working, & serving
- Is bright and airy and has positive energy

Future Home Conceptual Vision

- Is safe and healthy and brings joy to all who enter
- Requires only improvements that we can fulfill with our time/talent/treasure
- Financially suitable to support us in our financial goals, allowing us to give and serve others in need while allowing us to prepare for the future
- Is setup to help conserve Mother Earth's precious resources

Future Home Conceptual Vision

We affirm that our future home team members take the right action, at the right time, in the right way, for the greatest good of ALL with joy and ease.

We are ready for this or something better that you want us to have!!!

With love and gratitude,

River of Grass Unitarian Universalist
Congregation



**Classrooms,
Teen Room,
& Nursery**

**Sanctuary
& Foyer**



**Offices,
Choir
Room,
Meeting
Rooms**



**Full Kitchen,
Hospitality Area,
Sustainable
Building**



**Playground,
Green Space,
Parking**



3. Viable Scenarios

Future Home Potential Partners

Explored Potential Partners

- TAO Center
- UUCFL

→ At this time, neither is far enough along with their future home plan, nor is their timing confirmed.

→ Therefore, we are moving forward without partners at this time.

Future Home Scenarios

Assumptions/Estimates:

- **Funding Sources:**

 - **Capital Fund: \$750,000**

 - **Capital Campaign: \$750,000**

- **Moving/Buildout : \$100,000**

- **Mortgage: 5%, 15 Yrs, 3% Closing**

- **Assume the larger the space, the higher the facility costs, attendance, parking, playground, etc.**

Scenario 1: Pay Cash / \$29K Surplus

No Mortgage

Land:
1.1 Acres

Building:
5,544 sq ft
(700 sf /
14% larger)



Playground

Parking:
69 spaces
22,425 sq ft (0.5 acres)

Scenario 2: Balanced Budget/No Deficit Small Mortgage

**Land:
1.3 Acres**

**Building:
6,536 sq ft
(1,700 sf/
35% larger)**

Playground

**Parking:
81 spaces
26,325 sq ft (0.6 acres)**

Scenario 3: Larger Space / \$28K Annual Deficit

Larger Mortgage

**Land:
1.5 Acres**

**Building:
7,500 sq ft
(2,700 sf /
55% larger)**



Playground

**Parking:
93 spaces
30,225 sq ft (0.7 acres)**

4. Next Steps

Future Home Next Steps

1. Approach

- *Move slowly, methodically, one step at a time*
- *Keep learning and sharing*
- *No decisions about our future have been made*
- *Gather information so congregation can be ready to make a decision in early 2020*

Future Home Next Steps

2. Continue to Learn and Share

- *Engaged a realtor to keep an eye out for us*
- *Continue to understand the market*

Future Home Next Steps

3. Communication

- *'Future Home' website page*
- *FAQs*
- *Reference Binder – research to date*

Future Home Next Steps

4. UUA Stewardship Consultant

- *Re-engaged Barry Finkelstein for Feasibility Study January 12-14*
 - *Funded from donations*
- *He will meet with 20-24 members, a cross section he chooses*
- *Will gauge Capital Campaign appetite*
- *His report delivered by January 31*
 - *Shared with everyone, on website*

Future Home Next Steps

5. Feb 2nd Mid-Yr Congregational Meeting

- *Review Feasibility Study findings*
- *Revisit our Vision, Hopes, Dreams*
- *Discuss possible Capital Campaign*
- *Discuss Options*
- *Make a 'Go' / 'No Go' decision*
 - *If 'Go': -more discussion/learning*
 - *-more assistance from Barry*
 - *-spring launch*

Wake Now Our Vision

5. Open Mic

5. Appendix

Future Home Teams

Vision & Needs

- Rita C, Kallie L, Diane L

Research New Location Options

- Steve JR, Kathy JR, Kallie L

Analyze Better Use of Current Space

- Kathy JR, Deb GD, Janet S, Karen G

Explore Partnerships

- Rev Amy, Diane L, Linda L

Develop Financial Model

- Brit L, Maureen L

Overall Coordination

- Scott M, Brit L, Rev Amy

Future Home “HoW” For Sale

	City	Sq Feet	Price	Per SF	Acres	Pkg
1	Pompano	6,123	\$1,500,000	\$245	1.1	20
2	Ft. Lauderdale	5,060	\$1,500,000	\$296	0.9	
3	West Park	4,800	\$899,000	\$187	0.7	30+
4	Davie	12,500	\$2,500,000	\$200	0.9	60
5	Miramar	10,336	\$2,300,000	\$223		
6	Lauderdale Lakes	58,000	\$3,300,000	\$57	1.7	60+
7	Margate	12,000	\$3,200,000	\$267	3.0	Lots
8	Hallandale	2,600	\$350,000	\$135	0.3	25+
9	Ft. Lauderdale		\$5,500,000		2.1	
10	Wilton Manors	7,423	\$2,800,000	\$377	0.5	
11	Ft. Lauderdale	2,344	\$850,000	\$363	0.2	
12	Wilton Manors	2,035	\$489,999	\$241	0.2	10
13	Hallandale	1,450	\$347,000	\$239	0.3	35
14	Plantation (Sold)	76,423	\$3,200,000	\$42	2.5	200

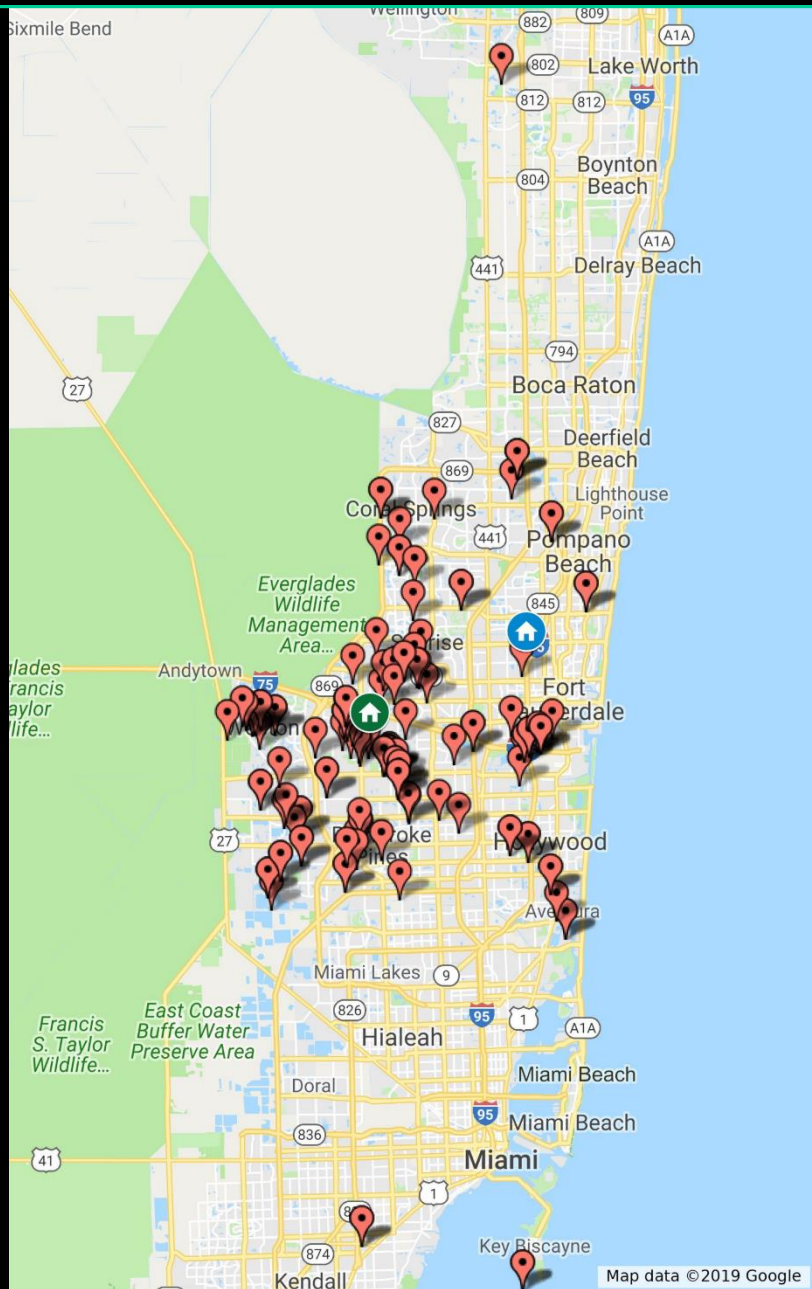
Average Purchase Cost per Sq Foot: \$221

Future Home Broward For Lease

	City	Sq Feet	Annual Rent	Per SF	Age
1	Pembroke Pines	7,571	\$181,704	\$24	2001
2	Davie	8,364	\$146,370	\$18	2000
3	Plantation	10,450	\$261,250	\$25	1963
4	Plantation	12,000	\$228,000		
5	Plantation	12,000	\$288,000	\$24	2019
6	Sunrise	15,235	\$281,848	\$19	
7	Davie	16,857	\$286,569	\$17	New
8	Sunrise	17,720	\$425,280	\$24	1991
9	Sunrise	26,250	\$242,813	\$9	2020
10	Weston	38,500	\$344,575	\$9	1998

Average Lease Cost per Sq Foot: \$19

Future Home Member Map

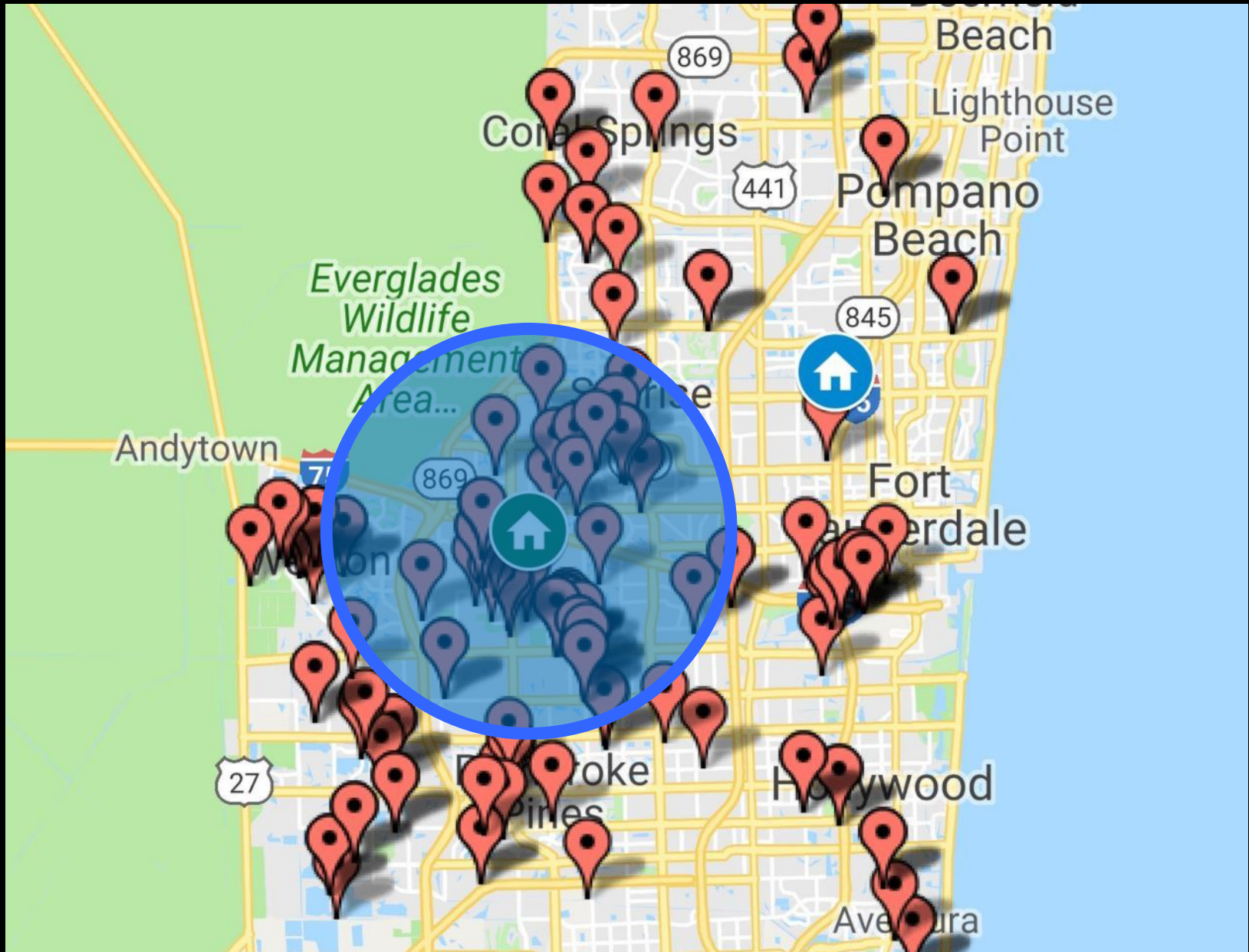


Wellington

Broward

Coral Gables
Key Biscayne

Future Home Current 5 Mile Radius



Improve Current Space Ideas

Ideas for Additional Classroom /Teen Space

Feasible:

- Stagger use of Office as Classroom (in process)
 - Teens 10-11am, Middle School 11-Noon
- Rent Space from Dance Studio (in budget)

No Go:

- Build Loft in Hospitality Area
- Fix-up Storage Room to be a Classroom
- Portable Classroom in Back Parking Lot

Improve Current Space Ideas (cont)

Ideas for Sanctuary Seating

Complete:

- Removed one partition
- Added rows and chairs to existing ones
- Moved cubbies

Ideas for Hospitality Area

Complete:

- Moved couch to north wall
- Wooden benches moved
- Arranged chairs
- Moved nametags to different panel

Future Home Potential Partners

TAO Center

- Jewish renewal community
- They've rented from us for 4 years
- They seek a permanent home – timing TBD
- Mission synergy
- Building usage times fairly complementary
- Possibly share future home ??
- Their timing may not match our....

Future Home Potential Partners

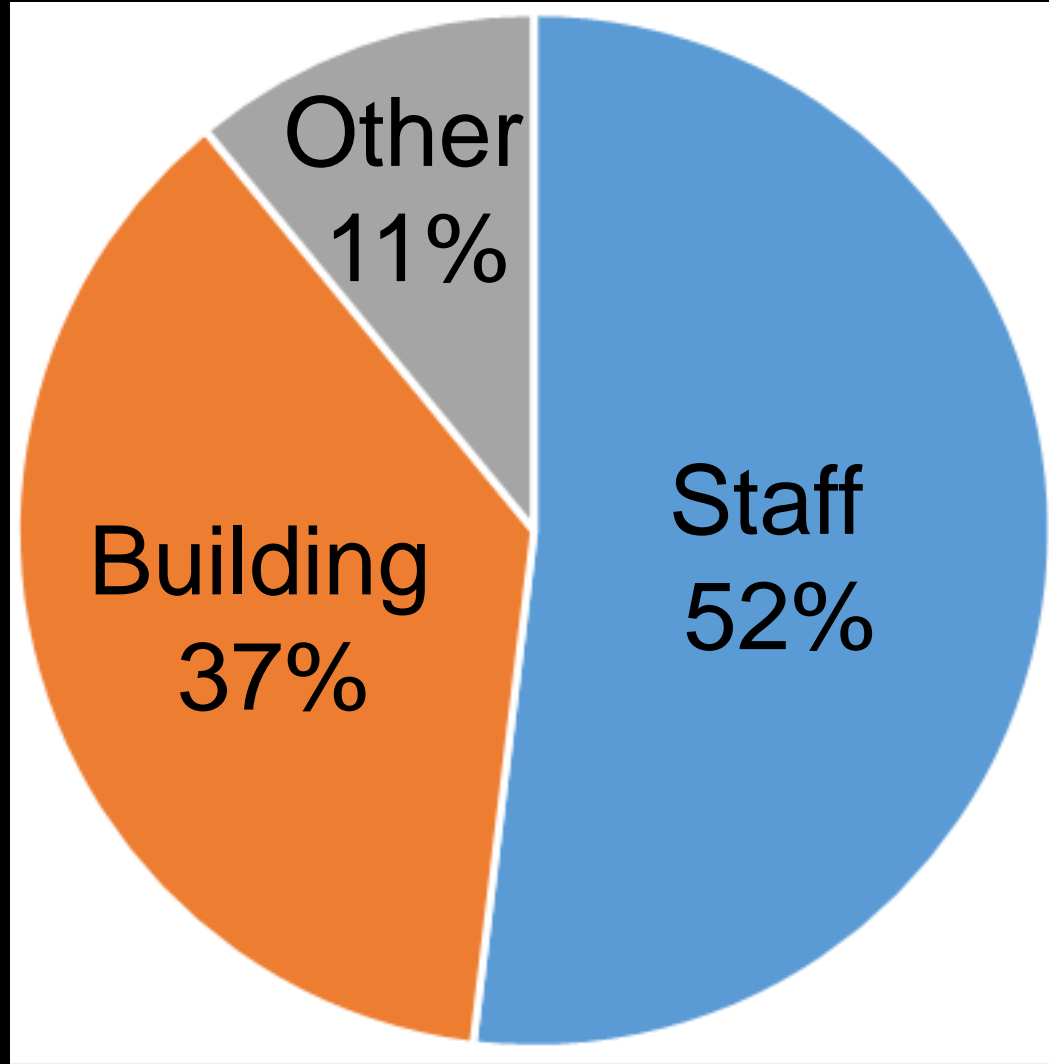
UUCFL

- UU Congregation Fort Lauderdale
- Located in Oakland Park
- Owns their building on 5 acres
- ROG was birthed from UUCFL to serve Western Broward County
- They are aware we are discussing future home
- They have 20+ renters, and feel burdened by it
- Next year will review possibly selling and moving

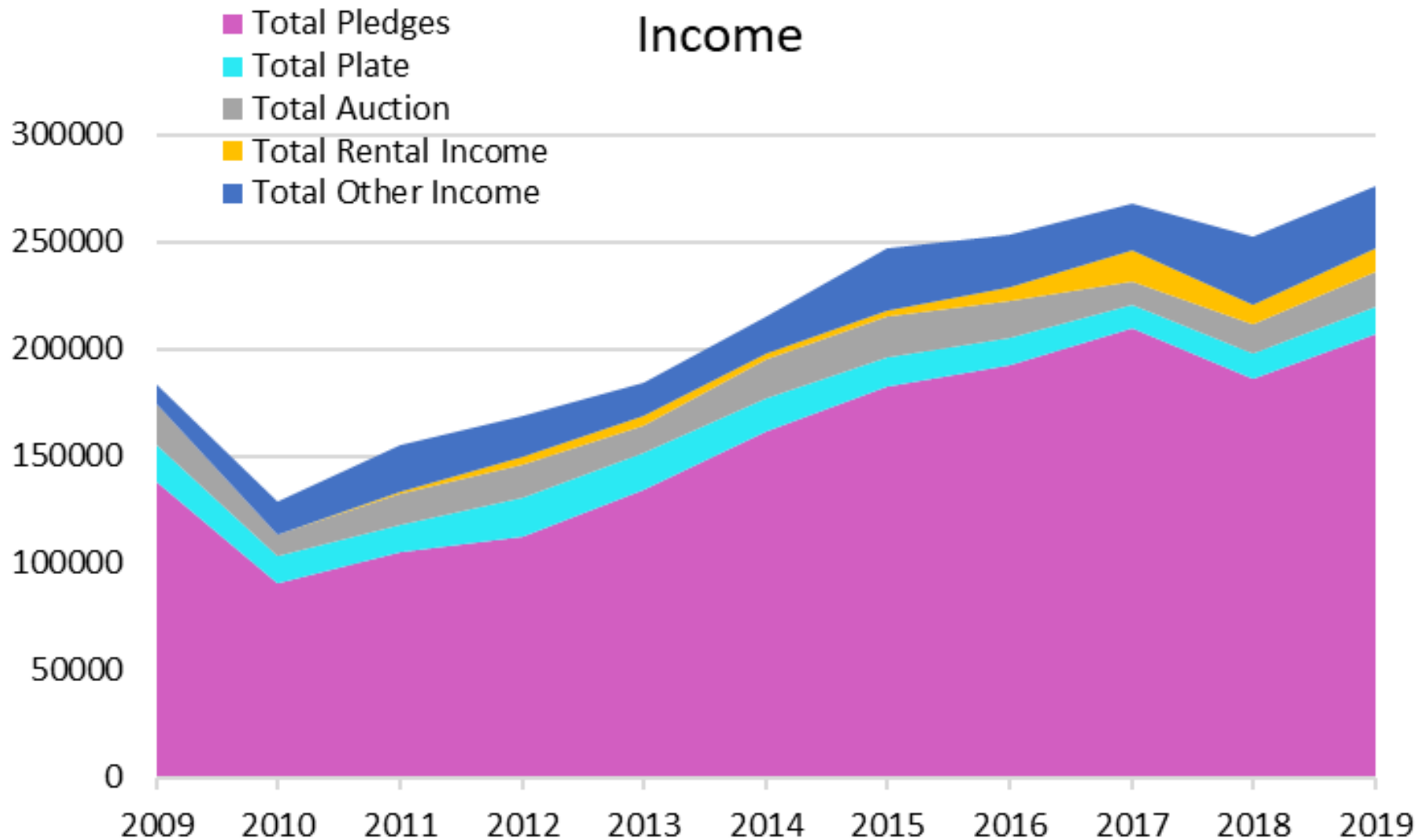
Future Home Financial Observations

- **Stay Here/ Status Quo:**
 - Cost incr. \$7K in 2022, then \$3-4K every year
 - → Not sustainable
- **Lease Elsewhere:**
 - \$19/sf, more than our lease, & incr. every year
 - → Not sustainable
- **Buying \$2M Building (for example):**
 - \$48K Mortgage vs. \$88K Rent
 - Mortgage does not escalate, building equity
 - Assumes we can get a \$500K Mortgage
 - Assumes we can find a suitable \$2M building
 - Requires Capital Campaign, \$750K target

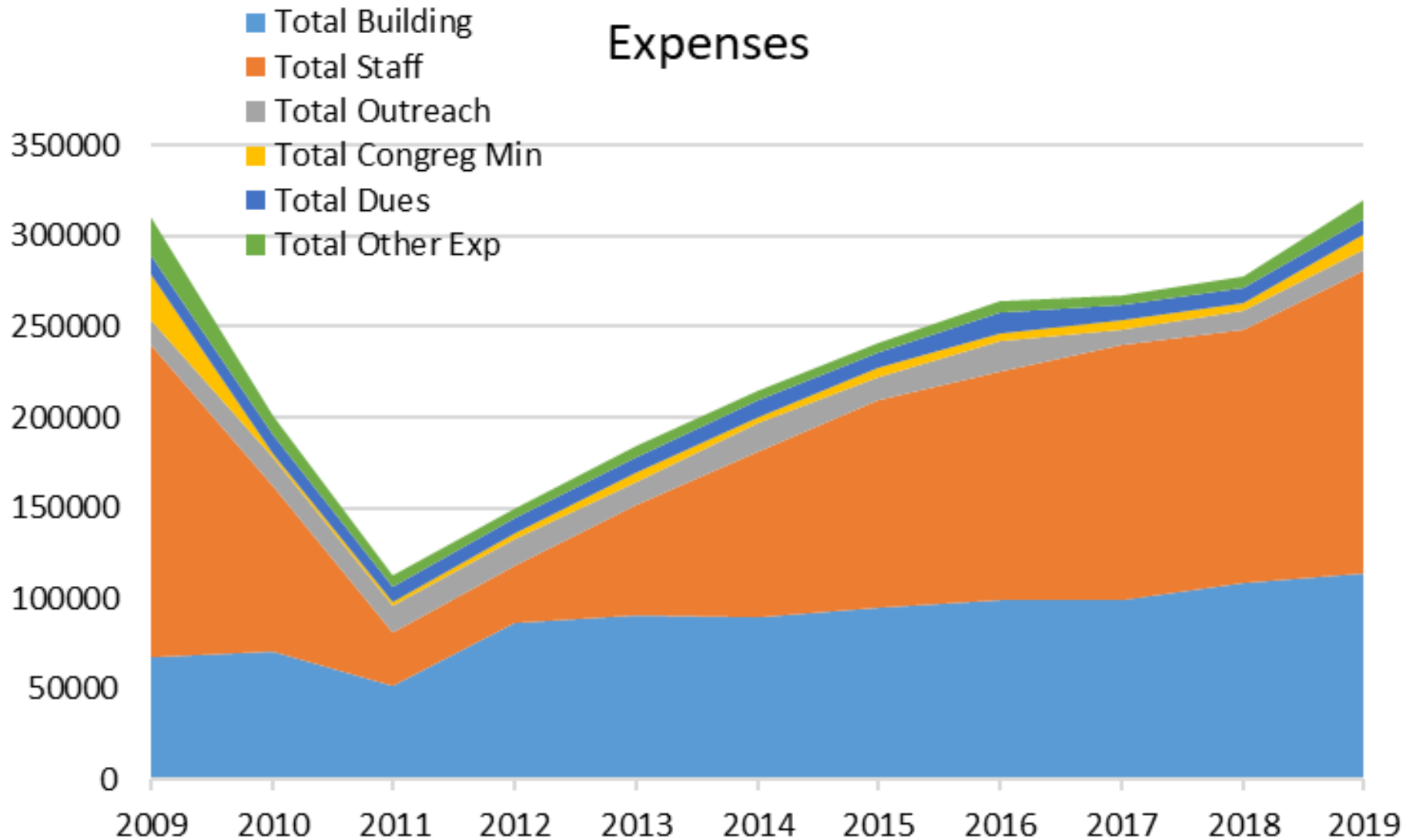
Expenses – Last 3 Years



ROG Income - Past 11 Years



ROG Expenses - Last 11 Years



ROG Financials – Last 11 Years

