

Resolutions for May 16, 2021, General Business Meeting

Resolution for Rise, O Church Sanctuary Renewal

Whereas, on October 14, 2018, the Congregation of Gloria Dei Lutheran Church approved the following:

- Entering into an agreement with Orgues Létourneau to place a \$20,000 hold on a rebuilt and enlarged organ and the re-voicing of the existing antiphonal organ;
- Entering an agreement with Foresight Architects to begin initial design work, which will incur travel expenses, design costs, and initial development fees not to exceed \$70,000;
- The preparation of designs, timelines, budgets, and a full project proposal to be presented and voted upon at a future congregational meeting.

Whereas, on October 13, 2019, the Congregation of Gloria Dei Lutheran Church approved a resolution accepting the Sanctuary Renewal Master Plan prepared by Foresight Architects and Orgues Létourneau and approving the Rise, O Church Campaign.

Whereas, on February 9, 2020, the Congregation of Gloria Dei Lutheran Church authorized payments to, and therefore entered into agreements with HGA to develop design and construction documents, and Langer Construction to develop construction estimates.

Whereas, The project architect, HGA, has completed Design Development and Construction Documents for the project, and the project general contractor, Langer Construction, has provided construction estimates indicating that bids will fall within the anticipated \$4.1 million project cost.

Whereas, The project is generally defined by the following elements:

- Newly refurbished pipe organ;
- Fully remodeled Chancel with sanctuary facing choir and extended platform;
- Updates to the sanctuary and replace pews with chairs;
- Updates to the Chapel;
- Accessibility improvements;
- New transparency to the narthex and “front door”;
- Improved sound and AV systems.

Whereas, The \$4.1 project costs include the following elements;

	(in millions)
Professional fees	\$ 0.44
Furnishings & Equipment	\$ 0.49
Organ	\$ 1.20
Construction	\$ 1.81 (with 5% contingency)
Financing & Contingency	<u>\$ 0.16</u>
TOTAL COSTS	\$ 4.1

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Gloria Dei Lutheran Church – Saint Paul, MN

Resolution for Rise, O Church Sanctuary Renewal (continued)

Whereas, The Rise O Church Campaign to date has been successful in raising cash and pledges of \$3.7 million of the anticipated \$4.1 million project costs and it is anticipated it will be successful in raising all of the funds needed for the project by 2023.

Whereas, The Rise, O Church Finance Committee members have met with two financial institutions who would finance a Bridge Loan to cover the gap in timing between the Rise, O Church campaign income and project expenses. It is anticipated this Bridge Loan will be for a term of three years.

Now therefore be it resolved, that the Congregation of Gloria Dei Lutheran Church approves the following:

- Proceeding with the Rise, O Church Project with an overall project budget of up to \$4.2 million;
- Authorizing the Council to approve entering into all contracts needed pursuant to the project;
- Authorizing the Council to approve the Rise, O Church Finance Committee recommended financing partner and to enter into a Bridge Loan of up to \$1.9 million for a term of three years to finance the gap in timing between the campaign income and project expenses.

Resolution for Room 99 for Immigrant Housing Support

Be it RESOLVED that the Congregation of Gloria Dei Lutheran Church approves the proposal of the Immigrant Support Team, endorsed by the Congregation Council, to

- Develop Room 99 to serve as a self-contained apartment to host individuals or families in need of transitional housing, with the initial intent to host those seeking asylum in the United States and openness to hosting others in need of such housing over time;
- Work with Langer Construction to complete construction of the apartment while the company is onsite for the Rise, O Church project, achieving related financial efficiencies;
- Complete the project at a cost not to exceed \$86,000, to be financed as follows:
 - \$30,000 from a designated bequest from the estate of Sid Swenson,
 - \$25,000 from capital funds available from unspent 2020 capital funds and/or 2021 capital funds,
 - \$12,500 from congregational gifts pledged to the project to date, and
 - The balance from additional congregational gifts (financial and in-kind), to be raised during the course of the project;
- Designate funds given or pledged in excess of the cost of constructing and furnishing the apartment to cover ongoing expenses related to hosting guests in the apartment;
- Throughout the project and beyond, provide opportunities for the congregation to learn about immigration and immigrant issues and to offer their gifts as participants in this ministry.