

## FAQ's & ANSWERS

*Here are responses to some Frequently Asked Questions  
about the Board of Directors' recommendation to sell 2400 NE Broadway.*

### **Is MCC Portland closing?**

NO. The sale of a building or property does NOT equal the closing of a church or the end of its ministry. It does NOT mean that in this case with MCC Portland. It is recommended in order to strengthen our position for future growth and health.

### **What will happen at the meeting on September 27? What will the vote mean? Who can attend and vote?**

On September 27 a special congregational meeting will be held with one item on the agenda for discussion and vote: Does the congregation approve the recommendation of the BOD to begin the process for sale of 2400 NE Broadway? A vote "yes" will be a "green light" for the BOD to proceed on behalf of the congregation -- to begin a process that may take considerable time.

Our congregational meetings are open to the public, therefore, anyone can attend, but our local church bylaws (Article V.C) indicate that only a "member in good standing who is present at the congregational meeting has the right to vote." (Proxy or absentee voting is not allowed according to our bylaws.) A "member in good standing" is the language used and defined in our bylaws (Article IV.A.) for a member (i.e., someone who completed our local membership process or transferred membership from another MCC) who 1) registers attendance, and/or 2) provides financial support, and/or 3) makes a definite service contribution, and/or 4) demonstrates interests and loyalty. Our membership list is reviewed annually to assure those listed as current, active members are fulfilling these requirements. Our membership was reviewed last year, so our current membership list is a recent and accurate reflection of who is a "member in good standing" and who can vote at the meeting on September 27.

### **What is the plan if we sell the building? What will we do? Where would we go?**

There are no specific properties currently under consideration, however, we have begun identifying some important criteria for a future facility (desired location, needed square footage, etc.). Some of these preliminary questions were included in the recent survey. In 2012 during the "Re-Inventing MCC" process, we also identified a short list of criteria for a possible future facility that we are now revisiting.

Remember: If the congregation votes "yes" on September 27 we are not ready to immediately sell. A building search team will be convened and we will begin working in earnest to PREPARE for a sale, a process which could take many months and -- WITH YOUR HELP AND INPUT -- we will further clarify our needs and dreams for another ministry facility.

The sale of a home -- or any property -- is largely a matter of timing, which can be unpredictable based upon the needs of a buyer or seller. It is necessary to develop a detailed plan for sale and relocation, but any plan will intentionally include flexibility, because there will be unknowns to which we will need to respond. There are many possible scenarios that include, but are not limited to:

- A) Everything works out perfectly and we have located an ideal next facility that we are ready to purchase when the right buyer is ready to purchase 2400 NE Broadway.

B) The right buyer is ready BEFORE we have identified our perfect next facility. Therefore, we lease suitable, but shorter-term interim space/s while we continue looking for a longer-term next home.

C) We decide a lease or a lease-to-own option is better than purchase of a next facility allowing us to "try something new on for size" before making a longer-term investment.

D) We discern that an intentional partnership with another organization or group can secure better and more suitable facilitates together than doing so alone.

If the congregation votes "yes" on September 27, there will be many upcoming opportunities for input and discernment about making these and other important ministry facility related decisions.

### ***What are anticipated financial impacts and how will they be managed? Is this financially responsible or prudent? What will be done with proceeds from a sale?***

Our current building expenses (mortgage, utilities, insurance, etc.) are about \$41,000 yearly, just under 18% of the entire budget. This amount will serve as a beginning benchmark in considering expenses of any future facilities. We also receive income from our current building users, so an unknown factor is any change in income based upon a change in location: which current building users accompany us to another location and which new users are we able to welcome in a different facility.

We can anticipate an immediate financial impact of selling the building to be retirement of our mortgage debt and the availability of a large amount of liquid assets. While we cannot predict the exact amount of net proceeds from a sale, we know that we would essentially be able to have a clean financial slate when such a process was completed. A more pressing question is, of course, what would happen next? The Board is committed to putting MCC Portland on a secure long-term financial footing. We have already begun discussing what mix and proportion of endowment investments, designated funds, unrestricted cash reserves, and so on, will give us the best flexibility to do ministry while guarding against using these new assets as a short-term "piggy bank." Your input and feedback will be an essential part of developing this plan.

It is also important to consider whether staying in this current facility is financially responsible or prudent. We have considerable deferred maintenance in an old building and no reserve funds with which to respond to an emergency, like a leaking roof. Our inability to consistently fund needed maintenance makes a crisis inevitable – and securing funding for ever-growing needs of an ever-aging building at the expense of other ministries does not seem like responsible stewardship of resources.

### ***What about other building users? (12-Step groups, Loaves & Fishes, etc.)***

Optimally, we hope ALL current groups will choose to re-locate with us if they wish, provided we are in a facility that can accommodate them in a location that suits their needs. In fact, we want a future facility that will welcome MORE building partners and community groups than we currently can.

### ***What about the stained glass windows?***

The 12 square windows in the celestory can easily be taken with us and re-purposed in a future facility. Ideally, the next owners of 2400 NE Broadway would keep remaining windows intact. If not, the opalescent Povey glass windows are very desirable for re-purposing in another place of worship, homes or businesses. The large "Heart of God" window would need special consideration in finding a suitable future home, due to its size, beauty and meaningful history. Given its large dimensions, it is unlikely we could re-install it in any future building we might occupy -- and it is unreasonable to limit the selection of a future ministry facility only to one in which this window could fit.