



Capital Campaign FAQs:

What is the list of projects that we're raising money for?

Based on prior estimates from contractors and engineers, the costs of upgrades and repairs are as follows:

<p>A. Washington Street property</p> <p>Current needs (1-4 years)</p> <ul style="list-style-type: none"> • Repair/restore bell tower \$360,000 • Repaint sanctuary ceiling 15,000 • Repair/repaint sanctuary windows/doors 51,000 • Repaint parish hall exterior 30,000 • Repair of the pipe organ <u>13,000</u> <li style="padding-left: 20px;">Sub-total \$469,000 <p>Medium-term needs (next 5 – 10 years)</p> <ul style="list-style-type: none"> • Repaint sanctuary walls \$ 10,000 • Replace sanctuary/parish hall roofs/gutters 124,000 • Re-point sanctuary exterior stonework 127,000 • Repair/upgrade elevator <u>100,000</u> <li style="padding-left: 20px;">Sub-total \$361,000 	<p>B. Stacey Street property medium-term needs (next 5–10 years)</p> <ul style="list-style-type: none"> • Paint exterior and replace roof \$ 50,000 • Upgrade computers/phones <u>10,000</u> <li style="padding-left: 20px;">Sub-total \$ 60,000 <p>C. Aggregate costs by property</p> <ul style="list-style-type: none"> • Washington Street \$830,000 • Stacey Street <u>60,000</u> <li style="padding-left: 20px;">Property Total \$890,000 <p>Buffer for cost overruns (10%) \$89,000</p> <p>Additional Missions support 100,000</p> <p>GRAND TOTAL (before inflation) <u>\$1,079,000</u></p>
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Why start a capital campaign now?

The microburst that moved through Marblehead 3 years ago did extensive damage to the bell tower. We have had to spend money to stabilize the tower to keep it from collapsing but a complete renovation is needed to restore it back to a condition that we can all be proud of and continue to be a light to our community. Additional maintenance work, like what's been done for the church elevator, was required to keep our state certification active. And we know that the elevator will need to be replaced at some point. Projects like these have been paid through our operating budget and by drawing down reserves. We also use monies from our restricted funds as we can, but these have limits on their annual withdrawals and we also rely on them to be our financial safety net. With annual pledging and investment income remaining relatively flat, the expenses for existing major building repairs limit the strength of our ongoing programs including the local assistance and outreach that make us a strong member of the Marblehead community.

Can we find donors to the capital campaign who are not active members?

As the community church we are open to all Marbleheaders for weddings and funerals. In addition, we partner with groups such as the Festival Chorus that bring joy to our community. Old North has an opportunity to raise money from the larger community and we will be taking steps to ask for their support. There are also some sizeable grants available for old and historic churches to be used for major renovation work that preserves history. Both efforts, however, will require that our church membership demonstrate its commitment to supporting this fund raising.

What happens if Old North does not raise enough funds to reach its goal?

Old North Church (ONC) has a generous congregation which has shown that it wishes this project to succeed. The goals were set to be in reach of a congregation of its size and annual operating budget. We are not planning to fail! Any money we raise is more than we have now. In the event that the campaign falls short of our \$1M goal, then the church would need to consider either prioritizing some items from the project list or filling the funding gap with a loan from UCC to be re-paid from future operations budget.

What happens if more funds are raised than are needed?

If ONC raises more money than is needed for the projects targeted in the capital campaign, then other important property repairs would be considered, along with establishing a reserve account for future ongoing maintenance and repairs. This would help address property expenses that can be unpredictable and fluctuate from year to year. We would also consider additional mission support.

Why wouldn't the church raise money now by selling the Stacey St. property?

After thorough consideration, the Church's Leadership and Prudential Boards have concluded that selling the Stacey St. building would be disruptive to our church's operations and would divest a major property asset whose value will only increase over time. It provides much needed office space that would be challenging to relocate into the main church parish hall. In addition, if the property were sold, Old North would also lose at least a portion of the parking lot, an important consideration for maintaining church attendance. Members and guests coming to ONC who don't live within walking distance could be forced to search for street parking. Old North would also lose the ongoing revenue we receive from leasing spaces to commercial vehicles and selling winter parking permits for snow emergencies.

What was the campaign feasibility study's finding, and how was the study commissioned and conducted?

The Old North Church congregation authorized a feasibility study to be conducted by a United Church of Christ (UCC) capital campaign consultant at its annual meeting in February 2021. The consultant interviewed 26 individuals selected by church leadership to represent a representative cross section of about 25% of the active membership.

The study evaluated the congregation's vote at its annual meeting in early 2021, all interview responses, and other church membership and financial information, and concluded that a capital campaign would receive strong support and have a high likelihood of success.