

Motion for Congregation from Board of Management For Congregational Meeting, October 21, 2018

The historic tile roof over our sanctuary is in disrepair and in need of extensive restoration. Without attention, it will continue to deteriorate and lead to significant damage to the building and its finishes and contents. The last substantive repairs to the main roof were made 25 years ago, and unfortunately, included some substandard underlayment materials that have accelerated the wear and aging of the roof. The project recommended by the Board of Management will be thorough and complete and is expected to last at least 75 years.

This past summer, through our Board of Management, First Congregational Church applied for and was awarded a grant by the State Historical Fund (SHF) for up to \$200,000 to repair the main tile roof over our historic sanctuary. That is the maximum the SHF awards. Based on bids received, the project is expected to have a total cost of \$298,466. Our cost will be \$98,466, or 33% of the total. When we rebid the project, if the total cost is different than expected, the SHF will still fund 67% of the total, up to the maximum of \$200,000. The work will include removing all tile, flashing and waterproof underlayment, replacing or adding decking, and reinstalling our own tile, supplemented by either used or new tile laid over new waterproofing and flashing.

For funding of this magnitude, the SHF requires that the recipient grant a perpetual facade easement to an organization qualified to hold such easements. Locally, that is either Historic Denver, Inc., or the Colorado Historical Foundation. Both organizations have similar requirements, and we are working to achieve an agreement that gives us the most flexibility in using and maintaining our building. The purpose of the easement is to insure that we will maintain the façade of our building in its historic form.

Both organizations conduct annual inspections, inside and out, to insure we are being good stewards of our historic building. Ease of dealing with them is one of the factors we are considering between the two organizations. The costs associated with these inspections will be paid for by the State Historical Foundation in addition to our grant.

The practical effect of the easement is that if we want to repaint the gutters or remove trees, we need to get the grantee's permission. A board member pointed out that such constraints already largely exist by virtue of our historic building being designated as Historic Site #2 by the City of Boulder, and our entire campus being designated as part of the Mapleton Historic District.

Perpetuity is a long time! We mortals do not know the future of our congregation. It is possible our congregation could wither away or, conversely, outgrow our space. The facade easement provides for selling the building and/or converting it to other uses, including condos, as long as changes to the facade are approved by the holder of the easement.

First Congregational Church's constitution states the following: *“The Board of Management shall not borrow nor contract any debts nor encumber the Church’s property, except as authorized by the Church at a Congregational Meeting.”*

Accordingly, the Board of Management proposes the following motion to the Congregation to be considered at its fall annual meeting October 21, 2018: *The Board of Management of First Congregational Church, United Church of Christ, Boulder, is authorized to grant a facade easement to an organization qualified to receive such easement in order for First Congregational Church to receive*

a grant from the State Historic Fund to repair the tile roof over the main sanctuary.