

Facilities Committee Meeting

(AI, edited by Jennifer F.)

01/07/2026 (4:30 – 5:30 p.m.) at Madison Campus

Objective: develop short-term and long-term facility plans that help staff and volunteers responsibly manage the GSLC building and grounds to welcome and retain members, while providing comfortable spaces that meet our ministry needs. We communicate the facility needs of the church to the congregation and the board.

Members Present: Rick Blum (staff), Jeff Boardman (staff), Josh Enslin, Spencer Johhson (Board Representative), Jennifer Fagan (vice-chair), Polly Carter, David Zahn (outgoing chair), Mike Harper (incoming chair), Matt Wentzel, Vern Andren (via Zoom), Barb Freiberg, Steve Frei (via Zoom), Pastor Craig McMahon.

Opening Prayer/Devotion Josh Enslin

Meeting summary - The meeting began by introducing the new Facilities Committee chair, Mike Harper. Following this, the main focus of the meeting was on scheduling, facility planning, and facility security. The planning discussion included financial aspects such as updates on a facilities fund and capital spending plans for 2026. The group reviewed various maintenance needs, particularly focusing on furnace replacements and HVAC modernization projects, with specific attention to cost-effective solutions and funding availability. Security concerns were addressed, including a recent incident involving two individuals and the need to update emergency plans and security measures, while also emphasizing the importance of balancing security with the church's welcoming environment.

- **Welcome the new Facilities Committee chair** - Mike Harper. Mike has been serving as a Worship Assistant for some time, and is new to the Facilities Committee.

- **Facilities Committee Restructuring**

The Facilities Committee will be restructured into three subcommittees. Committee members not named under one of these subcommittees are encouraged to volunteer for at least one of these subcommittees. The three subcommittees are as follows:

- **Welcome and Security subcommittee** - Members will be Matt Wentzel, Mike Harper, and one or more committee volunteers. Representatives from the Hospitality, Inreach, Outreach, Facilities, and Worship committees will also be encouraged to join.

- **Coordination of Facilities Fund projects** – Members will be Steve Frei, Jeff Boardman, Brent Marshall, Rick Blum, Spencer Johnson, and one committee volunteer. This group will meet several times annually to recommend how to allocate funds for facility needs.

- **Helping Hands** - Members will be Jeff Boardman, and one or more committee volunteer(s). Recent efforts have been mixed and the group is now reforming, targeting spring for implementation.

- **Facilities Fund and 2026 Disbursements**

Prior to any disbursements being made, the facilities fund consists of a large undesignated

estate gift of \$598,691 and capital reserves left over from the Beyond campaign of \$28,687, for a total of \$627,368. (Earlier it was also thought to include a federal employee tax credit of \$235,451 but that amount will be used for employee salaries and related personnel expenses. Steve Frei will lead a subcommittee focusing on the disbursement of the facilities fund.

The near-term Facilities Fund Disbursements for 2026 total \$153,000 in approved spending and include replacing two furnaces in Verona for \$29,000, repairing the Madison skylight, and installing elevator sensor repairs in Verona for \$2,000. The board also approved \$200,000 for HVAC system modernization, though implementation will be delayed. A third furnace with a failed heat exchanger in Room 6, with a \$2,000-3,000 repair option is also being considered but not covered by the facilities fund.

Net of these 2026 disbursements of \$153,000, the remaining amount in the Facilities Fund will be \$474,368.

Additional discussion centered on entire Furnace Replacement versus installing a new Heat Exchanger in the damaged units. Installing heat exchangers is a more cost-effective short-term solution, potentially saving \$2,000-3,000 per unit and is a good option if the remaining furnace components are still in good condition. Estimates will be obtained for both heat exchangers and full replacements by the board meeting on the 20th, with Rick noting that the facilities fund would likely cover the costs.

Church Security Incident and Response

The group also discussed a recent security incident involving two individuals, a transgender individual with a connection to another member and their friend, who had escaped custody from a mental health institute. The situation raised questions about balancing security and the church's mission/vision of welcoming all. Rick noted that the church's emergency plans and security measures, last reviewed in 2019, need updating, especially concerning door access and electronic systems. Rick discussed the need to balance security with welcome, noting that the church is both a place of worship and an employer with legal and moral obligations to provide a safe environment. The group discussed the importance of mental health training and the need for more volunteers to help with security and welcome efforts. One major area of concern during church services is the side door access.

- Next Devotion volunteer – Rick Blum

- Next Meeting - April 7, 2026 in Verona

AI can make mistakes. Review for accuracy.