



ST. JOHN'S LUTHERAN CHURCH
CONGREGATIONAL ASSEMBLY MEETING MINUTES

May 21, 2024
7:00 p.m.
Walker Hall

The meeting was opened by the Director of Contemporary Worship, Stephan Nosrat, who began with prayer. He and Alex Guebert, Director of Worship & Music, and Karissa Raebel, Associate Director of Worship & Music, joined to lead the assembly in singing "I Know that My Redeemer Lives."

Congregational President Chris Victoria thanked the three worship leaders. He commented that St. John's has always had a great history of strong worship leaders and it is time that we brought that momentum into our meetings. He thanked everyone who organized and assisted with the dinner and clean up prior to the meeting this evening. He also expressed his appreciation to those who organized the meeting with all of the elements necessary to bring it together so well. He shared his appreciation for the love and support of everyone who is here this evening to be a part of decisions of the ministry of St. John's.

He announced that this is our first meeting in the newly-remodeled Auditorium. There was applause from the members as the President thanked everyone who made this happen.

The President called the meeting to order and reviewed the agenda this evening and the items that will be discussed and brought for a vote. He stated this meeting has been called with the proper announcements for the meeting being made and information provided as set forth in our Constitution and Bylaws, with notices in worship services and on the website and information available on Sunday mornings. He introduced himself, commenting that it is his honor to serve as President and Chairman of the Trustees. He thanked everyone for attending our 2024 annual Congregational Assembly.

The President invited Pastor Tim to offer the opening prayer and devotion for this evening.

Opening Devotion and Prayer

Pastor Tim Klinkenberg thanked the President, greeted the members and offered an opening prayer. He stated that he would like to take a long ride down memory lane this evening.

On March 16, 2020, the School closed down and we did not know what was going to happen. Teaching went digital. Shortly after, in-person worship closed and it, too, went digital with worship services streamed. He mentioned decisions that were made, only to have to make changes with each new edict from the Governor. The large tent went up and that was the location for worship. When we finally returned to in-person worship inside, there were many steps that had to be taken. A member of our congregation was able to sell us cameras to allow streaming services, which have worked very well, allowing us to go online. He commented that we learned to pivot quickly during this time. When we were able to open up again, we moved slowly and carefully. In the midst of all of the new edits, and the Trustees did some enormous work putting together a strategic plan

In the two years following, we rewrote our Constitution and Bylaws, put together a strategic plan, Called a new Director of Worship & Music, Alex Guebert, Called an Associate

Director of Worship & Music, Karissa Raebel, which brought Vicar Micah Raebel to us. We have doubled down on our work in the community of Orange.

During this time, we never quit working. We upgraded our Auditorium, upgraded our banking investments, and the School Endowment Fund grew to over \$5.2M,. We balanced six Budgets in a row, reorganized our Cemetery Trustees and encouraged and supported our leaders.

Thank you to President Chris Victoria

Pastor Tim stated that God raised up an excellent leader for St. John's. He called President Chris Victoria forward and stated he is a man with a big heart who loves St. John's. He has been a cool hand at the wheel for us. This is the end of Chris' leadership term and quite an accomplishment for most any organization, especially a church. He has been a dynamic leader in such times as we have experienced. He is a man with a kind heart, a man with a strong mind, a man who loves his family, a man with a deep faith in the Lord Jesus.

Pastor Tim thanked Chris for serving so well and so unselfishly. He mentioned Matt. 20-25-28, about James and John's mother asking Jesus for places of honor for her sons, and Jesus telling her that is not the way the Lord works. Service in the Kingdom is about giving to other people. Our President has been emblematic in that regard – he came to serve. Pastor Tim offered a prayer of thanksgiving for Chris. Chris thanked Pastor Tim and mentioned that we celebrate 31 years that Pastor Tim has served St. John's, 25 years as Senior Pastor. There was applause from the assembly.

Minutes

The President mentioned that copies of the Minutes of the Congregational Assembly of May 16, 2023, have been available in the Courtyard and online and are available at the meeting tonight. He asked if there were any changes or corrections, and there were none. A motion was made and seconded to approve the Minutes of this meeting and an oral vote reflected that the Minutes were approved.

Invitation to Sign Constitution

The President invited all confirmed members, over the age of 18, who have not yet signed the Constitution, to come forward and sign in order to be able to participate in the issues to be presented at the meeting this evening.

Elections

Vice President Tony Harnack introduced himself and explained that one of the roles the Vice President performs is to proctor the elections in the congregation. We have fulfilled the obligations set forth in the Bylaws regarding election of officers and leaders. He introduced each candidate for the open positions and asked each to stand.

Elder Erik Robbins made **“a motion that, because there is one candidate nominated for each open position, that the group would vote by acclamation.” The motion was seconded and, by an oral vote, it was determined it was approved without dissent.**

President – Mark Bogh (1st term)
Secretary – Irene Frazier (1st term)
Members of Council of Elders -
Jon Krueger (2nd term)
Leonardo Berlen (1st term)

Members of the Council of Schools –

Marilyn Winter (1st term)

Garrett Ngo (1st term)

Tony thanked each person who allowed their name to be placed in nomination and congratulated them on their election to serve St. John's and our ministry.

Senior Pastor's Report

Pastor Tim began with a report on our ministry, using the screen as he spoke.

Our Value System, which drives Church culture:

- Being gracious – we are kind to one another
- Sacrificial – being here tonight is an example.
People are generous. Someone stepped up this year and gave us a house
- Biblical – he discussed what we do here and mentioned his professors at Concordia, St. Paul, who taught from the Bible. We always refer to the scriptures in preaching
- Forward Focused – he commented on Ken Schlueter telling him to always move forward. The most important piece of leadership of this church is the trust we have from the congregation with the leadership.
- Disciplined – working together to reach goals
- Daring – willingness to consider new options and ideas
- Faithful – the faithfulness of our people, the record and culture of faithfulness of St. John's. We are not like any other church in Orange County and some of our members can trace their lineage and faithfulness to our old members.
- The Power of Culture - "Culture eats strategy for breakfast." Peter Druker
We decided to build a culture that will bring people to serve for Jesus

Working on Church

- Finances are solid
- Our young Staff is maturing
- Acquisition of 777 North Lincoln – a gift of property from a member
It will be ready by summer to be occupied by a staff member and family
- Acquisition of 607 East Almond – purchased in April. It is a contiguous property to our campus. Work is being done now to be occupied by a staff member family.
We are all aware of the economics of housing in Southern California, the most difficult time in the history of the nation. We want to keep our brightest and best workers, to support them and allow them to be able to focus on ministry
- Retaining and creating good staff morale
- Building A Project – this is one of the last of our facilities that needs significant renovation. This will be a galvanizing event in our congregation, similar to building the Chapman Building
- Working in the State of California with Human Resources and Regulations – compliance and the stress of litigation is always with us. We have to do another series of mandated training sessions. The State has many regulations and rules for employers we are required to follow.
- Fine leadership and outstanding process – we are blessed with leaders who are committed to our ministry
- Betsy Kunau – strong and capable leadership

Working in the Church – Worship and Music

- Worship and Music – our staff loves to put people together

- Starting to mesh
- Sundays have been well done
- Sundays have been well coordinated
- Concerts/Culture
- Conservatory
- Attendance is growing stronger, but... we are not satisfied, always going forward
- Alex Guebert – creative and innovative worship

Working in the Church – Outreach and World Mission

- Going deeper with Vulnerable Families
- Going deeper in Kenya
- Going deeper in Mexico
- Serve Sunday
- City of Orange and helping our community
- New Members and Constant need to recruit
- Rev. Trevor Van Blarcom – heart for people

Working in the Church – School

- Cultural piece
- Stabilization of Faculty/Staff – new teachers who are doing well
- Need to re-up our Apple Distinguished School
- Enrollment is strong in Preschool and K-8
- Continuing to get stronger in Middle School and Post Covid
- Dr. Jacob Hollatz – great leader for our School

Working in the Church

- Prayer and Care
- Visitation
- Visitation Teams – led by Jennifer McClelland and Tony Toghia
- Constant Congregational Prayer
- Grief Share
- Vicar Micah Raebel - has a heart and is beloved by our people

Working in the Church – Family Ministry

- First Communion
- Confirmation (43)
- Vacation Bible School
- Child Care
- Weekly Events
 - Jr. High School
 - High School
- Lots of Work to Do – will work this summer with very directed emphasis on high school ministry, to build the program and create a program around it. He read Ephesians 6:10-12, *“Finally, be strong in the Lord and in his mighty power. Put on the full armor of God, so that you can take your stand against the devil’s schemes. For our struggle is not against flesh and blood, but against the rulers, against the authorities, against the powers of this dark world and against the spiritual forces of evil in the heavenly realms”*.
- Jim Meyer – working to teach and lead our young people

Senior Pastor Work

- Teaching/Preaching

- Leadership Bible Study – recently completed a six-month session with 14 guys and beginning a new session with 15 guys
- Coordinate Staff and Ministry – continue this daily
- New Member Work – organized very well by Jen and Joel Bradtke
- Communicate – very important to do this on all levels
- Care – important and vital
- Start of Succession Talk – last gift to the congregation is leaving well. He is thinking about this and talking with Elders and Trustees, as they work on the process.

Future Work – 2024-2025

- Work on Building A –
- Keep the weekends going well
- Keep being a light in the community
- Hire the right people
- Homes/Housing
- Long-Term Finances and Long-Term Investment
- Men's Ministry Work
- High School Ministry

He mentioned the trip to Germany he is leading next summer with 40 of our people joining with members of two other Lutheran congregations to visit locations relating to Martin Luther, who wrote "A Mighty Fortress is Our God," which ends with our fight is not against flesh and blood, that we are fighting against evil. Our job is to build one another up in the fight, to take the Spirit and the Word of God and bring the words of Jesus into the culture.

Pastor Tim thanked the assembly for the opportunity to bring this report this evening and expressed his appreciation for the extended time.

The President thanked Pastor Tim and commented on the exciting times before us.

2023-2024 Year End Financial Report

Treasurer Nick Villaseñor greeted everyone and began his report:

Report Highlights

- Income Expectations
 - Contributions were less than expected
 - Tuition income was greater than expected
- Safety – Security still a fairly new line item, but we have absorbed it well into the Budget
- Efficiencies – Increase in program, but little increase to expenses for program.

Highlights of Year-End Report – Non-Operating Funds

- Investments performed well
- Steady increase in designated giving – most notably to Missions & Outreach and Music & Worship
- School Endowment reached \$5M

Budget 2024-2025

Nick reviewed the 2024-2025 Budget on the screen:

- Income
 - Includes Contributions, Tuition & Registration, School Endowment contribution, designated operating contributions - \$12,656,300

- Expenses
Includes Salaries & Benefits, Property and Campus Maintenance and Security, Classroom Instruction Technology, Missions & Outreach, Security, Insurance, Insurance, Administration and other Expenses -- \$12,656,300

He discussed the income from the School and Preschool and the tuition average increase of 6.8%, the 5% increase to Salaries and Benefits and other elements of the Budget.

Projects and Initiatives 2024-2025

The Treasurer explained the Business Administration Council has reviewed our campus and determined there are several areas to be addressed. He presented the Projects and Initiatives for the next fiscal year:

Maintenance and Replacements

Ongoing HVAC: Offices, Classrooms & Meeting Spaces

Landscaping

Paver Repair/Sidewalk Repair

Rental Home Repair

Window Repair and Cleaning

Improvements and Initiatives

Additional Security Cameras and Data Storage

Special Projects

Campus Strategic Planning

Total Program \$655,000

Funding through wise fiscal stewardship of Trustee Restricted amounts:

Special gifts and allocations from the General Fund (Maintenance & Legacy Funds)

Program is based on project or initiative amounts, not annual expenditures

Nick asked for any questions regarding the 2024-2025 Budget and the Projects and Initiatives 2024-2025 and there were none.

The President thanked the Treasurer for the report. He commented on the work God has been doing at St. John's, and that we are moving into the next year with a zero-based Budget. He asked for a motion to approve the Budget and Projects & Initiatives for 2024-2025.

A motion was made "to approve and accept the 2024-2025 Budget and Projects and Initiatives for 2024-2025." It was seconded. The President asked if there were any questions and there were none. He called for a vote, which reflected the motion was approved without dissent.

The President thanked the Trustees and the staff for their work on the 2024-2025 Budget.

Endowment Fund Report and Financial Report

The President announced that both reports are included in the packet of information available at the rear of the Auditorium.

Resolution to Purchase Real Property

The President stated that all of the members received a letter from Pastor Tim regarding the real estate acquisitions in the past month. Pastor Tim also mentioned both properties in his report. One property was a generous gift from one of our members and we had an opportunity to purchase the other property in accordance with the guidelines of our Resolution.

He invited Secretary Boe Boezinger to present the Resolution to authorize the Trustees to purchase real property. Boe thanked the President and read the Resolution.

RESOLUTION TO AUTHORIZE THE COUNCIL OF TRUSTEES TO PURCHASE REAL PROPERTY

WHEREAS, the Council of Trustees has advised the congregation that St. John's has a need for additional real property in the vicinity of St. John's campus to serve the needs of the congregation for additional physical space, such as for ministry offices, additional administrative office space, staff housing and other ministry needs; and

WHEREAS, the availability of suitable real estate in the vicinity of St. John's campus is limited, and when properties are listed for sale, the Trustees' experience has shown that the property immediately attracts a number of offers and quickly sells; and

WHEREAS, St. John's Constitution and Bylaws require that the purchase of real property be approved by a Congregational Assembly, and that advance notice be given to the congregation for a valid Congregational Assembly to meet; and

WHEREAS, if the congregation waits until a suitable property is first listed for sale before calling a Congregational Assembly to authorize an offer, those procedural requirements effectively preclude St. John's from acting quickly enough to make an offer on real property, before it is sold to another buyer; and

WHEREAS, the congregation could instead act in advance and authorize the Council of Trustees to make an offer when a suitable parcel becomes available, without having to wait for further action by a Congregational Assembly, and thereby enable the Trustees to act quickly to make an offer, engage in negotiations if necessary, and consummate a transaction;

NOW, THEREFORE, this Congregational Assembly hereby adopts the following

RESOLUTION

The congregation of St. John's Lutheran Church of Orange, meeting in the Annual Congregational Assembly on May 21, 2024, hereby resolves as follows:

RESOLVED, that the Council of Trustees, in its capacity as the legal representative of the congregation, is authorized to make a binding offer to purchase real property in the vicinity of St. John's campus, subject to the following conditions:

(1) The Trustees determine that the particular piece of real property would serve a ministry purpose of St. John's;

(2) The Trustees determine that the price to be offered is appropriate in the existing market conditions, and within the financial means of St. John's; and

(3) The Resolution by the Trustees to make a binding offer is approved by a unanimous vote of the Trustees at a duly-called meeting, with a majority of Trustees participating;

AND FURTHER, if the offer is accepted, the Council of Trustees is authorized to execute the appropriate documents to consummate the purchase of the property pursuant to that offer, by the signatures of any two of the congregation's officers; and

FURTHER, the Council of Trustees is authorized to negotiate appropriate terms for the financing of the purchase, and to execute documents necessary to secure that financing; and

FURTHER, the Trustees are directed to promptly give notice to the congregation when an offer they have made is accepted by the seller and contingencies have been satisfied, and include the location of the property, the terms of the accepted offer, and the terms of financing, if any, and

FURTHER, this authorization will automatically expire at the adjournment of the next Annual Congregational Assembly unless it is renewed by the congregation at that meeting.

Chris stated that, when we approved this Resolution last year, we indicated we would bring it forward again at the next meeting. He asked for a motion to approve the motion.

A motion was made "to approve the Resolution to Purchase Real Property," which

was seconded. He invited questions or comments and there were none. The motion was approved unanimously.

Resolution for Congregational Call to Commissioned Ministers

Pastor Tim discussed one of the pieces of our Constitution and Bylaws is the way in which workers are Called to serve. It is very important that the Calls are issued by the congregation and not only from the Council of Schools and Trustees. Our process has been to issue the Calls from the Trustees for a number of years and not come before the congregation to vote. He expressed his appreciation to Darryl Wold and the Constitution Committee to include this requirement in the newly revised and adopted Constitution and Bylaws.

Secretary Boe Boezinger presented the Resolution.

RESOLUTION FOR CONGREGATIONAL CALL TO COMMISSIONED MINISTERS

WHEREAS, the mission of St. John's Lutheran Church of Orange is to deliver the restorative hope of Jesus; and

WHEREAS, the Lord has blessed St. John's Lutheran Church with the people, facilities and resources necessary to accomplish this mission; and

WHEREAS, the Lord has blessed St. John's with staff members who are committed to the ministry of St. John's Lutheran Church and working to accomplish its goals and purpose; and

WHEREAS, our Constitution and Bylaws provide uniformity of our Called workers by Divinely Calling them by the congregation; and

WHEREAS, the Council of Trustees and, by extension the Council of Schools, is to lead the congregational ministry decently and in good order; and

WHEREAS, our commissioned employees have successfully completed all educational requirements to serve in a Called ministry capacity and completed all necessary requirements of the Lutheran Church-Missouri Synod to receive a Divine Call.

WHEREAS, the Council of Schools has developed and executed a comprehensive selection process for teacher candidates, including prayerful consideration of all candidate education and experience, information derived from application, phone screening, multiple interviews and reference checks,

WHEREAS, the Constitution directs the congregation to Call our Commissioned Ministers;

THEREFORE, be it Resolved, that the Congregational Assembly formally issue Divine Calls to the following teachers who have served St. John's Lutheran School in the past year

Emma Gjersvold

Andrew Morner

Leah Morner

RESOLVED, that the Congregational Assembly formally issue a Divine Call to the following teacher who has served St. John's Lutheran School for the past 15 years, and who this year completed her colloquy with Concordia University, Irvine, making her eligible for a Divine Call:

Keelie Knego

RESOLVED, that the Congregational Assembly formally issue Divine Calls to the following teachers who were vetted by the Council of Schools Call Committee interview and selection process:

Lillian Hall

Katelyn Wilson

**RESOLVED, that St. John's give thanks for all our faculty and staff; and
BE IT FURTHER RESOLVED, that we continue to work together in peace to achieve
our mission and**

**BE IT FINALLY RESOLVED, that, each year, the Trustees bring forward the names
of our new Commissioned Ministers to be Divinely Called by the congregation.**

The President stated the Resolution has been read and he invited a motion to approve.

**A motion was made to approve the Resolution for Congregational Call to
Commissioned Ministers. It was seconded and approved unanimously**

Resolution to Authorize the Purchase and Placement of Columbariums

The President discussed our Cemeteries and commented that it has taken four or five years of time and effort to completely review all areas of operational procedures. During that time, a new group of Cemetery Trustees have been appointed who have created a new protocol to purchase a Space. We have brought on a website data base that now includes all sales and burials and is accessible on our St. John's website where you may look for a loved one to find where they are buried. We continue to address the appearance of the Cemeteries. There are over 60 trees on site and we just began a three-year process of a tree-trimming plan. The signage is being updated.

Betsy Kunau has located records from the Cemeteries dating from 1891, when the first burials began in the Old Cemetery. Burials began in the New Cemetery in 1911.

The Cemetery Trustees have engaged a columbarium architect for design. After many discussions and meetings, we will be asking to place six columbarium units in the New Cemetery. This will add 344 additional burial sites for cremains, greatly increasing the capacity to provide for the next three to four generations. He presented pictures on the screen, which reflected the placement of the proposed columbarium units on the north side of the New Cemetery near Fairhaven near the entrance. He explained access ways to be cut into the curbs to provide ADA access, with pavers for an easier approach.

The President announced that a Resolution for the columbariums is being presented for approval of up to \$250,000, which will include the six units, their transportation and delivery to the Cemetery and placement by crane on prepared pads. Funds will come from a restricted account that was set aside in the event of an IRS claim, which has now been released, making the funds available.

Secretary Boe Boezinger presented Resolution:

RESOLUTION TO AUTHORIZE THE COUNCIL OF TRUSTEES TO PURCHASE AND PLACE COLUMBARIUMS

WHEREAS, the St. John's Lutheran Church Cemeteries were established in 1891 and 1911 and located in the city of Santa Ana at 2000 East Fairhaven Avenue ("New Cemetery") and 2009 East Santa Clara Avenue ("Old Cemetery");

WHEREAS, founding members of the church had the vision of what the Church could be in the future, of the people that would come to be a part of St. John's and the families that would grow and multiply;

WHEREAS, we are called to have similar faith that St. John's will continue to grow, with more families joining our congregation. And that they will ultimately return home to heaven and need to be buried in the next 100 years;

WHEREAS, the St. John's Lutheran Cemetery is blessed to provide a peaceful and well maintained place for people to remember their loved ones and the journey home to

be with Christ;

WHEREAS, the cemetery grounds are maintained through the sales of perpetual easements (plots). Funds from sales are invested and interest earned supplies the funding for ground maintenance;

WHEREAS, sales of easements are limited to members of St. John's Lutheran Church of Orange; and services are contracted through Fairhaven Cemetery by families to open burial sites, obtain permitting and close burial sites;

WHEREAS, the current capacity of both the Old and New cemeteries combined is at approximately 85%, and it is estimated that sales capacity will be reached in the next 20-25 years;

WHEREAS, increasing burial costs are making burial anywhere in Orange County prohibitive, and St. John's has an obligation to its members to offer the most affordable options for burial possible;

WHEREAS, the congregation of St. John's Lutheran Church recognizes the growing need for additional space for the interment of cremated remains within the premises the cemetery;

WHEREAS, a columbarium provides an affordable, fitting and sacred location for the respectful memorialization of departed members and their families;

WHEREAS, careful consideration and research have been conducted to identify a suitable columbarium design, location, and vendor;

RESOLUTION

The congregation of St. John's Lutheran Church of Orange, meeting in the Annual Congregational Assembly on May 21, 2024, hereby resolves as follows:

RESOLVED, that the Congregation of St. John's Lutheran Church hereby approves the purchase of six columbariums to be installed on the grounds of the "New Cemetery;"

RESOLVED FURTHER, that the columbariums shall be purchased from Sunset Memorial & Stone Ltd., at a cost not exceeding \$250,000, inclusive of installation and any associated fees;

RESOLVED FURTHER, that the location for the installation of the columbarium shall be determined by the Cemetery Trustees, in consultation with the appropriate authorities and stakeholders;

RESOLVED FURTHER, that the funds for the purchase of the columbarium shall be drawn from the Trustee Restricted Funds;

RESOLVED FURTHER, that the Cemetery Trustees are authorized to execute any necessary contracts, agreements, or financial transactions related to the purchase and installation of the columbariums;

RESOLVED FURTHER, that the Cemetery Trustees shall establish guidelines and policies for the use, maintenance, and administration of the columbarium, ensuring that it remains a sacred and respectful space for generations to come;

RESOLVED FURTHER, that St. John's Lutheran Church expresses its gratitude to all individuals and committees involved in the planning, research, and decision-making process leading to this resolution.

The President thanked Boe for presenting the Resolution. **A motion was made “to approve the Resolution to Purchase and Place Columbariums.” It was seconded.** A question was asked about the size of each niche, and it was explained that each niche is larger than the average size at 16 inches and is designed for two cremains. The cost for each niche will be \$5,000. He reviewed the costs of in-ground burials vs. columbarium burials. In response to another question, the President stated that the columbariums will pay for themselves over time. We have the funds available now to pay for it. The funds that are received for purchases will be used for perpetual care, costs for which will increase every year. **The motion was called for a vote and an oral vote reflected that it was approved without dissent.**

Resolution to Authorize Construction on Building A Renovation

Pastor Tim began by stating that we have some work to do on Building A, as we did for the Sanctuary, to restore it for the future. He described the construction of Building A in 1929 on land that was once orange groves. There were 200 students in classrooms, some of which were in the hallways. At this time, we have six classrooms, grades 4 and 5, and the Library in this building. In recent years, we have done as much as we are able to make it useable, and now this important building on our campus needs restoration.

Mark Bogh explained that this building is used all of the time with kids. Buildings like this last about 30 to 40 years and we are well past that time. We are looking to make it safe, to create space for students to move for instruction. The project will include a new HVAC system, as well as solar, which will realize savings for the congregation. Lutheran High saved \$18,000 in a month when solar was installed.

The ground square footage is 10,950 square feet. The new design will have a mezzanine level to create a library and a sense of space, and an art gallery and meeting rooms, as well as an outdoor amphitheater where kids can sit and have a nature study. An elevator will be added for ADA compliance.

The cost will be about \$6M, which is an all-in number. A fundraiser is planned with a capital campaign, as we have done in the past. A line of credit will be established with LCEF or Farmers & Merchant’s Bank to cover cash flow. We intend to only borrow the maximum amount of \$3.5M. With capital campaigns, two or three people are gracious enough to give large amounts with the rest from congregational members.

Mark invited Boe Boezinger to read the Resolution:

RESOLUTION TO AUTHORIZE THE COUNCIL OF TRUSTEES TO BEGIN CONSTRUCTION ON BUILDING A RENOVATION & AUTHORIZE ASSOCIATED FUNDRAISING CAMPAIGN

WHEREAS, Building A, stands as a testament to our shared history and commitment to education, and has welcomed students for over 100 years; and

WHEREAS, the preservation and revitalization of this historic structure aligns with our mission to honor the legacy of those who came before us and to continue the work of nurturing the mind, body, and spirit within our congregation and beyond; and

WHEREAS, it has become evident through careful assessment and discussion within our congregation that Building A is in need of significant renovations to address aging infrastructure, improve safety standards, and modernize facilities to better serve the needs of our community; and

WHEREAS, this historic building, which currently houses three 4th grade

classrooms, three 5th grade classrooms, student library, art classroom and teacher work room; and

WHEREAS, the hopeful use and redesign of Building A includes a second story mezzanine level to house the library, modern classrooms, an open area downstairs for both school and ministry meetings and gatherings, while maintaining the historic architectural elements on the external parts of the building; and

WHEREAS, we are committed to stewarding our resources wisely, recognizing that investing in the renovation of Building A is an investment in the future of our congregation and the broader community we serve; and

WHEREAS, Trustees have retained architectural counsel to create schematic design for informational and fundraising purposes. With the intent to continue the relationship into renovation and construction; and

WHEREAS, FEC (formerly BAC) estimates costs for the entire project at approximately \$6M; and

WHEREAS, the Trustees wish for all funding to come from private sources as a part of a comprehensive fundraising campaign with little to no debt to be acquired in the process of funding this effort; and

WHEREAS, Current investments allow for low interest bridge loan against the principal in church investments with Farmers and Merchants Bank or with Lutheran Church Extension Fund, should a short loan be necessary while pledges by donors are paid; and

WHEREAS, we believe that the renovation of Building A will serve as a visible expression of our commitment to educational excellence and architectural integrity, welcoming all who enter its doors with warmth, dignity, and respect;

NOW, THEREFORE, this Congregational Assembly hereby adopts the following

RESOLUTION

The congregation of St. John's Lutheran Church of Orange, meeting in the Annual Congregational Assembly on May 21, 2024, hereby resolves as follows:

We affirm our commitment to the preservation and renovation of Building A as a school building, recognizing its historical significance and potential to serve as a center for education, outreach, and community enrichment.

We authorize the Council of Trustees, in its capacity as the legal representative of the congregation, to enter into contract negotiations with architects, construction companies and all associated vendors in order to renovate Building A, subject to the following conditions:

- a. The Trustees determine that the design of the building would serve definitive school and ministry purposes of St. John's, maintain historic look and feel, provide essential educational environment for students;
- b. The Trustees determine that the associated costs are within approved budget limits, commiserate with market value for materials and resources, and within the financial means of St. John's; and
- c. The Trustees require leadership to provide comprehensive and accurate updates to Congregation on a quarterly basis via email and mail;
- d. The Trustees are authorized to seek a bridge loan for no more than \$3.5M, in anticipation of fundraised funds not yet received.

AND FURTHER, that the Council of Trustees, in its capacity as the legal representative of the congregation, further authorizes St. John's current staff and lay leadership to begin fundraising efforts for the anticipated \$6M cost of the Building A Renovation Project.

FURTHER, the Trustees are directed to promptly give notice to the congregation should the project estimate rise above \$6M.

FURTHER, this authorization will extend to the completion of the Renovation Project.

We pray for God's guidance, wisdom, and provision as we embark on this journey of renovation and renewal, trusting in His faithfulness to lead and empower us every step of the way.

May this resolution serve as a testament to our collective commitment to the preservation, renovation, and revitalization of Building A as a school building, inspiring us to innovation, perseverance, and faithfulness in the days ahead.

A question was asked about the impact on the school during construction and Mark replied that construction will take about 12 months, beginning in the summer of 2025, after school dismisses for summer break. Classrooms for the six classes that will be displaced may require some movement on the campus and some portables. The Trustees are working with the staff on a plan. Another question asked about options on the campus for playground space and Mark indicated the terrace area in the Chapman Building and the parking garage could be used for activities. Mark explained the second floor of Building A will be within the current structure. The parking lot to the east of Building A will remain during construction.

The President thanked Mark and Pastor Tim for the presentation and Boe for presenting the Resolution.

A motion was made "to approve the Resolution to Begin Construction on Building A Renovation & Authorize Associated Fundraising Campaign." to It was seconded. The President if there were any further questions and there were none. The motion was approved unanimously by an oral vote.

Mark thanked REC Chairman Tim Virus and the team for their very good work on this Project to be able to bring the Resolution this evening. The FEC interviewed several architects and selected an excellent one. The team did a terrific job.

Farewell and Thank You to President Chris Victoria and Secretary Boe Boezinger

Pastor Tim invited Secretary Boe Boezinger to stand with him. Pastor Tim announced that Boe has served six years in this position, completing his final term next month. Boe grew up at St. John's, attended Lutheran High and UCLA. As a member of the Trustees, he has brought insightful thinking and leadership and incredible systems thinking to the leadership. He was an incredible resource during Covid. He always asked good questions that would encourage deeper thought and discussion. Pastor Tim presented a plaque of appreciation, which he read, thanking Boe for serving from July of 2018 to June of 2024.

He asked President Chris Victoria to stand with him, also, and echoed appreciation again to Chris for his years of service on the Trustees. Chris stated that he is grateful for the privilege to serve St. John's and expressed his appreciation to the congregation for the trust placed in

him. As he transitions into a new normal in the congregation, his commitment to serve is as strong as ever. Pastor Tim invited Chris' wife, Ronni, to join them and thanked her for sacrifice and support of Chris as he served. Pastor Tim read the plaque which he presented to Chris in grateful appreciation. There was tremendous applause as the assembly rose to thank Chris and Boe.

Adjournment

The President thanked everyone for being present this evening and doing the work of St. John's.

A motion was made to adjourn the meeting. It was seconded and approved.

Closing Comments

The meeting was adjourned at 8:56 p.m. The assembly stood as Pastor Tim offered a closing prayer.

Respectfully submitted,
Joan Willett, Recording Secretary