

MCDUGALL UNITED

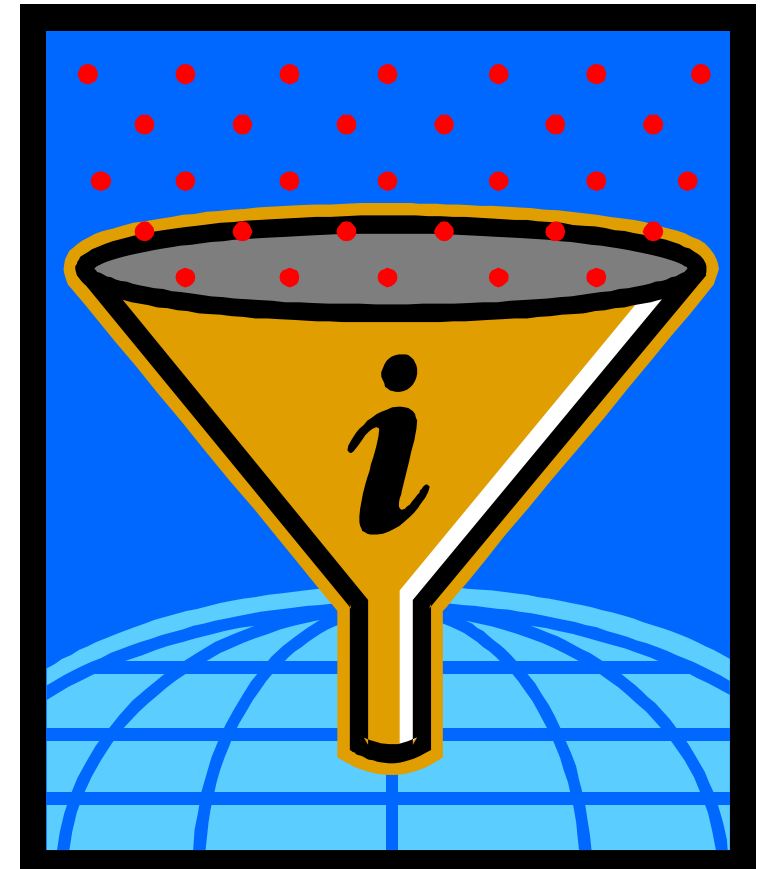
Evaluating Options for Moving
Forward: The First 90 Days

GOALS: AT THE END OF THE DAY, YOU WILL:

Have had the opportunity to discuss, reflect and make decisions

Select 1 or 2 options for more detailed feasibility assessment

Confirm milestones/deliverables for the next 90-day plan



AGENDA

- 10:00 Introductions and Opening Reflection/Prayer
- 10:15 Update on information gathered in last 90 days
- 11:00 Evaluation Criteria Group discussion and priority setting
- 11:30 Putting Options on a Continuum
- 12:00 Grace and Lunch
- 12:30 Small Group Discussion Evaluating Options
- 2:00 Consensus/voting on Top 2 Ideas
- 1:45 Confirm what Needs to be Investigated
- 2:30 Confirm 90 day Work Plan
- 2:45 Next Steps
- 2:55 Concluding Blessing



JUST THE FACTS

- Historic Designation
- Building Condition
- Financial Health
- Congregational/Spiritual Health
- Market Valuation of the Land/Building

EVALUATION CRITERIA

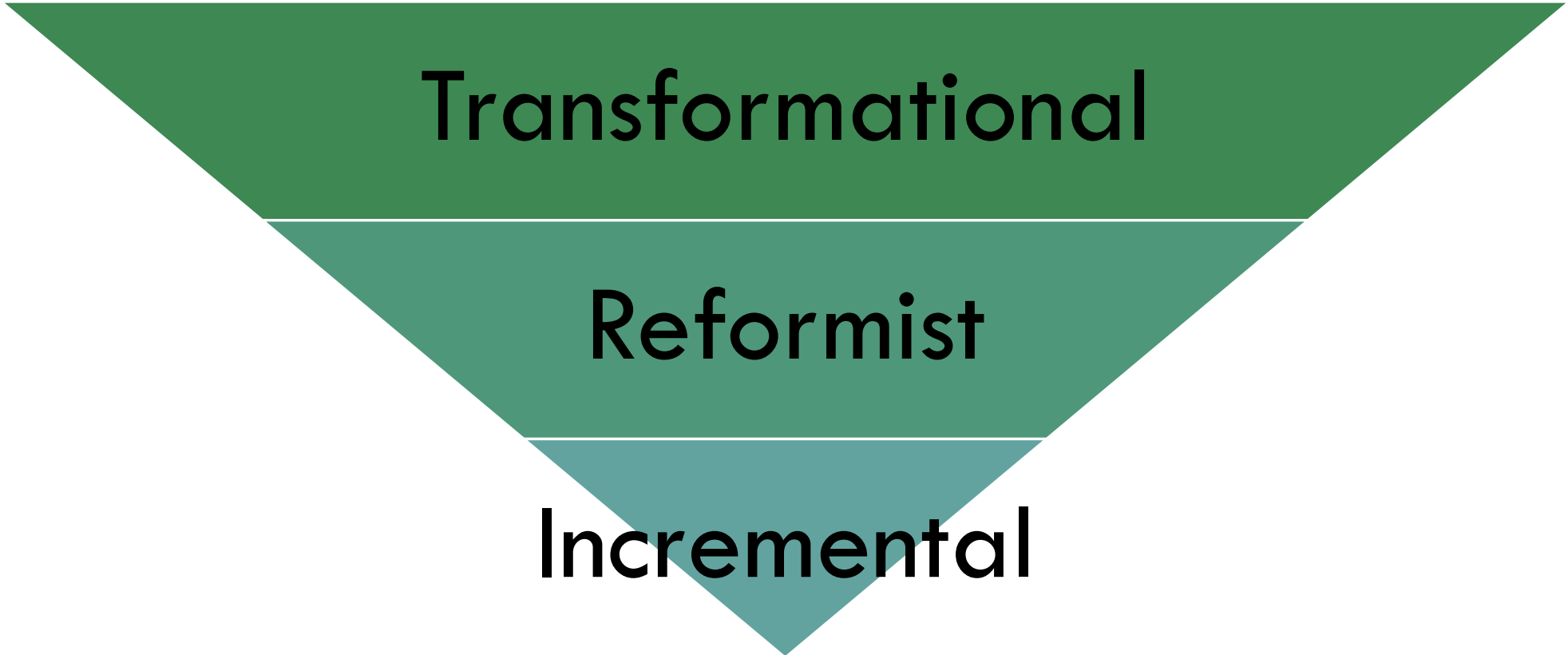
Review/add criteria for decision making. What are most important?

- **Is financially sustainable/responsible (14)**
- **Responds to a need in the community (11)**
- **Represents a good fit for our capacities; plays to our strengths (11)**
- **Grows the congregation (10)**
 - Preserves the historic building (8)
 - Advances our Christian mission (6)
 - Encourages diversity (6)
 - Creates opportunities for service (4)
 - Creates a home for our faith community (3)
 - Improves profile/visibility/brand (2)
 - Is a long term solution (2)
 - Creates a legacy of which to be proud (2)

TYPES OF CHANGE

RESOURCES (ALL KINDS)

Congregation Non-Profit Sector Edmonton



Transformational

Reformist

Incremental

VALUE CREATION

Congregation

Edmonton

The World

OPTIONS TO CONSIDER

Focus on growing the congregation

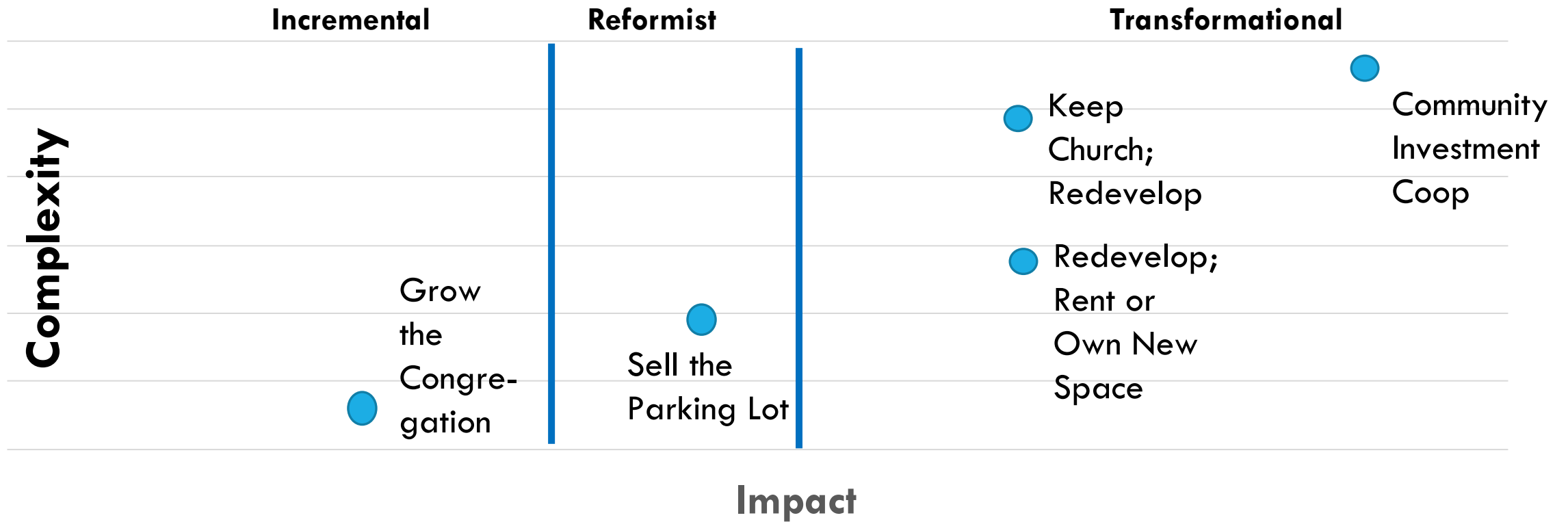
Sell the parking lot; stay the course

Sell the land and building for demolition and redevelopment; rent space or own condo unit

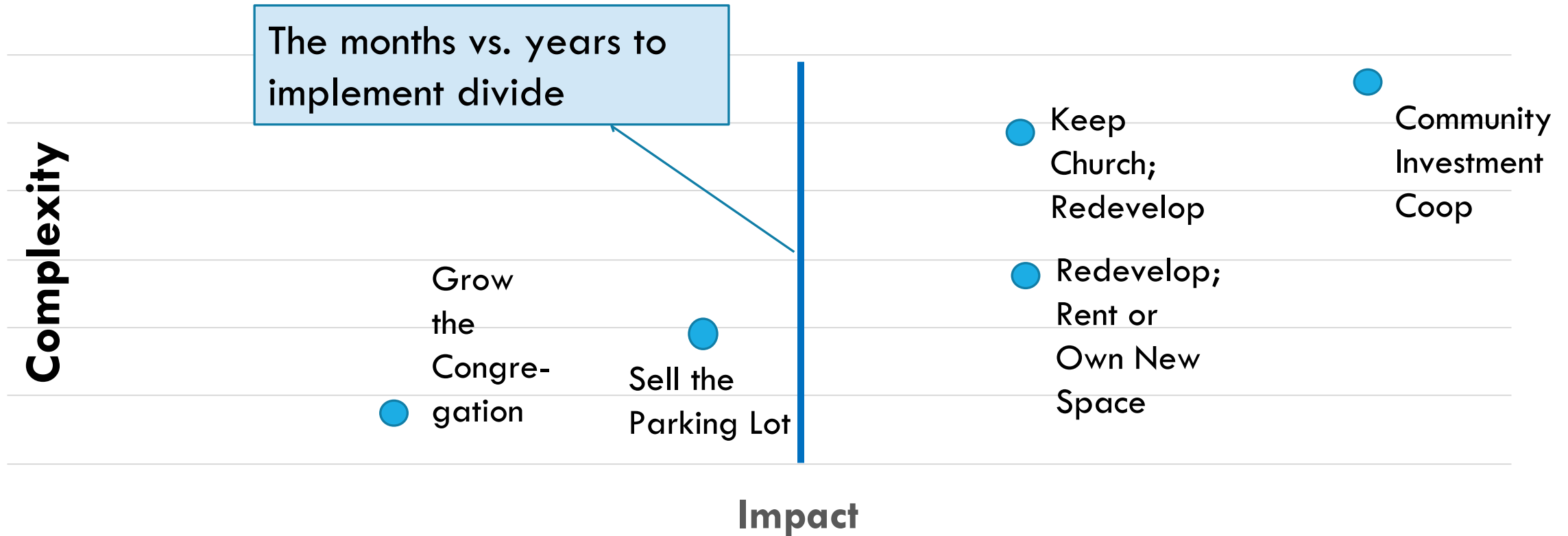
Sell the land and building and preserve the historic church; rent access

Develop a community investment cooperative and redevelop the site into a mixed use, Heart and Spirit Centre

OPTIONS BY DEGREE OF CHANGE AND COMPLEXITY



IMPACT VS. COMPLEXITY OF OPTIONS



MORE DETAILS IN HAND OUTS

- ✓ **FOCUS**
- ✓ **OWNERSHIP**
- ✓ **FINANCIAL IMPLICATIONS**
- ✓ **INDICATORS OF SUCCESS**
- ✓ **TIMELINE**

EVALUATING FUTURE OPTIONS

Top Considerations:	Option A	Option B	Option C	Option D	Option E	New Option
Grows the congregation						
Is financially sustainable/						
Responds to a community need						
Is a good fit for our capacities; plays to our strengths						

Are all of these weighted equally or do some of them have a trump or a veto, i.e. if they are not met, the idea cannot fly?

LARGE GROUP DEBRIEF

Compare Results from Small Group Discussions

- Which of the existing options rated the highest? Why?
- Did you come up with a new option? Did it score even higher? Why?

Select 1 or 2 ideas to pursue in more detail

COMPARING RESULTS: EVALUATING FUTURE OPTIONS

	Option A	Option B	Option C	Option D	Option E	New Option
Group Rating	X			X	XX	

The new option is a variant on Option E. Look at creating a separate entity to professionally manage a co-tenant space. It could be a separate board or legal entity with its own board but in any case accountable to the United Church board. See the Trinity St. Paul Model in Toronto. Also look at have an experienced foundation take on this function.

EXPLORING THE FEASIBILITY: THINGS TO DO

Confirm what needs to be investigated further before making a decision on one idea to pursue.

- Better understand the Trinity St. Paul Model (operations, building, governance, ownership, finances, programming, etc.)
- Write up a statement that compares and contrasts the two options
- Communicate to the congregation what options have been discarded
- Develop a budget to guide next 90 days
- Explore the All Saints Church model here in Edmonton
- Update the building deficiency report
- Pray to understand what God wants for the church

THINGS TO DO

- Communicate back to Friends of McDougal about the new vision for the Art and Spirit Centre
- Check if United Church governance has an opinion about this option
- Check out the Trinity Centre Foundation
- Be clear on what is on offer before we talk to potential stakeholders
- Connect with other United Churches who have had similar struggles and opportunities around repurposing buildings
- Clarify where we need to hire expertise to do some of the work
- Identify potential partners and stakeholders (users, coop members, investors, etc.)

90 DAY WORK PLAN

What congregational skills and gifts can we draw on?

Key Deliverables?	When Completed?	Lead? (Responsible)	Involved?	Budget?

How will you hold yourselves accountable to this work plan?

WORKPLAN DEVELOPMENT

- Executive Council doesn't have the capacity to implement the workplan
- Executive Council over oversee the process
- Larry to convene an Art and Spirit working groups
 - Look internally for relevant skills
 - Identify the skills and money needed to hire outside professionals
- Group to meet within the next week

FINAL THOUGHTS

- Be clear on the outcome that we are seeking
- Find the mission statement for the congregation – revisit it
- How do young people fit into this this?

NEXT STEPS/NEXT MEETING

Next meeting Saturday April 25 9:30 – 3:00



CONCLUDING BLESSING

MaryAnn