Background Info:

- Property was purchased in 1996 with cash raised through donations by a small group of members to prevent CCUU from being “land-locked” and allowing CCUU an option to expand. CCUU is immensely grateful for the foresight and financial contributions of these members, including Rem Stokes and Martha Atherton.
- At the time the property was purchased, the parking lot to the south did not exist and occupancy was limited by the number of parking spaces provided. Accordingly, purchase of the North Property provided CCUU with room for expansion within the sanctuary building, as well as property for possible additional expansion or alternative use.
- In 2012, a committee was formed to consider possible uses for the North Property, including a PADS site or an after-school youth center. Following their research, the committee made the following observations/recommendations:
  - “We have not identified needs that are broad or compelling enough to require use of the North Property. Many of the potentials we surfaced could be adequately addressed by our current facility, and those that could use the NP (like a dedicated Teen Center) would require a level of staffing that is beyond our abilities for now.”
  - The Committee recommendation exploration of possible use of the property as: (1) PADS site; (2) youth center; or (3) partnership with The Bridge Youth and Family Services. But noted the following: “The key ingredient to moving forward on any of these is to identify one or more leaders for each effort and also a set of impassioned volunteers to carry the load. Hopefully, one or more of these projects would appeal to a new segment of the congregation or potential new members, rather than stretching current members’ commitments even further. Given the current personal and congregational responsibilities of the members of the OC group, none of us are in a position to take on any of these projects.”
  - These findings and recommendations were confirmed as recently as 2016.

Current Status:

- CCUU is currently considering selling the **FRONT HALF of the North Property** (Parcel 2), keeping Parcel 3 (see survey).
- One of the renters recently passed away. The wife and her grown son are still residing in the property.
- A recent inspection by the Village of Palatine revealed minor repairs, all of which have been addressed except for a new kitchen cabinet and new carpeting.
- Furnace, windows, sump pump, hot water heater, etc. are all about 5 years old.
- Rent is currently $2,000, but would be unlikely to increase without significant repairs.
• Any potential use other than a house that represents a ‘commercial use,’ involves rezoning of the property, which isn’t possible without a comprehensive plan for use.
• Twice in recent years – in 2012 and 2016 – research was done within the congregation to determine if there was interest, energy, and resources (time, talent, and finances) for using the North Property for something aligned with our mission or vision. There was no interest or assets available for taking on additional projects.
• Picket Fence Realty provided a rough estimate of value at $240-280,000, which would likely result in net proceeds of about $225,000 from a sale of the front half of the property (Parcel 2).
• **Our mortgage on the main facility will come due in January 2019; balance is approximately $400K.** There is no mortgage on the North Property.
• If we eliminate the mortgage (by raising $400K in a capital campaign or selling the North Property and raising $200K in capital campaign), we will save $36,338 a year.
• If we sell the front half of North Property, but don’t raise funds in capital campaign, we would reduce the mortgage payments by at least half. The loss of rental income would be slightly less than the mortgage savings, thereby creating a modest cost savings each year.
• Currently, the North Property provides anywhere from $12,000-16,500/year after repairs, property taxes, etc. The North Property is an older structure and no monies have been set aside from rents for major capital expenses. Repairs/replacement comes from current rents so this amount could change in upcoming years.
• CCUU has no liquidity or funds set aside to explore the highest and best use of the property (charitable/community focused) use or to redevelop the site. A study of this type would cost thousands and, once completed, doesn’t provide assurance that we could proceed with the recommendations.
• Growth is likely to ebb and flow, but in the 20 years, we’ve owned the North Property, we haven’t needed to expand into the North Property and current information doesn’t that this likely in the next handful of years either.
• If we do grow considerably in the future, there are other ways to expand without expanding physical space – additional services on Sunday, weeknight services, etc. – and we still retain ownership of Parcel 3, which could be developed.

**Questions to consider:**

• Do we want to significantly pay down our mortgage or possibly retire it with additional capital funding?
• Do we want to invest in the ongoing financial upkeep of the front half of the North Property?
• Is there substantial interest and financial resources for exploration of possible community partnership uses of the property?
• Does use as a residential rental house whose income is legally taxable as residential property rental align with the CCUU mission/vision?