



ATID UPDATE

June 2017
Sivan 5777

Dear Fellow Congregants,

When we started the ATID campaign several years ago we committed to keep the Congregation updated on the campaign's status and also made a commitment to be transparent and fiscally responsible. To keep this promise we provide monthly updates to the Temple Har Shalom Board of Trustees, your elected community representatives, and provide updates, such as this.

When ATID began Congregants were told that donations would be allocated as follows:

- The first \$400,000 of funds raised is required to be used to pay off the bridge loan taken in 2013 when the Congregation's mortgage was refinanced. As you may recall, an "anonymous donor" agreed to make the loan on very favorable terms provided that a capital campaign would be undertaken to repay the loan;
- The remainder of the funds raised are to be split between (1) building improvements, including making the *bimah* accessible and installing an elevator and (2) new or enhanced programming, relevancy and a fund to help ensure our fiscal viability. The funds raised are to be used strictly for these purposes.

To date, ~\$1.6 million dollars were raised through pledges; our goal is still \$2 million. Approximately \$1.2 million has been paid to the Temple and ~98% of those making a pledge have honored a portion or all of their pledge. 100% of the bridge loan, \$400,000 will be repaid in full as of June 30th. In addition, ~\$200,000 has been spent for the costs of fundraising costs, *bimah* accessibility, technology upgrades, and costs related to the larger construction project.

Led by Josh Kalafer, to whom we are extremely grateful, the Building Committee created a plan and processes to guide our community in managing this most sacred, and important project. Using that process, as you know, we engaged an architect, created drawings, on display since the High Holy Days, and updated the Sanctuary. With the approval the Board of Trustees, and the invaluable guidance of Eric Harvitt and Dawn Heifetz, we have received the required engineering and zoning approvals from Warren Township to move forward with construction.

Based upon pledges and expenses to date, approximately \$500,000 is available to the programming, relevancy and fiscal security portions of ATID and \$425,000 is available for the building construction. Because it is clear that the funds raised to date would not be sufficient to accomplish the minimum improvements we committed to complete during the building portion of ATID, the Committee met to reduce the scope of the project - all necessary construction to install an elevator in our building - and began the bid solicitation process. In addition the Board of Trustees approved allocating one hundred percent (100%) of any *new* ATID pledges to go solely towards the building portion of ATID with the consent of the donor.

The reduced scope/cost of the project combined with its complexity limited the bids received and, those that were received were more than the ~\$425,000 available. Assuming contingencies and other variances we believe that the shortfall for the building portion is between \$150,000 and \$200,000 for the reduced-scope project.

After many meetings to discuss next steps, notwithstanding the shortfall, the Building Committee, Executive Board and full Board of Trustees unanimously felt that it was important to proceed with the construction. An important factor is that ATID, as a whole, has raised more than enough dollars to complete the project and still have a substantial sum remaining to be allocated to the programming, relevancy and fiscal security portions of ATID albeit with the acknowledgment that the allocation of funds may be different than originally stated at ATID's inception.

As a result, we are *thrilled* to announce we have signed a contract to begin construction to add an elevator making our spiritual home accessible to anyone who would like to enter it. The construction will take approximately five (5) months and will be ongoing in the fall including during the High Holidays. The outside of the building by the playground will be the area affected most by the construction during that period of time and the Building Committee is working with the contractor to ensure that there will be minimal interruption to daily activities in the fall including the beginning of the school year and High Holy Days services.

It is our hope that each of you share our excitement and that we will be able to raise additional moneys to cover current construction shortfall – or perhaps even more which would allow us to complete additional renovations contemplated on the original plans. In the event that we are unable to raise any additional funds, the Board has approved using ATID funds earmarked for relevancy and financial security or funds from the capital reserves to cover the remaining shortfall. **The community has raised sufficient funds such that the Temple will not be required to incur additional debt.**

There is much for us to be proud of but we cannot complete this project without each and every Congregant. We understand that some Congregants have not honored their pledge commitment because they want to see the construction completed before making payment (or making further payment) on their pledge. This position put us in a precarious position. During ATID's fundraising campaign we stated we would not spend more money than was collected putting the Temple in further debt. We are honoring that commitment and are comforted by the fact that so many pledges have already been honored in full; we minimized the scope of the project but our community's main goal of accessibility, to our *bimah* and within our building through the installation an elevator, will be achieved.

ATID is still asking for your involvement as we try to conclude the campaign! We are struggling due to the lack of a volunteer to Chair the Building Committee. Karen Ehrenberg, who has significant duties as Co-President already, is serving as the de-facto Building Committee Chair in an attempt to coordinate efforts and move the project forward. Members of the Building Committee including Brian Silbert, Scott Tankel, Lou Friedman, Eric Harvitt, Dawn Heifitz, Stefanie Vanderbeck and Jill Friedland are assisting Karen to the extent they are able and we are grateful to each and every one of them. Having a Building Committee Chairperson, however, would be optimal for the project and for our community.

We also will need more support for the Building Committee, including people who can help with the construction phase of the project. **Most importantly, we need to raise the additional funds to close the gap and allow us to complete the other enhancements depicted in the architectural drawings on display.** If you have expertise and could chair the Building Committee or you have time and a desire to assist, please contact either of us.

Through the generosity of our ATID donors and the many volunteers who have helped us accomplish so much already, we have arrived at this *Shehecheyanu* moment. As always, we are available and willing to answer any questions you may have and we thank you, again, for your commitment to Temple Har Shalom.

Best,



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