

Background information for special meeting on Sunday, August 17th,
at St. Paul Lutheran Church

Background information follows in two parts – please read beforehand.

FIRST, recall that the Congregation unanimously adopted the following motion at our annual meeting on February 2, 2025: *That the budget be passed as proposed, [and] that SPLC form an exploratory team to address the option of transferring the facility to a third party (either the city/county Denver or Historical Society).*

Since then, a team including all Council members, the Foundation president and treasurer, and Pastor Barbara, Deacon Mark Filbert, and other members and staff have reached out to Colorado Preservation Inc., the Denver Commission of Cultural Affairs, and Ratio Design (a national firm with an office in Denver near the church) for assistance in implementing this motion. Actions to date include:

1--inviting the Denver Commission on Cultural Affairs to hold one of its monthly meetings around the city at St. Paul Church. The 20 Commission members are appointed by the mayor and represent all facets of the performing arts and culture in Denver. Commission staff are working with Jeff Harms to determine a suitable date—possibly September.

2--two meetings at the church with key staff persons from Colorado Preservation Inc. and Ratio Design. These nonprofit organizations have deep expertise in historical building restoration, plus related skills and experience in planning and grant writing.

We anticipate partnering with them to prepare a noncompetitive grant proposal from the State Historical Fund (up to \$20,000 with a 10% match likely) in order to (1) update the 2022 BC&E structural engineer's analysis of needed major repairs, plus possible modifications (interior as well as exterior) to improve the building's suitability as a performing arts venue and community center; and (2) developing a detailed plan (and accompanying materials) for identifying potential community "partners" (e.g., an NGO or possibly the city itself) to take ownership of the building before Foundation assets are exhausted.

3--Jeff Harms was recently interviewed live by a CBS reporter about the challenges and opportunities we face. He has also compiled a list of medium- and small-size performing arts organizations in the Metro area to market SPLC as a future venue. To improve the marketability of our building as a performing arts venue, Ric White has spent many, many hours since January in reorganizing the location of equipment and supplies inside the building as well as keeping the grounds around the church clean and attractive.

SECOND, Each month since February (and last year as well), Ron Hoffman has prepared a "best case/ worst case" Forecast of Cash Usage and consequences for two primary options: (1) transfer the building to new owner, or (2) sale of the building to new owner. Total expenses (\$123,158) through May 31st were more than double total revenues (\$60,085). His latest 4-page Forecast Report (copy attached) concludes:

Given the current value of Foundation assets at \$250,000 and assuming current (and declining) trends in giving continue, Foundation assets would be exhausted sometime between May 2026 (worst case) and September 2026 (best case).