

## Purpose

The intent of this document is to provide Questions & Answers for common concerns about the RRUMC Trinity Free Store option. If you would like to ask an additional question that is not answered below, please email Rev. Dan at [dbogre@rrumc.org](mailto:dbogre@rrumc.org).

## Overview

Q1: What is the main proposal?

A1: The subcommittee is recommending that the RRUMC congregation vote to move the Free Store mission to operate out of the vacant Trinity United Methodist church building.

Q2: What other options have been considered for a new location?

A2: The subcommittee has also looked into buying other locations as well as leasing a new space on a month-to-month basis. Included in this informational report are listings of the other locations that we have considered.

Q3: Why are the members of RRUMC being asked to vote on the re-location of the Twice Blessed Free Store?

A3: The current lease at West 65th and Bridge ends on Sept 30, 2021 and cannot be renewed. We can exit the lease agreement earlier if needed.

Q4: How did the Trinity building option become available?

A4: Trinity United Methodist closed its doors at the end of June 2020, and the East Ohio Conference has suggested that RRUMC consider this building to house the Free Store mission.

Q5: Besides the Free Store, what other ministries or opportunities can the Trinity UMC location offer the residents of the near west side of Cleveland?

A5: This provides the opportunity for continuation of the worship program that was taking place at Nehemiah Free Store. Other groups were meeting in the basement of the church, such as recovery groups, etc., and those groups could be re-established.

Q6: What advantages does Trinity UMC have?

A6: RRUMC will own the property and we can decide what to do with it. It is near the neighborhood we were servicing from the location at West 65<sup>th</sup> and Bridge, and there are even more people in need close to this proposed location.

Q7: What are the disadvantages of Trinity UMC?

A7: The building will require some investments to bring it to a usable status.

Q8: What is in it for RRUMC if we take on the Trinity UMC project?

A8: We can make it the space that we want it to be to serve the community. This will also be a continuation of the Twice Blessed programming which is RRUMC's premier mission project.

## Timing

Q1: When do we need to finalize this decision?

A1: The East Ohio Conference did not give a hard-and-fast date, but would like to know our decision before March 1, 2021.

Q2: Based on the outcome of the vote, what steps and procedures need to take place next?

A2: If RRUMC members vote to accept the Conference's offer of the Trinity location, then with the advice of our real estate attorney, we will complete the property transfer.

## Financial

Q1: How much will this move cost RRUMC?

A1: The East Ohio Conference has offered the Trinity location to RRUMC at zero cost for the purpose of running the Twice Blessed mission. Cost will be incurred in renovations, and then regular operating expenses. There will be a minimal cost for moving, and items at the current location will be reused in the new location. We are receiving \$10,000 for transition costs and \$10,000 for operating costs from the Conference as part of this transition. Additionally, two RRUMC families have committed \$10,000 each for a grand total of \$40,000 in funding already raised.

Q2: Why is our District offering RRUMC this opportunity and the financial incentives to take over Trinity UMC?

A2: To maintain a United Methodist presence on the west side of Cleveland for Jesus Christ.

Q3: Are any renovations required to the Trinity building and how much will they cost? What improvements need to be made to the Trinity UMC facility to facilitate its use? How will they be paid for?

A3: The subcommittee has developed a list of recommended upgrades along with their priority. In total, it is anticipated that about \$40,000 will be needed in 2021 for the essential upgrades. An additional \$30,000 in upgrades will likely be needed over the following few years, and the attached report outlines the estimates.

Q4: How will the operating costs of the Trinity facility compare to the operating costs of the currently leased location at West 65th and Bridge? What additional operating expenses will be incurred to operate Trinity UMC? How will they be paid for?

A4: It is anticipated that a part- or possibly full-time maintenance person may have to be considered. Also, additional clerical part-time staff time (bookkeeping) will be required to handle bills. See the included report, including an updated operating budget.

Q5: Are we receiving any other financial assistance from the Conference to help defray costs?

A5: No. Rev. Dan asked for additional funding, but the Conference feels it is being very generous with the amount it is giving us.

Q6: Will RRUMC own the Trinity property outright, and are there any taxes that need to be covered annually?

A6: Yes, we will own the property outright and the yearly property tax bill will be approximately \$2,000 which covers the house and any other building (such as the garage) not attached to the church building.

Q7: What will happen if RRUMC needs to sell the property should something change financially?

A7: The East Ohio Conference has told Rev. Dan that since the property will be owned by RRUMC, it can be sold by RRUMC when needed, and any proceeds can be kept by RRUMC. This will be in the contract document that we sign with the Conference.

Q8: How will the funds used at Trinity UMC affect the services and ministries performed at the main campus of RRUMC?

A8: We feel both campuses will be able to operate as planned and be fully-funded campuses.

Q9: Are you asking us to contribute money specifically for this, as you did with the bike ministry?

A9: Yes, it would be a blessing to receive your gifts to support this ministry, as we have seen done with so many ministries in the past.

Q10: Besides the possible Trinity UMC project, what other projects are the Trustees considering in 2021? How much might these projects cost?

A10: The Trustees are now formulating their budget for the upcoming year. Possible projects may include work on the Riverwood parsonage and repairs/painting of the Sanctuary columns.

Q11: Will there be real estate transfer/closing costs to consider?

A11: No, the Conference plans to cover all closing costs.

## **Operational**

Q1: How will we maintain this building?

A1: We plan to take on a dedicated maintenance person and figure out how many hours will be necessary, splitting time between the main campus and this one.

Q2: Will we have to answer to the District or the East Ohio Conference regarding TBFS operations and finances? Or will RRUMC still be in control?

A2: It will be our operation as it has been at Nehemiah; the only difference is that our church will own the property.

Q3: Will the purpose of the Twice Blessed Free Store be changing with this move?

A3: No, it remains the same, and if anything this will provide the opportunity to grow the mission that has already been established for the past six years: to help people meet their basic needs such that then their spiritual needs can be met.

Q4: What other benefits arise with this move?

A4: There is more space for sorting, storage, ministry, and serving the west side of Cleveland. We can also have other small groups in the basement, and there is an elevator also.

Q5: Will the new location still serve the same population as the current Free Store location?

A5: Yes. The Free Store is currently at Bridge and West 65th. Trinity UMC is at Madison and West 99th. This location is about 1.5 miles west of the current location, and doors will be open to everyone. This location is on a major RTA bus route and very close to the West Blvd. rapid station.

Q6: What are the goals and objectives for this Trinity UMC proposal and what is the timeframe for accomplishing them?

A6: Our goal is to take ownership of the Trinity property as soon as possible. Once we take ownership, we will repurpose the building to fit the needs of our Free Store and the people we serve. When ready, we will reopen the Free Store. A team will be formed to dream and plan for more ways to use the building and serve the west side of Cleveland.

Q7: Will the Free Store still be run by RRUMC? Will this project require additional staff?

A7: Yes, RRUMC will continue to run the Free Store with Ben as the Director, and a part-time maintenance person will assist.

Q8: What other new missions can grow out of this location change?

A8: In the summer 2021, we have the opportunity to partner with Next Step Ministries who are seeking housing in exchange for the chance to live and serve in the Cleveland community. These volunteers will make a positive impact in the neighborhood through mission projects, and also could assist us with minor renovations and preparations of the new facility to begin operating in October 2021. They will also donate \$5,000 to RRUMC in exchange for being housed in our facility for 10 weeks.

Q9: How many families have been served over the past six years at the Free Store?

A9: Please refer to the document provided, which summarizes our impact to date.

Q10: Are there any other similar missions in this part of town?

A10: Yes, but we are the only faith-based Free Store on the west side of Cleveland which sets us apart.

## **Safety & Accessibility**

Q1: How safe will Trinity UMC be? Will any safety measures need to be implemented?

A1: We have had a trained off-duty sheriff's deputy acting as a security person whenever the Free Store is open - this will continue. We also anticipate adding a security system to the building for times when it is unoccupied

Q2: How much parking will there be at Trinity UMC and how close is it to the building?

A2: There is a parking lot of 15 spaces across the street, and some side street parking. Additional parking may be available at the adjacent Cudell recreation center.

Q3: Is the Trinity UMC building handicapped accessible? Are the restrooms at Trinity UMC handicapped accessible?

A3: The building will be handicapped accessible on three of the four levels. There is an elevator to provide access to the basement, street level and sanctuary level. The balcony level is accessible by stairs only. Currently, the bathrooms are not handicapped accessible.

Q4: How might the United Methodist Church vote on August 1, 2021 impact the Trinity UMC project?

A4: We don't know, but if needed, we are able to sell the property if it is not in the best interest of our church.

## **Physical & Maintenance**

Q1: What year was this building built?

A1: The church building was built in 1894.

Q2: Has the foundation of the church building been checked? If so, when and what was the report?

A2: Yes, we did a commercial inspection of all major parts and systems of the building, and we brought in experts following that inspection to look at all those parts and systems in more detail. We feel the building overall is very sound.

Q3: How many square feet does our existing Free Store have and are we satisfied with the amount and the layout of the space?

A3: The current Nehemiah Free Store has 4,177 square feet of space.

Q4: How many square feet does Trinity have available for the Free Store use and would we be satisfied with that amount and the layout of the space?

A4: The new space has 8,674 square feet, which can be utilized to meet the needs of the Free Store operations and more.

Q5: What is the garage's square footage and is it included in the Trinity available space?

A5: Roughly 20x20 and yes, it is included in the available space.

## Other Q&A

Q1: Will the name of the building be changed from Trinity?

A1: Yes, we will be rebranding the property to capture the new and evolving ministries, and will likely include Rocky River United Methodist in the new name.

Q2: How will we notify the community of this move?

A2: We will work on announcements to make everyone aware of the move, timing, and logistics. Also, when the new space opens, we will plan announcements and awareness around the new space.

Q3: Are there any opportunities for RRUMC church members to get involved?

A3: Yes - we will be inviting our church family and friends to get involved by volunteering for painting, lawn maintenance, and other sweat equity projects as needed. All are welcome to help out.

Q4: Does the previous Trinity congregation want to be involved in the new operations in their former building?

A4: They are welcome at any time, although we do not have any contact with the previous congregation.

Q5: Will RRUMC members be permitted to view/visit the Trinity property before voting?

A5: Pictures are included in the presentation to show the general spaces and possibilities for how the space will be used. ***Additionally, we are hosting an open house at the Trinity property (9900 Madison Avenue, Cleveland) on Saturday, February 20, from 9:00am to noon.***

Q6: Who gets to vote on this proposal?

A6: RRUMC members only, but all are welcome to attend the church conference on Feb. 21 at 6 p.m. at RRUMC.

Q7: If I have further questions, where do I send them?

A7: Please email Rev. Dan at [dbogre@rrumc.org](mailto:dbogre@rrumc.org).

Q8: If I am not comfortable meeting in person yet, may I attend the church conference via Zoom?

A8: Please request a Zoom invitation at the link provided by Friday, Feb. 19 at noon.

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