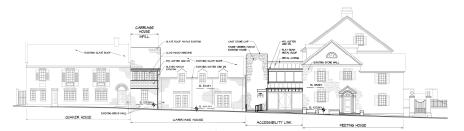
## FMW Accessibility Project Proposal to Proceed — March 12, 2017



## Dear Friends,

Trustees recommend that the Meeting authorize us to enter into a mortgage agreement with Sandy Spring Bank for up to \$2.9 million and to sign a construction contract to build the project.

Trustees believe that because of the likelihood of cost and interest rate increases over the next few years, now is the time to begin the construction project. As we have discussed before, the benefits for our Meeting community are clear. The project will

- provide better access to our buildings and enable those who are mobility impaired to more easily move from space to space within our campus;
- improve management of storm water on our campus and thus minimize our Meeting's environmental footprint;
- enable us to provide better stewardship of our buildings and minimize the risk of flooding, particularly in the Meeting House, and
- use the buildings on our campus more than just on Sunday mornings and enable us to foster our Quaker values in the broader community.

In 2014 the Meeting approved financing and construction of a renovation project with an estimated cost of \$2 million. However, future spending to complete the work (including remaining design and construction administration fees, permits, financing and legal costs, and \$500,000 in construction contingencies) is now estimated to be between \$3.5 and \$3.9 million.

The Capital Campaign and Meeting reserves should be sufficient to cover the initial \$1 million, and we will borrow the balance (up to \$2.9 million) at 4.35%. Annual debt service on the mortgage — up to \$190,000 — will be paid through a combination of contributions from members and attenders and increased event rental revenue. As event rentals increase after completing construction, Friends can expect the need for donations to decline.

Improving our property brings new a quality to the reality of sharing our tranquil campus with groups and organizations who wish to rent space from us. Our location, buildings and grounds attract families seeking to celebrate events and organizations and individuals who seek to advance a mission compatible with our values, thereby increasing our outreach to the DC area community.

Trustees have carefully considered whether to move forward. We have asked how we will guide our decisions about groups with whom we share our property through rentals. Additionally, we ask ourselves if dependence on rental of the building for greater sums will affect perceptions of our spiritual community. Though our Meeting has been a landlord for decades, we have asked if more frequently leasing our property at market value will change perceptions of our spiritual community even as we intend to make thoughtful use of space that would otherwise be empty.

We have been and intend to continue to offer our home to a variety of not-for-profits, for-profits, faith groups, and seekers who share our commitments to a more just and equitable world, and to offer an opportunity for Friends Meeting of Washington to connect with the wider world of mission-oriented organizations and for them to connect with us. Trustees are confident that this project will help align our Meeting's space with our values by making our campus more accessible and environmentally friendly. All of this supports our testimony of integrity. Accordingly, Trustees request authorization to enter into the mortgage agreement with Sandy Spring Bank, and to sign a construction contract to build the project.