

**FAQs – COMMUNITY COLLABORATION**  
**Forward Together / Kadima B’Yachad**  
**March 2021**

**Why is the Collaboration Committee recommending the Fulton Street location as the site for the collaboration?**

The primary reason is the lower cost of renovation of the Fulton Street facility. More of the space at the Fulton Street site is ready to serve the joint collaboration. At the Michigan Street site, many of the spaces are not big enough or configured in the right way for the two congregations to exist under one roof. For example there would be a need to build additional classrooms and to renovate the sanctuary and chapel.

**Is there enough parking at the Fulton Street location?**

There are only a few days in any year where parking could be tight at the Fulton Street location:

- Rosh Hashanah day 1
- Kol Nidre (erev Yom Kippur)
- Yom Kippur

An occasional community-wide event like a festival meal (Passover), Hanukkah dinner, concert, lecture, or other community-wide meetings will not add an undue parking burden to attendees. Normal weekly services and most holidays will not fill the parking lot.

Encounter Church on Lawndale Ave. has agreed to allow us to use their parking lot, so long as it does not interfere with their events. We are also exploring a valet service for the high holidays and other large events. In this case, families with young children and elderly members would have parking priority. People who are able to walk the short block between Encounter Church and the Temple Emanuel building will be asked to park at the church.

**If we are concerned about the economic sustainability of the community, why spend \$5-6 million on a building at this time?**

The \$5-6 million estimate is the projected overall expense but not the amount that needs to be raised. The costs would be offset by the sale of one of the buildings. Also, both buildings will need repairs of various kinds in the coming five years, even if there is no community collaboration. These repairs would be rolled into the cost of the renovations. The cost of the renovations will be partially offset by annual savings from not having to operate two buildings. Several lead donors have expressed a willingness to contribute generous gifts because they would like to see the community set up for a successful and vibrant future. Also, the \$5-6 million budget is only one initial scenario. A more modest option could be created if the full amount cannot be raised or if further design development finds that a smaller space can adequately support the collaboration.

**What about the financial and legal aspects of the collaboration? For example, who gets the proceeds from the sale of the Michigan Street property and how will ownership in the Fulton Street property be determined? Will the congregations retain their separate endowments?**

These issues are among many to be discussed during term sheet negotiation (taking place currently) and have yet to be determined. Each congregation will retain their separate endowments.

**Does this mean that our dues will go up? Will there be a required contribution to a building fund?**

The plan is based on fundraising for the balance needed to make this project go forward. All community members will be asked for contributions, but there will be no required contribution. We anticipate there will be no increases in congregational dues to pay for the project.

### **Will we have to change our religious practices in any way?**

The plan is for each congregation to continue with its current religious practices under the guidance of its own rabbi and in accord with the guidelines of the movement to which they each belong. The model for this project is that our congregations will become “roommates”, as opposed to merging together.

### **Will there be changes to the policies concerning kashrut?**

Each congregation will continue its practices regarding kashrut. There will be two kitchens in the renovated facility. One kitchen will be run according to the guidance of the Ahavas Israel rabbi and the other will be run according to the guidance of the Temple Emanuel rabbi.

### **What is the process going to be moving forward?**

The process will include the following steps:

1. The Boards of the two congregations have authorized negotiating teams who will create the specific terms of the agreement.
2. Both congregations will vote on approving the recommendation to use Fulton Street as the collaboration site and the negotiated term sheets.
3. The role of Federation in the Collaboration will be clarified.
4. Legal advice on how to structure an entity to run the new campus will be sought.
5. The current Vision Statement will be developed into a more detailed plan for the program and the building.
6. The Collaboration Committee will secure the lead gifts which will initiate the fundraising phase of the project.

After that, if the project goes forward, there will be a full project plan drawn up that will involve the creation of legal documents and architectural plans with opportunities for

community input into the final design. The project plan will include community planning and visioning to ensure that the final design is supportive of a broader community plan for enhanced programming, outreach, and engagement in the new facility.

**Is the committee aware of other collaboration projects around the country?**

Yes. We have been in contact with other collaboration projects in Newburgh, New York, Canton, Ohio and Wichita, Kansas to learn from their experiences. Karen Barth, our consultant, has also worked with numerous other Jewish collaboration projects.