

**FAQs – COMMUNITY COLLABORATION**  
**December 2020**

**Why is the Collaboration Committee recommending the Fulton Street location?**

The primary reason is the lower cost of renovation of the Fulton Street facility.

More of the space at the Fulton Street site is finished and 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 two sanctuaries.

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

There are several options under discussion to ensure that there will be adequate parking.

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

The \$5 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 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 will be discussed 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 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.

### **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 Collaboration Committee will hold a community-wide meeting on Tuesday, January 12 at 7:00pm to answer questions and share concerns.
2. The Boards of the two congregations will vote on whether they would like to move forward.
3. The Collaboration Committee will appoint a small negotiating committee to create a “term sheet” that will outline the basic terms of the agreement in plain English.
4. The role of Federation in the Collaboration will be clarified.
5. The congregations (and possibly the Federation) will vote on the plan as outlined in the “term sheet.”

After that, if the project goes forward, there will 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.

