



ATONEMENT LUTHERAN CHURCH

Special Congregational Meeting

SUNDAY, NOVEMBER 16, 2025

DRAFT

Call to Order

Cathy Dykman-Acinger (President) called the meeting to order at 12:15 p.m.

The purpose of the special meeting was highlighted as focusing on the care of the Atonement campus. Handouts for the two motions with background information and the meeting agenda were distributed.

A quorum of at least 80 voting members was verified.

First Special Question for Congregation

Introduction

presented by Matt Badding (Vice President) & Neil Pfeiffer (Secretary)

Motion for Atonement Lutheran Church to Secure a Renovation Loan

– Recommended by the Atonement Church Council on October 23, 2025.

RESOLVED, to approve the Officers of Atonement Lutheran Church to secure long-term financing for the purposes of renovation and repair in the amount of up to \$1.5 million, according to the terms and conditions reviewed by the Treasurer and Council of Atonement Lutheran Church.

Moved by Stephanie Christensen

Seconded by Lyn Bowers (additionally by Dennis Allerheiligen & Jim Piene)

Discussion

- Matt Badding delivered reasons why Atonement Council has decided to pursue securing long-term financing as part of our campus sustainment plans. The list of significant financial needs includes replacing five HVAC units for the Sanctuary, North Narthex, Charter Hall, Confirmation Room, and Lower Level which have all exceeded their expected service life. The Sanctuary unit may require 5-6 months to manufacture and will need to be a custom-built unit due to its large commercial size.
- Additional campus projects include refinishing the floor in the Lower Level, replacing the parking lot asphalt, exterior concrete stairs, handrails, and sidewalks.
- Matt delivered anticipated loan term options as researched by the Treasurer, Mike Daley, which may vary lender to lender, one example being a 24-month initial construction phase, repayment being interest-only during that phase, followed by a 25-year amortization repayment phase. The final terms will be reviewed by the Treasurer and Council.
- There was a question about the approximate cost of the Sanctuary HVAC unit, how much of the \$1.5 million may be required. Matt responded that the approximate cost could be \$500K or more and may require installation to be done by either crane or helicopter.
- There was a suggestion to include an addendum to include setting aside an amount for benevolence, giving to those less fortunate than Atonement members. Responses followed that this item may best fit with Atonement's current partnership with Horizons Stewardship and the Next Level Generosity program just starting that will help Atonement elevate our culture of giving, as well as it could be incorporated into a Capital Campaign, the topic of the next special congregational question, rather than tying this request to the debt & financing question before the congregation.
- Discussion continued about budget allocation, current giving and expenses, and the opportunity to continue the conversation about the outreach and benevolence separately from the terms of construction line-of-credit. The current Atonement budget, as will our future budgets, outlays \$150K each year for campus sustainment, which will be able to be used to service the debt annual repayment estimate of around \$98,500/year, even if we did not pursue a separate Capital Campaign.

Congregational Member Vote

- Discussion was closed with no objection or further debate, putting the question.
- Voting was conducted by voice vote: **all Ayes, no Nays, Motion Carried.**

Second Special Question for Congregation

Introduction

presented by Neil Pfeiffer (Secretary) & Keith Mundy (Stewardship Committee)

Motion to Contract with Horizons Stewardship for a Capital Campaign

– Recommended by the Atonement Church Council on October 23, 2025.

RESOLVED, to approve contracting with Horizons Stewardship for a capital campaign for the purposes of renovation and repair of Atonement Lutheran Church, including repayment of long-term financing and raising funds during a three year Campus Sustainment Fund Appeal.

Moved by: Brad Anderson

Seconded by: Charlie Maahs

Discussion

- Keith Mundy gave a recap of the current partnership Atonement has engaged with Horizons Stewardship, with focuses being two areas: (1) Strategy and Vision for Atonement's future, and (2) developing the program of Next Level Generosity, increasing the culture of giving.
- The Stewardship Committee and Council are recommending adding a third area, helping Atonement in an Appeal for a Campus Sustainment Fund, which will directly determine how much of the \$1.5 million loan we will need to draw and amortize, and help give Atonement a strong position of cash flow for the planned renovation projects.
- Horizons will help Atonement over a 3 year commitment, starting in 2025 and continuing through 2028, which includes establishing vision, feasibility, education, on-going support and monitoring for the appeal.
- The appeal costs from Horizons will \$49,740, with \$15K planned to be covered by generous donations, and the remaining \$34K within the 2026 general operating budget.
- There was no additional questions or discussion.

Congregational Member Vote

- Discussion was closed with no objection or further debate, putting the question.
- Voting was conducted by voice vote: all Ayes, no Nays, Motion Carried.

Closing

Cathy Dykman-Acinger (President) closed the meeting with three reminders and call-to-action for each member:

- embrace spending time in worship, devotion, and study of the Bible
- embrace a Welcoming Spirit, every weekend we welcome new visitors and guests at Atonement, our ask is to make sure to we make our visitors feel welcome
- embrace a Spirit of Generosity, thankful for everyone here today, generously giving your time.

Pastor Jordan Stone ended the meeting, leading the congregation in reciting the Lord's Prayer. The meeting ended at **12:50 p.m.**

Recorded by Neil Pfeiffer, Secretary: 11/16/2025