

Town Hall Meeting for MBRP Via Zoom

11/15/2021, 2:30pm - 4:30pm, additional time 4:30pm - 6:00pm

Thank you SFCAC brothers & sisters and families for your attendance.

1. Carrie Tong	31. Connie Lai	61. Ivy Yeung	91. Nicole	121. Tranvi
2. Connie Leung	32. Derek Kwong	62. Jack Li	92. Nicole Lee	122. William Kwong
3. Peter Lum	33. Edmund Chang	63. Jackie Lo	93. Orion Poon	123. Willie Chow
4. Sam Lai	34. Elaine Chan	64. Jade Liang	94. Patty Lee	124. Wilson Lau
5. Teresa Matsuzaki	35. Elaine Chin	65. James Wong	95. Paul Chan	125. Winnie
6. Alice Au	36. Elaine Giang	66. Janice Wong	96. Philip S	126. Winnie Yiu
7. Alice Chui	37. Elaine Tong	67. Jenny Chan	97. Poyee Fung	127. Woon Chan
8. Agnes Chan	38. Elaine Tong Law	68. Jenny	98. Rebecca Chin	128. Wyman
9. Agnes Lau	39. Elaine Young	69. Jim Zhang	99. Rebecca Chiu	129. Katherine Li
10. AK	40. Elisa Jue	70. Jimmy	100. Rebecca Lau	130. Daniel Li
11. Albert	41. Emil Ng	71. JK and JN	101. Rich Chin	131. Daniel Siu
12. Albert Hui	42. Eric Yee	72. Jo Lau	102. Rita Lui	132. Calvin
13. Andrew	43. Eric Chiu	73. Joel & Lauren	103. Sam Lo	133. Elise Ng
14. Andrew Yu	44. Esther Tsang	74. Jonathan Lau	104. Sana Lui	134. Gloria Jew
15. Angela	45. Eva Leung	75. Joseph	105. SanDra	135. Eva Chiu
16. Anita Mo	46. Eva Tang	76. Joyce	106. Sarah	136. Robert Chan
17. Anna Yu	47. Fanny	77. Julie Lee	107. Scott	
18. Anne Lu	48. Flora Chan	78. Justin Lim	108. Julie Wong	
19. Annie Cheung	49. Florence	79. Justine	109. Shannon	
20. Becky Lim	50. Florence Tran	80. Kathy Leung	110. Simon Mao	
21. Bronia Leung	51. Florence	81. Kenneth Chang	111. Shirley Mao	
22. Carter	52. Gary Ng	82. Kevin Wong	112. Silvia Wong	
23. Cathleen	53. Gladys	83. Levia	113. Simon Tsang	
24. Keith Chan	54. Grace	84. Liu	114. Siu Wong	
25. Cathy Cheng	55. Helen Tam	85. Louis Luo	115. Steven Tse	
26. Chewy	56. Henry Chan	86. Mabel	116. Suki	
27. Chi Seng Chan	57. Henry Wong	87. Maria	117. Susan Lee	
28. Christina Ho	58. Hin Hing Wong	88. May	118. Tammy Pun	
29. Henry Ho	59. Hong Tsan	89. Michelle Wong	119. Terence	
30. Christine	60. Iris Chow	90. Newman Leung	120. Theresa Yeung	

A Note from Pastor Sam Lai: Shared here is the Zoom Chat Room Dialogue from the Town Hall meeting. Beside the instant responses I gave to individual questions, I also want to address some points that were unspecific and had inaccurate assumptions.

Apostle Paul in Ephesians 4:1-3(ESV) exhorts us, **“I therefore, a prisoner for the Lord, urge you to walk in a manner worthy of the calling to which you have been called, with all humility and gentleness, with patience, bearing with one another in love, eager to maintain the unity of the Spirit in the bond of peace.”** As shared in the meeting, I would like to emphasize the fundamentals to defend our church unity in our Savior and Lord Jesus Christ. In particular, please remember as God’s Holy people, we highly uphold the principle of "Not Arguing, Not Distrusting, nor be Emotionally Driven." It is OKAY to share your perspective; however, it is NOT OKAY to spread rumors and make assumptions that might provoke doubt, distrust, and division amongst the SFCAC family.

**Clarification to Assumptions:**

1) The Project Development: The assumption that the project had been approved by the Governing Board (Gboard) is FALSE. The vision is an IDEA which had been presented to the GBoard and the pastoral staff in early 2019; they responded positively with feedback and discussions. Both the GBoard members

and the pastoral staff had been fully informed of the project developments. They are supportive of the project and encouraged solidifying the vision and proposal to share with the congregation.

2) Decision: No decision has been made. All information presented is a proposal for respectful discussion and decision by the church.

3) Vision: Throughout the Bible, there are examples of certain people receiving a vision from the Lord; the vision is then shared with the leaders and subsequently casted to His people. There were people who agreed and submitted to God's vision and there were people who disagreed and walked away. In the example of Moses, He was called to lead the Israelites out of Egypt; not every Israelite received the vision from God. In the example of the twelve spies, only Joshua and Caleb saw the vision of entering the land of Canaan, many Israelites and the other 10 spies were fearful and disagreed to enter Canaan. In the example of Jesus, He was commissioned to preach the Gospel and He called out followers to do the same. The twelve disciples took several years of following, questioning and learning from Jesus before they understood His Commission. In the example of Paul, He received the vision to preach the Gospel to the Gentiles and was opposed until the Jerusalem Council, the early church kept the unity of the Spirit to the bond of peace in humility.

Today, God gave SFCAC leadership a vision to expand the Kingdom of God as faithful stewards of our gifts and facilities. After much work and research, we can now present the vision and start a dialogue on the ideas in the proposed project.

4) Engagement Timeline:

To clarify some timeline misconceptions, here's a summary of the engagement timeline. The project development was fully endorsed and supported by the GBoard in early 2019. With the GBoard's consent, engagement and information/proposal disclosure was necessary for brothers and sisters to see the vision, ideas, and detailed planning. Regarding time frame, CMT engaged the church in Spring 2019 through surveys and interviews, collecting ideas and aspirations from various leaders and ministries. Throughout 2019, CMT continued to share their findings with the GBoard and subsequently formed Project, Design, and Finance teams for the MBRP. There were significant delays in the process of engagement due to the Pandemic, while development on the project continued. The plans and proposals were shared to all ministry teams of the three congregations. The town hall meeting was initially planned for April 2020, but the pandemic slowed down and delayed the process.

5) Scope of work: No decision has been made to execute the project. All the work done so far was voluntarily provided by dedicated brothers and sisters; the church did not incur any expense. This is a comprehensive proposal for the church to consider and pray over. Some people say it is not necessary to do anything to the church building. Some people said it is not necessary to do a full-scale renovation. Some think it is more cost-effective to do the project in full-scale while others have waited for the opportunity to upgrade everything including the outdated AV/IT system. Some people want to take the opportunity to convert the garage into permitted usable space, given the new City government ordinance. Everyone has their own perspective. Therefore, the teams have put together all the ideas and aspirations they gathered and put it into a proposal for discussion and consideration. We have not arrived at a decision of executing the project in full or partial scale.

### **Zoom Chat Room Dialogue from 2:30pm - 6:00pm**

From Louis Luo to Everyone: (2:49 PM)

Whose vision is this? Do all or most of the church co-workers share the same vision? Or just a few people have such a vision?

From SamLai to Everyone: (3:24 PM)

It is the vision that the Lord initiated in me (Rev Lai) and then shared with the pastors, staff and leaders including the Governing board, ministry teams. As I shared earlier, it is the process that we began two years ago. And God gave us signs to move on and press on, for example God used the SF City government (who didn't intend to help the church), to show us a green light and encourage us to move on to the next step. Without the SF's new policy, we didn't even have any chance and opportunity to talk about the vision we are sharing today. It would still be a "dream". But our Gracious Heavenly Father, one sign after another sign to move on and press on. Even though there are for sure challenges and difficulties, God assured and asserted that He is with us, and what we need is to be strong and courageous and follow God's lead. So, this process is fact and FAITH based on Christ Himself. In Christ alone, from the beginning, through the process and complete the whole project. It is all by His grace.

From shimin Mao to Everyone: (3:35 PM)

At this point we should not go into detail of the project when we have not heard the members' concern and questions that whether they support the project. We still lack of consensus to proceed.

From SamLai to Everyone: (3:39 PM)

Thank you for this question. We will open the platform for brothers and sisters to share their feedback, concern, questions in the next three months. We are doing our due diligence to share with the church all we have including the purpose, the reason, the value and the details so that brothers and sisters can have better idea and have enough information to understand, ask relevant questions and pray about to discern God's will. Just like any other design, the more details, the better will help the relevant people to understand what does it involve, ask relevant questions and make a sound and God pleasing decision.

From Louis Luo to Everyone: (3:45 PM)

Frankly, if God gives us (the church) a vision to do something like this, I can't believe that not all or at least most church members (or at co-workers) share the same vision. Be aware that although I use "share" here, I don't mean "passing" or "spreading" the idea from one to another, but indeed I mean all/most co-workers get the same vision from GOD.<sup>[P]</sup><sub>[SEP]</sub>

From SamLai to Everyone: (3:53 PM)

Thank you for your question, Louis. This is a question that I will talk to you in a separate note.<sup>[P]</sup><sub>[SEP]</sub>

From Andrew Yu to Everyone: (4:03 PM)

Hi, do we have a clear understanding on the CAUSE of flooding in the basement? I'm concern the flooding is due to blockage of the big drainage pipe located outside of our church and this resulted in storm water backing up into ou

From SamLai to Everyone: (4:04 PM)

Thank you Andrew for the flooding issue. Daniel Siu will cover that in a minute from the maintenance perspective

From SamLai to Everyone: (4:05 PM)

Also thank you Louis for your questions and concern. I understand your concern and it is legitimate. This town hall meeting indeed is part of the process to align consents and visions with the whole church. All B/S can have a voice and make a majority vote.

From SamLai to Everyone: (4:05 PM)

Simon, thanks for your comment. It will be vague and abstract to b/s if we don't have any details and plan. We did do the preliminary consultation and individual outreach with B/S to get some findings before we further develop the project. Indeed, As of now, all the work done has not costed the church anything. It is also not a decision to make soon. We have 3 months for b/s to continue the dialogue.

From SamLai to Everyone: (4:06 PM)

Today is part of the process of feedback gathering.

From shimin Mao to Everyone: (4:15 PM)

三個月後，我們就可以全體會員投票？我們可以聽到理事會的討論細節嗎？

From SamLai to Everyone: (4:20 PM)

Thanks Simon for the question. The three months will continue to be an open and mutual communication. The GBOARD meeting minutes are opened for reviews.

From Winnie to Everyone: (4:25 PM)

Thank you for the brothers' and sisters' hard work behind the scene. The question though, is it really necessary to remodel the whole building while we can just remodel the garage for safety concerns (flooding, ventilation, etc.)?

From Louis Luo to Everyone: (4:26 PM)

Simon, I think it's not just the voting three months later. I think the first question is who approved and authorized this project going this far! As far as I remember, the the 2020 all church meeting this January, we only approved the budget to do some preliminary investigation. Whether or not the project can move forward should still subject to approval. But today's meeting gives me the feeling that all major decisions have been made/finalized.

From Anselm Siu to Everyone: (4:29 PM)

Thank you for such a thorough and diligent presentation. Thank you for the hard work. The church renovation plan looks very exciting and I feel upgrading and maintenance is definitely needed! I do have a few questions:

**1. For the garage level, it seems like both the breakfast & social time will happen at the same time the kids would have Sunday school. Will you expect people to leave right after breakfast time is over to not disturb the Sunday school kids?**

The project proposes to have partitions for more usage flexibility. On Sundays, the Multi-purposes hall can be partitioned from the Children Sunday School Rooms so brothers and sisters do not need to leave when Children Sunday School starts.

**2. Another question I have is—currently we have Sunday school and Choir practice in the basement/lower level. Where will we plan to host these after the renovation?**

Sunday School can still use the Ground level (the current basement) with partitions. One more option for Sunday school is the Meeting Room on the First Floor. Choir can still use Room 104 like right now.

**3. If all of the basement level is converted to Children Sunday school ministry/social gathering for breakfast time, what will the MAC Building& Bridge center be used for? Will we still be able to use this space for Adult Sunday School (for all 3 congregations), choir practice, or cell group/fellowship/youth ministry purposes? If not, where will these activities take place?**

The vision is to develop the Bridge Center and the Mac Building as SFCAC's pre-Gospel community outreach arm. They can be developed as a non-profit community center under the church's supervision. Possible community services/programs are Chinese Schools, Performing Arts, Daycare, Interest Classes, Tutoring, Elderly center, Counseling center, and many other ideas to be explored with market research. The community centers are opened mainly on weekdays and Saturdays. Since the properties do belong to the church, the church will have usage priority, particularly on Sundays. With the community outreach arm reaching out to non-believers in the community, we pray for church growth; preparing more communal space for ministries by revitalizing is prudent

From Susan to Everyone: (4:39 PM)

I have a few questions regarding the design of the main floor

**For the first floor new lobby with 500-600 sq.ft, would that be a waste if we use it only for 15-30 minutes each week before or after Sunday worship services?**

The comment made is based on the current time transition/phenomenon of people staying only for 15-30 minutes before and after Worship services. People who stay for such a brief time may be because the space is limited. We observed brothers and sisters mingling much longer on the street outside of the church building. The purpose of expanding the lobby is to provide a safe, "sheltered" option for brothers and sisters to fellowship and to build a stronger community. Of course, brothers and sisters will be welcomed to use the proposed new lobby at other times throughout the week.

**Would the new offices be too tiny compared to before?**

Yes, the offices are smaller than before. Is it too tiny? It is very subjective according to personal preference, but the proposed plan is compliant with the building codes.

We are appreciative of brothers and sisters' concern for our pastors. The space design is to provide enough space that can facilitate pastors to work in the office. Bear in mind, unlike regular office work, the job of pastors does not require them to stay in the office all the time. Indeed, the nature of pastoral ministry is very diverse, both inside the church's pulpit, fellowship halls and office, as well as being outside of the church for outreaching, visiting, shepherding people at different settings and reaching the lost people of the world.

The design of expanding the lobby at the expense of pastoral offices is to allow more communal space for our brothers and sisters. The proposed expanded lobby not only serves as a gathering place between services, it can also be used for ministries exhibition, event sign ups, small group gathering, etc.

Nevertheless, we will take your precious feedback and provide options to brothers and sisters to consider. One possible option is to remove the new co-shared meeting room for office use.

**For the mezzanine level, would it be used for IT/AV team purpose?**

Yes, the IT/AV team will stay where they are currently at. We will build a partition to separate the AV control room from the lounge. The lounge will only open to B/S when all services are finished. The AV team has the priority to use the space for their production work as well.

From Wilson Lau to Everyone: (4:29 PM)

Thanks each team to provide useful information

From SFCAC to Everyone: (4:31 PM)

Thanks for all the hard work. From Robert

From Shannon's iPad to Everyone: (4:31 PM)

Can we keep the note shared in chat as meeting minutes?

**Reply:** Yes. We will keep and tidy up the notes and then share it with brothers and sisters.

From Andrew to Everyone: (4:31 PM)

So far good presentation and explanation as well as preparation, totally support this project.

From PAUL CHAN to Everyone: (4:31 PM)

Thanks for posting some fundamental questions related to the decision making process and opinion collection regarding the project. Thanks you for the project team for the great effort.

From JK n JN to Everyone: (4:40 PM)

It would be very helpful that all meetings on the project were minuted for future references.

From Louis Luo to Everyone: (4:45 PM)

Some remodeling work such as basement is definitely necessary, but the question is whether or not the full scope of the project is necessary and approved. Necessity of part of the project doesn't mean the whole project is truly necessary.

From JK n JN to Everyone: (4:47 PM)

Given that the garage will be extensively renovated and a nice entrance will be provided there, more in/out traffics should be expected through the area, and the load and frequency of the elevator will increase as well. perhaps the elevator need to upgraded too?

From Louis Luo to Everyone: (5:01 PM)

Actually this is quite a difficult time for Christians at this time. So shouldn't we have other visions that can serve GOD than remodeling the house? Why do we need to spend so much time/effort on housing and why do we care about the housing value? Isn't there other more approach to spread the gospel and bring people to God? I have never seen any single Christian who come to God or even come to church just because of a nice/beautiful church building.

From Daniel Siu to Everyone: (5:25 PM)

For garage usage, please review San Francisco Housing Ordinance (2019 Version) section 603 and analyze the code.

And find out the code applicability on types of building.

From Wyman/Katherine Li to Everyone: (5:43 PM)

1. Thanks b/s who offered their endeavor in involvement of this project.
2. I support it.
3. Is it necessary? Or, worth to have it? I favor the answer: Yes.
4. Is its good timing? No hurry , but make the ball rolling now is a good decision.
5. Unity? Important~! We have to give sufficient concern to it.
6. Anyway, it is a good start.

From Louis Luo to Everyone: (5:46 PM)

If it is not fully supported / approved, why need to get the ball rolling?

From Wyman/Katherine Li to Everyone: (5:47 PM)

Thanks. Thanks Luis. Rolling ball for discussion and not the project.

From Louis Luo to Everyone: (5:53 PM)

Got it. Thanks. We should have done this long time back before we reach this point.