

Update on electrical work and improvements to our tenant spaces (1640 & 1642)

Church Family- Earlier this spring the congregation approved up to \$15,000 of our surplus funds to go towards the electrical work on the tenant spaces. There were two goals of this electrical work:

1. Separate the circuitry and wiring between the Chiropractor space and Table Tennis space, in preparation for the Chiropractor adding an X-Ray machine at his expense.
2. Have Duke Energy install a 2nd meter to the exterior of the building so that each tenant will have their own electrical bill, minimizing tension between tenants.

This work is in progress, and we hope that by mid-September the second meter will be installed by Duke Energy. (To install such a meter requires shutting down electricity to the spaces, so the electrician is planning to try and minimize disruption of business.)

Since the Chiropractor is installing an X-Ray machine, this requires remodeling part of his space using a commercial contractor and gaining necessary permits from the Town of Cary. **We have been made aware that this will incur additional cost from the church for two reasons. First, when we bought both spaces in 2020, they were both being used by one business. Now there are two businesses. Second, when the church became the owner, we needed to file a “change of tenant” permit.**

When significant changes are made to a commercial building, the Town of Cary requires full sets of current plans--signed by either an architect or engineer--so that each tenant's space meets all the necessary electrical, plumbing, mechanical, fire, and safety requirements. **These plans will likely cost an additional \$5,000, plus whatever repairs or upgrades need to be made to the dividing wall between the Chiropractor and Table Tennis spaces.** (This is likely drywall repair and door replacement, because by code it needs to be a 2-hour fire rated wall & doors). The elders are waiting to hear back from the general contractor, David Price, to see what the total cost will be, and we will inform the congregation. Thankfully David Price has a good relationship with the Town of Cary, and he is willing to advocate for us in taking these retroactive steps.

These are necessary costs that come with owning a commercial rental space, and hopefully in the future we can use the space for ministry. But to put things in perspective, there are several points of good news. First, we have two tenants who like their current locations and add value to our community. Second, Dr. Conner is willing to sign a multiple-year lease when his lease comes due this November. Third, these two businesses give our church body opportunities for connection, relationship, and outreach. If you have any questions, please talk to one of the elders, or email us at elders@trytrinity.org.

Pastor Jim