

# Relocation Committee – Accomplishment Status Report to 27<sup>th</sup> January 2005

## Our Relocation - “Next Step” – the next Stage of our new development work

Our recent committee work culminated in the Town Hall information sharing meeting on Sunday, January 23<sup>rd</sup> and a membership final review and vote on our first recommendation as part of the regular church business meeting held in the sanctuary on Wednesday evening, January 26<sup>th</sup>. The recommendation as voted on:

### Recommendation for our “NEXT STEP” in the development process:

- *Agreeing to alter our “Original Master Plan Concept”*
- *Entering into contractual agreements with GL Barron Companies*
- *Funding of up to \$100,000 for the initial design phase*

Following open and candid discussions in both the Town Hall session, and the regular business meeting, the church membership voted 119 to 57 in approval of the Relocation Committee recommendation, or a 68% majority vote to proceed forward.

The Relocation Committee began work in April 2004, inheriting the Original Master Plan and data from the Long Range Planning Committee as church approved in November 2002. We were given a two-point charge:

- **Charged by church to “Get us from here to there.” – Address & lead all steps needed to relocate church**
- **“Live Within Our Means” – defined as a funding combination of existing building fund balance, commitments pledged in our “A Story to Build On” capital campaign, and a target maximum loan amount of \$1.75 million; this loan amount established in working with the chairman of church finance committee.**

No other requirements or constraints were stipulated or imposed on the Relocation Committee!

The “*Guiding Principals*” we established, and have worked to for the past ten months include:

- All current ministry programming will be continued
- Not counting on any funds from the “Sale” of current church property
- Our church is “Congregationally Governed”
- Our membership is the “Decision Making Body”- Voting on stages as development process unfolds

We have accomplished much, on the promised schedule, and in accordance with commitments made to our church family in the August Town Hall Meeting and in compliance with our charge from the church:

- The ‘Story To Build On’ funding campaign met established milestone dates in 2004
- ‘Design-Build Firm’ evaluation and selection was accomplished as planned – “GL Barron Company”
- Re-affirmed the “Design-Build” path forward – that maximizes return on church investment (ROI)
- “Design-Build” provides a “Guaranteed Maximum Price” – as a deliverable of our “Next Step”
- Initiated “Re-Thinking” Phase-1 development conforming with funding campaign  
Commitments made to date – in compliance with original charge by our church
- Asked an essential question “How much can we develop for \$3.5 to \$4million - including all soft costs – in compliance with original charge by our church
- Prepared an initial, updated “Program Space Analysis” w/Barron in early January based on the detailed data established during the previous study that provided the Original Master Plan Concept
- Received a pertinent initial report from GL Barron on site soil issues motivated by minimizing site costs
- Confirmed that a “Re-Thought” Master Plan Concept & Phase-1 must accommodate ongoing – “Phase-to-Phase” development. This could permit prompt response to additional future giving.

Our committee has listened to input shared at the January 23<sup>rd</sup> Town Hall meeting, and we appreciate the extensive support that has been expressed for the work we have accomplished to date. Our listening is demonstrated in at least one way by the fact that as verbally requested, albeit not voted on by the church family, our committee will request GL Barron company evaluate a Phase-1 scenario that assures Worship services and support spaces, and all Sunday School classes be included in an initial, Phase-1, development. In doing this we are working forward, as a church, on an amended financial basis. This alters the ‘Living Within Our Means’ definition as shared above. It is our committee understanding that this definition is expanded to include at least one new component that will include some combination of added anticipated giving and possibly expanded borrowing. This approach removes a Phase-1 cost ceiling of \$4 million that resulted from our original charge.

Results of our upcoming work will be communicated, and are subject to review and approval by our church membership. Please be fully assured that your committee remains prayerfully filled with faith that God will have His way with our church growth and development as His process unfolds. Only He has all the answers! We request your continued prayers for our entire church family and for our committee as we work to serve Him.

Respectfully Submitted, January 27<sup>th</sup> 2005

Owen Batt – Relocation Committee Chairman