



**WELCOME TO THE
2016 ALL-CHURCH CONFERENCE**

SEPTEMBER 26, 2016

TONIGHT'S CONFERENCE AGENDA

- **Introductions**
- **Building Plan – Review & Motion**
- **Financial Plan – Review & Motion**
- **Discussion Period**
- **Voting**
- **Tabulation**
- **Announcement of Results**

THE EPWORTH 2020 VISION

CARE

We will deepen our care ministries aimed at supporting all of our members and friends with special emphasis upon senior adults.

PARTNER

We will actively seek partners that will increase the number of positive "on-property experiences" for families with children.

INVEST

We intend to make a significant investment to lower the poverty rate of Lucas County by investing with more focus in "The Next Neighborhood Over."

BUILD

We will create a world-class facility that matches our heart's passion to reach younger people with the Good News of Jesus Christ.



Rev. Dr. Scot Ocke

- **Facilitator of Tonight's Conference**
- **Superintendent, Maumee Watershed District**
- **Senior Pastor, Maumee UMC 2006 - 2015**



BUILDING PLAN

ZAC ISAAC

THE EPWORTH BUILDING COMMITTEE

- Duane Ankney
- Dick Baker
- Lisa Brown
- Chuck Campos
- Rev. Dr. Doug Damron
- Pat Holmberg
- Michael Holton
- Bob Housh
- Zac Isaac (chair)
- Wes Johnson
- Bob Knowles
- Jane Lyon
- Peter Machin
- Debbie Price
- Mary Roesti
- Jim Scheib
- Tim Schlachter
- Tom Shirk
- Willard Smith
- Laura Switzer
- Dave White

BUILDING PLAN RECAP

THE PLAN – OUR APPROACH

- **PRIORITIES FOR THIS PLAN**

- **Children's Education**
- **Fellowship Space (Narthex)**
- **Student Ministry Area**
- **Flexibility for Future Usage**
- **Accessibility**

THE PLAN – OUR APPROACH

• PRIORITIES FOR THIS PLAN

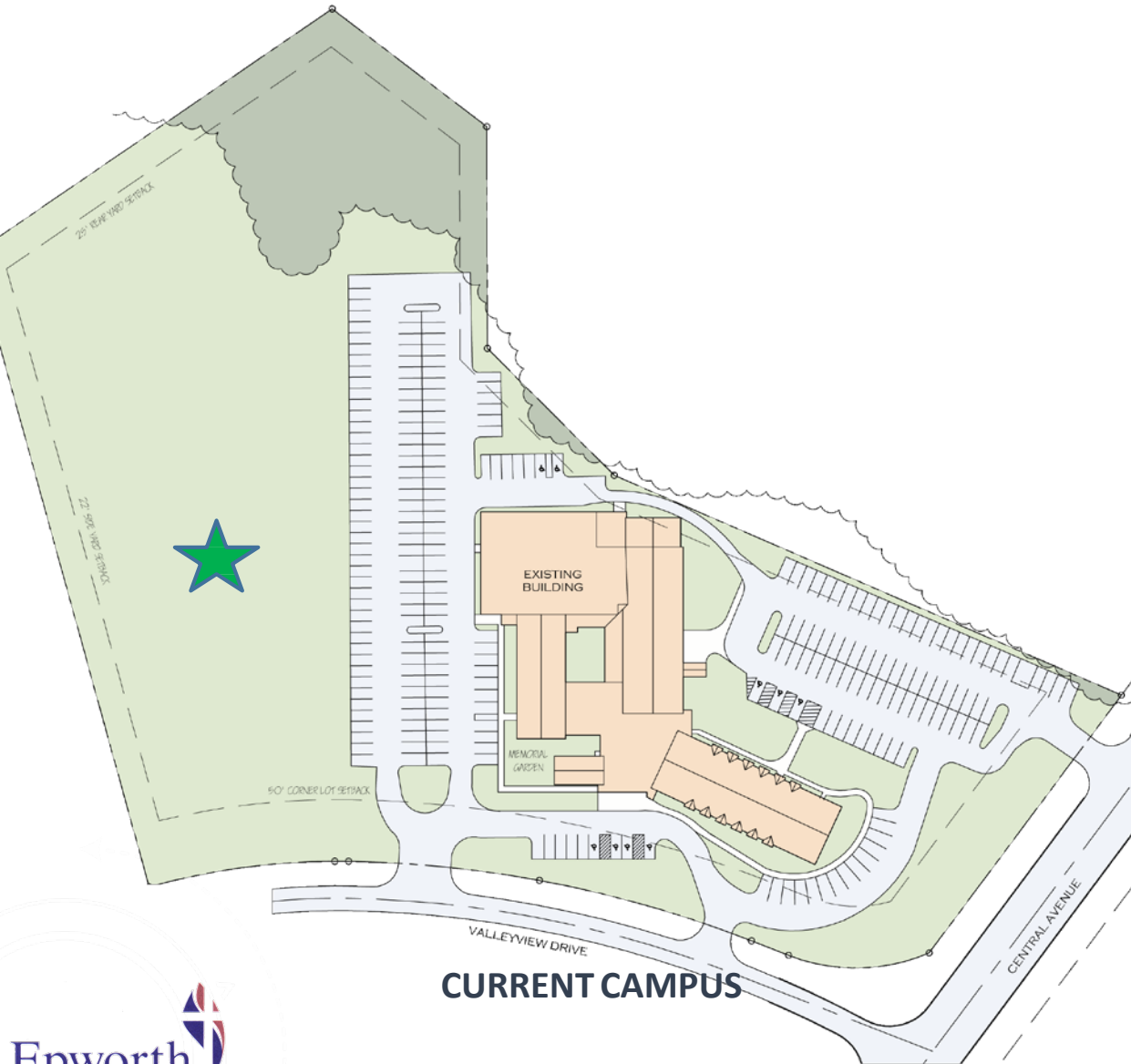
- Children's Education
- Fellowship Space (Narthex)
- Student Ministry Area
- Flexibility for Future Usage
- Accessibility

• NOT INCLUDED IN THIS PLAN


- Multi-purpose worship area
- Brand new adult education space
- Memorial garden expansion
- Indoor play area
- Expanded parking*

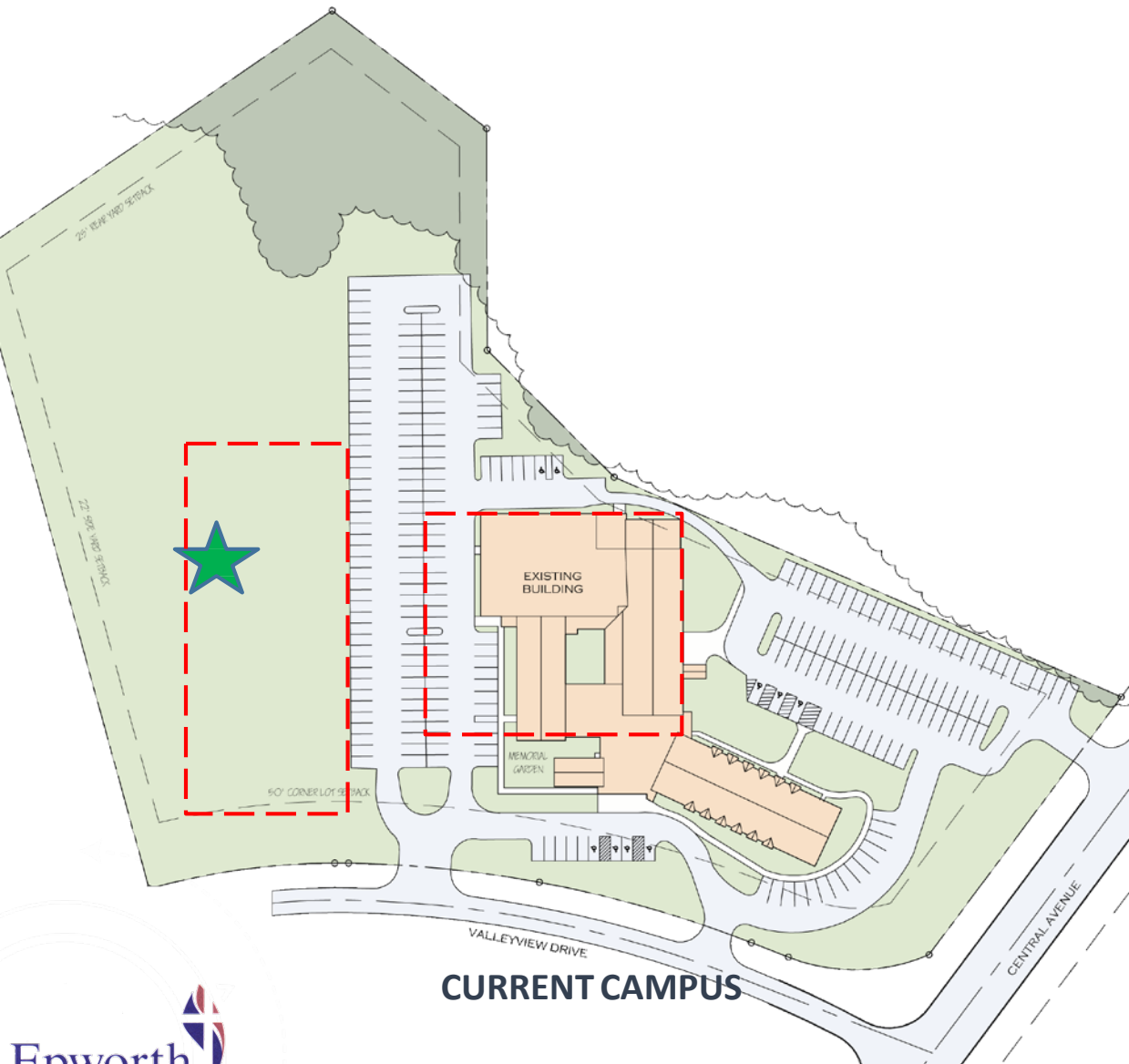
THE PLAN – EPWORTH 2018 & BEYOND

★ = future south parking lot location



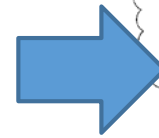
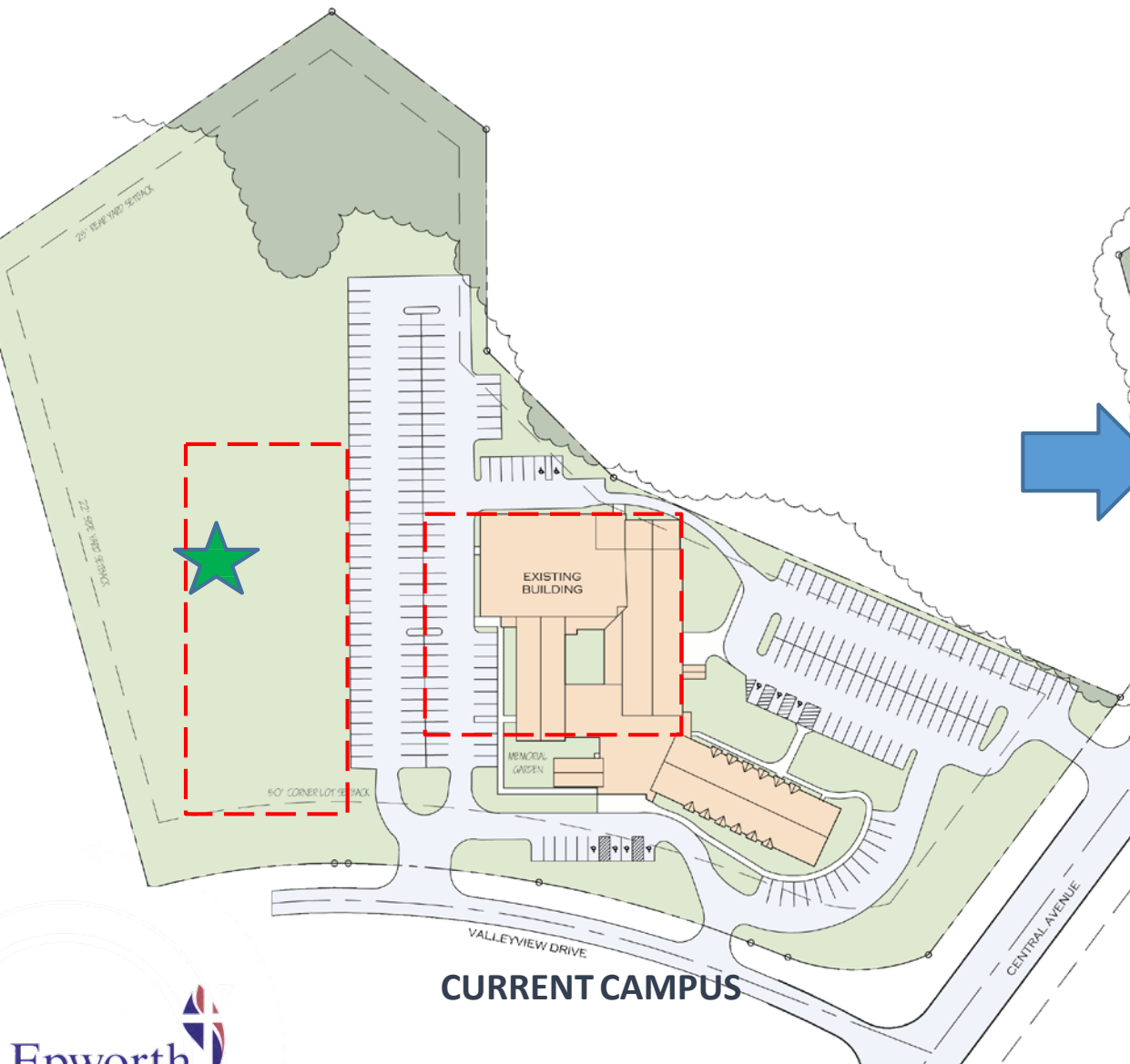
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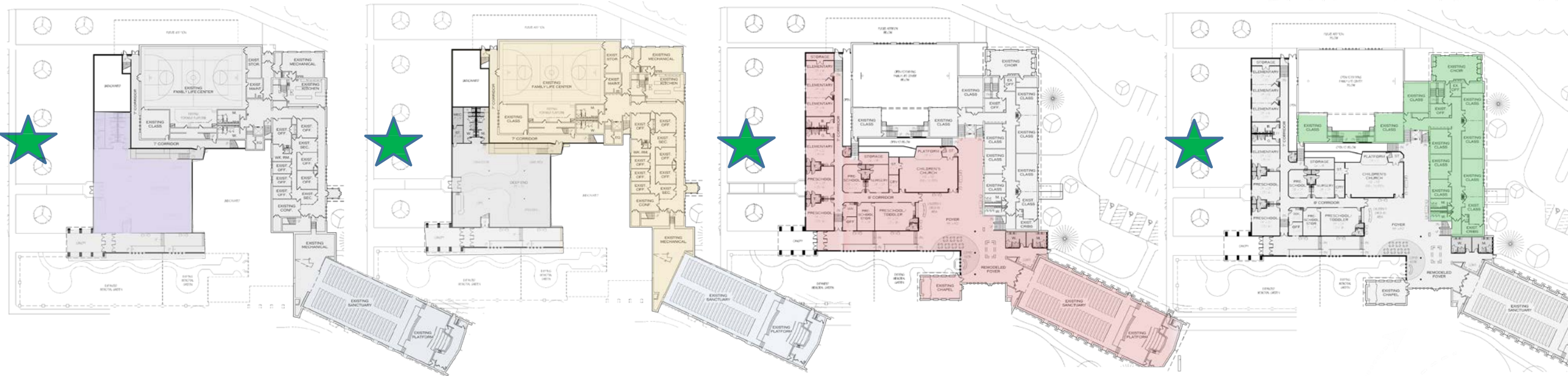


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THE PLAN – EPWORTH 2018 & BEYOND



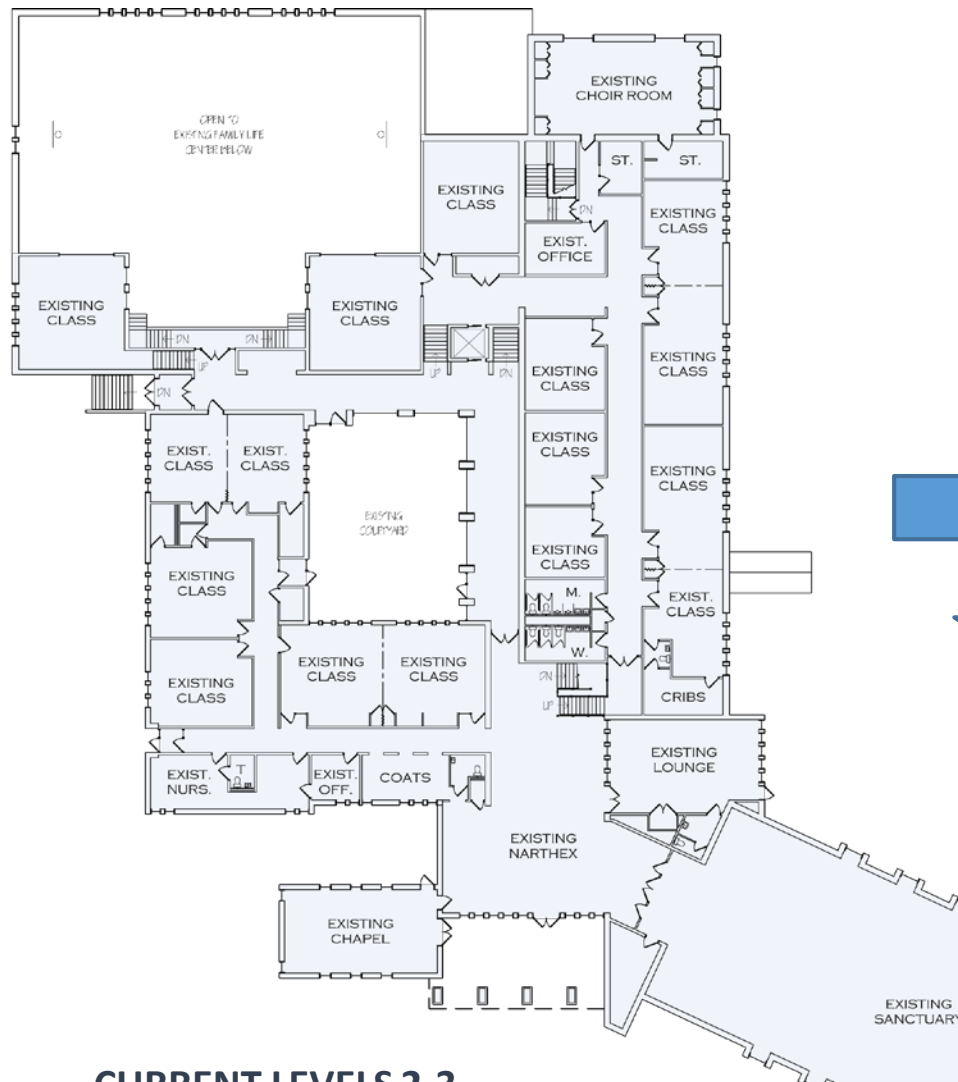
Level 1
NEW!
The Deep End!

Level 2
**Family Life Center,
Administrative
Offices**

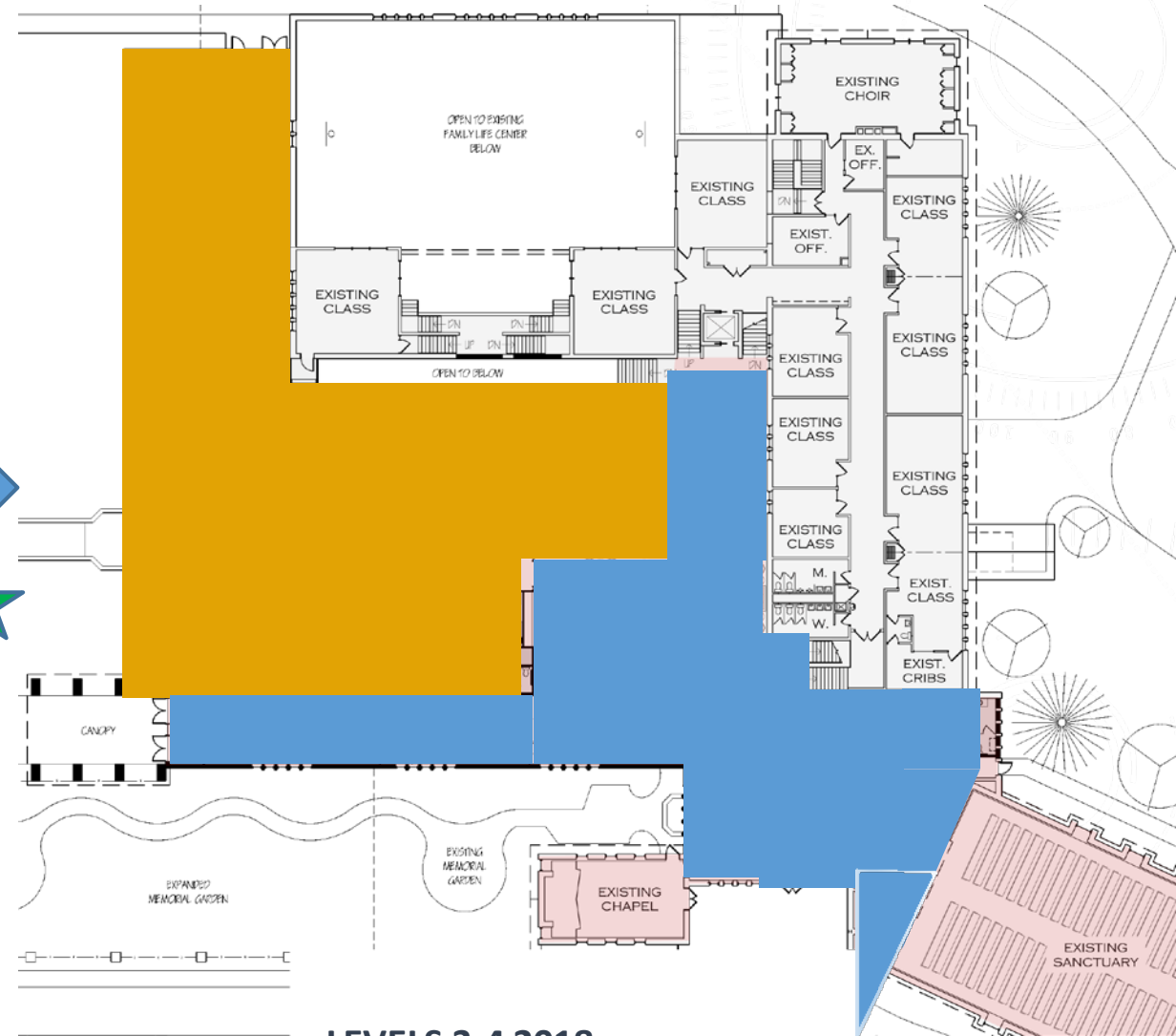
Level 3
**Narthex, Sanctuary,
Chapel, & New Child's
Education Wing**

Level 4
**Adult Classrooms,
Choir Room**

THE NEW CHILDREN'S EDUCATION WING & FELLOWSHIP AREAS

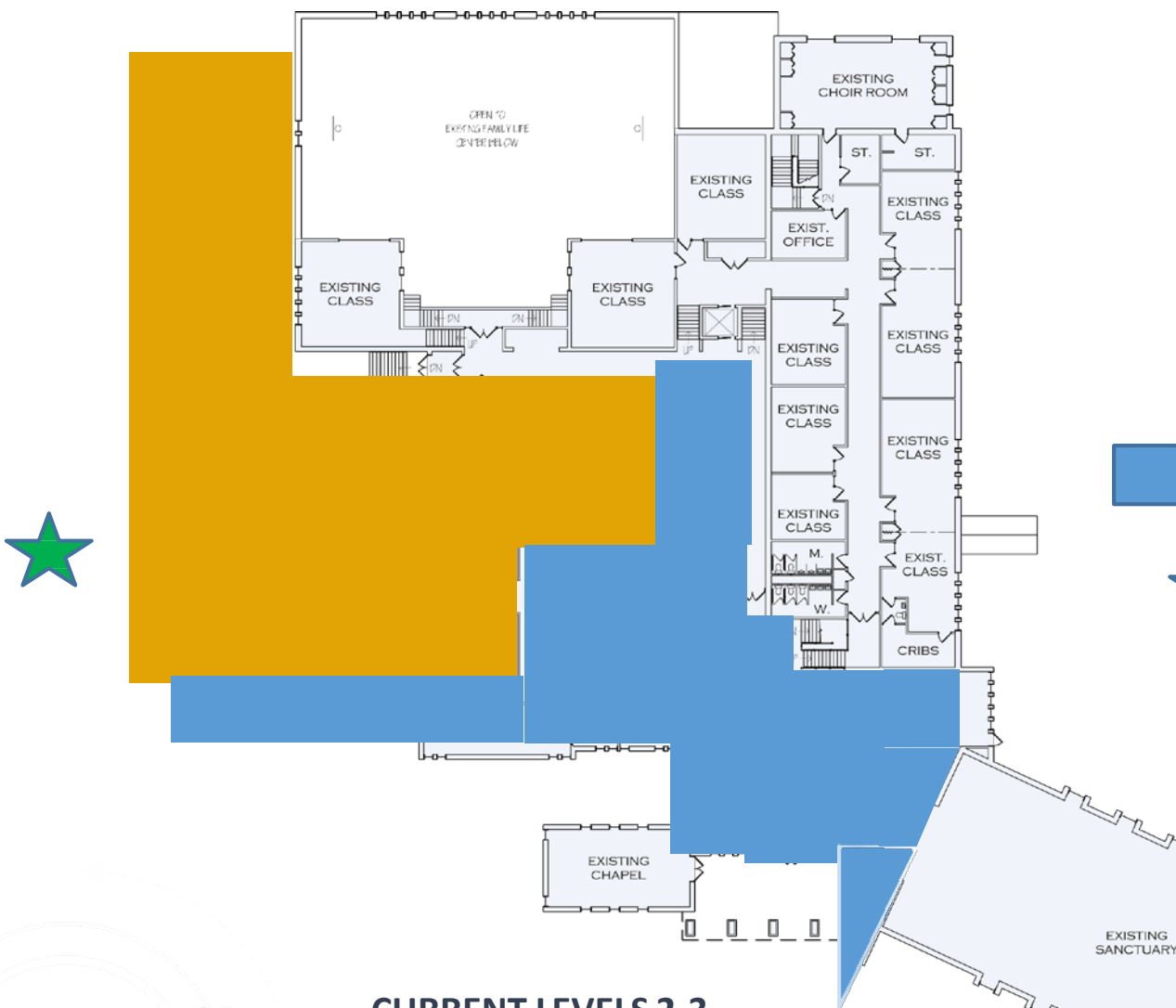


CURRENT LEVELS 2-3

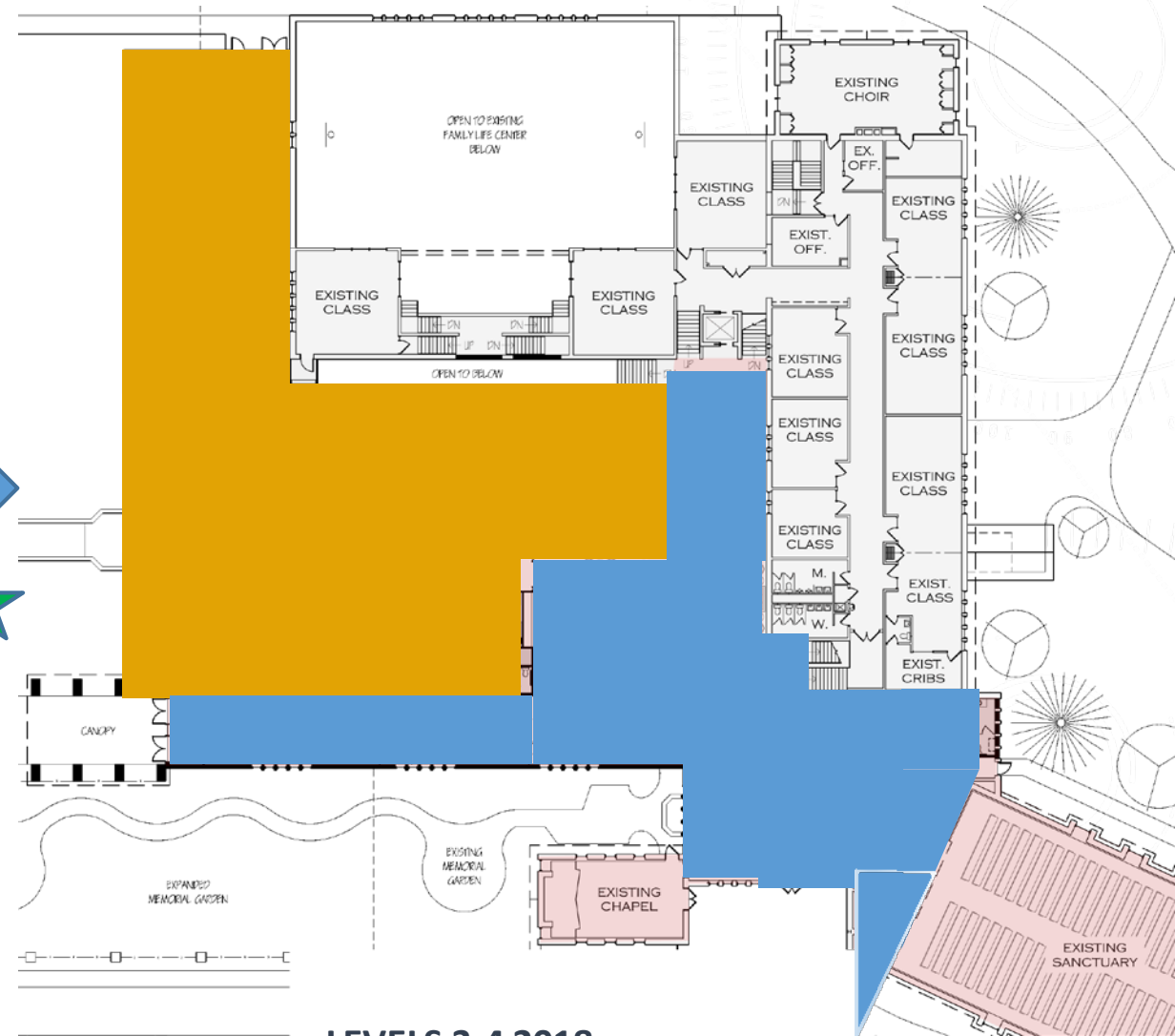


LEVELS 3-4 2018

THE NEW CHILDREN'S EDUCATION WING & FELLOWSHIP AREAS



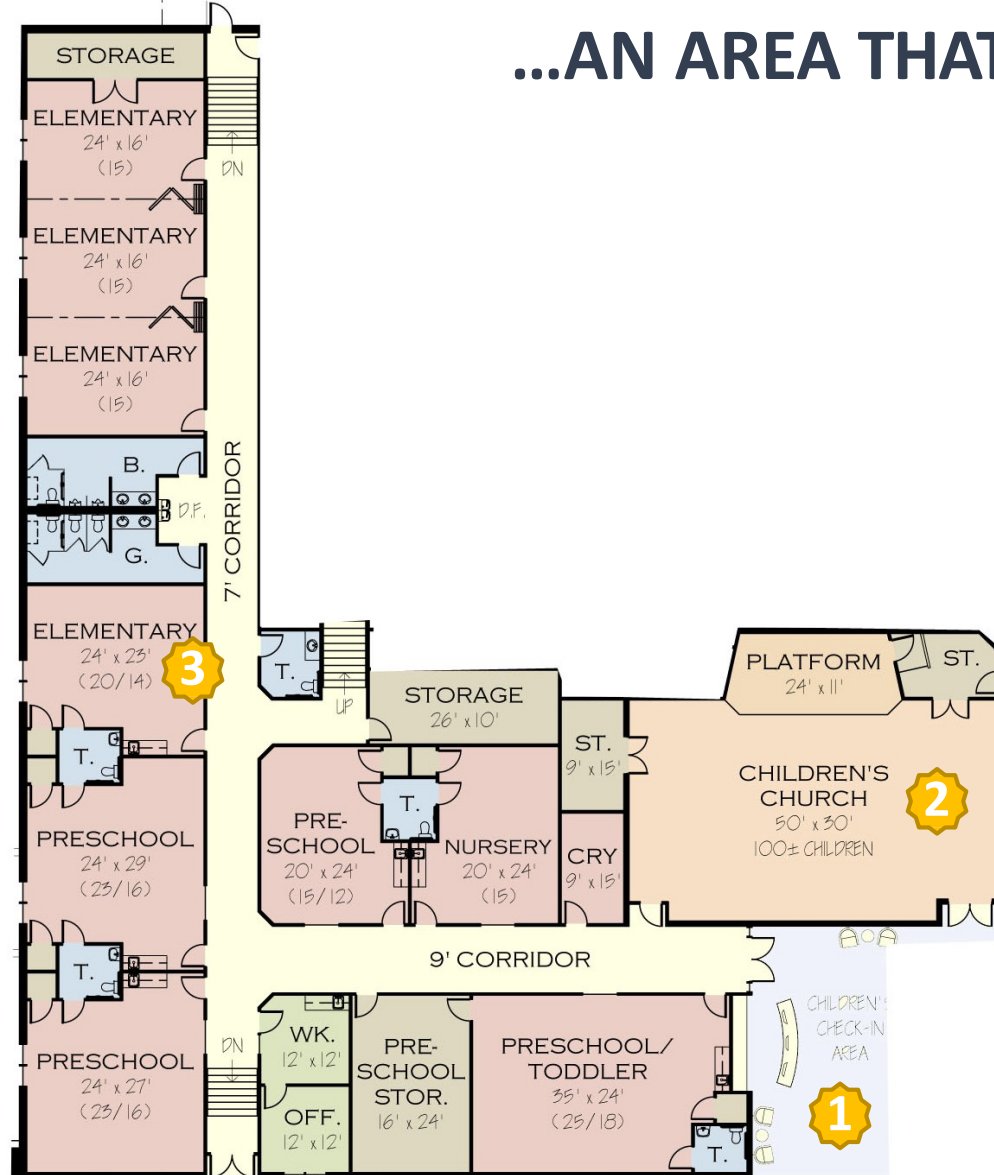
CURRENT LEVELS 2-3



LEVELS 3-4 2018

THE NEW CHILDREN'S EDUCATION WING

...AN AREA THAT IS SAFE, UP-TO-DATE, & FLEXIBLE



1



- Secured Entry
- Newborn-5th grade on one level

2



- New Kid's Church: up to 100 kids
- New Wing: up to 275 kids!

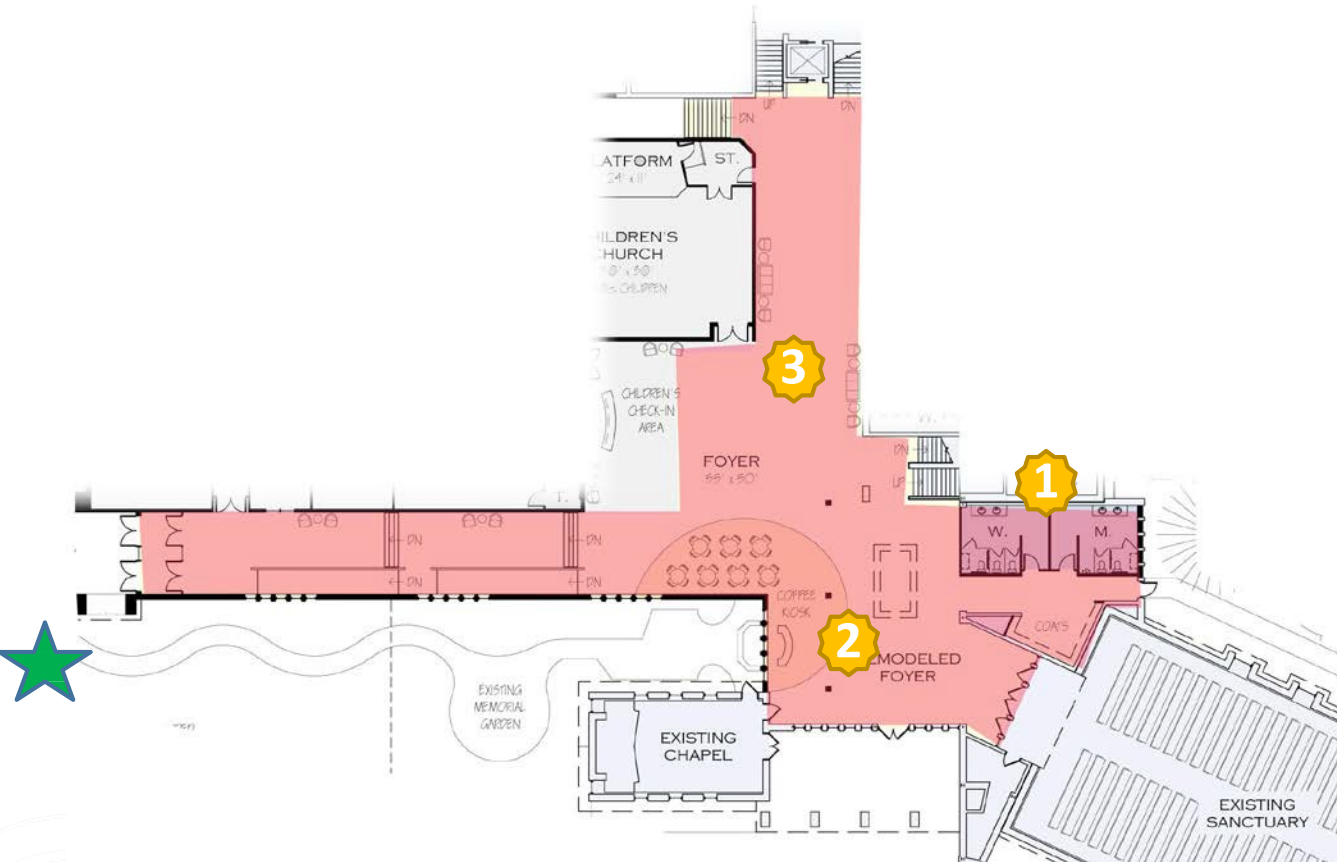
3



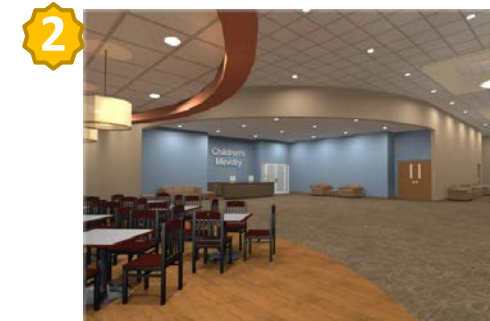
- Up-to-date, flexible rooms
- 6 In-room restrooms & sinks
- Dedicated restrooms for K-5

THE NEW FELLOWSHIP AREA (NARTHEX)

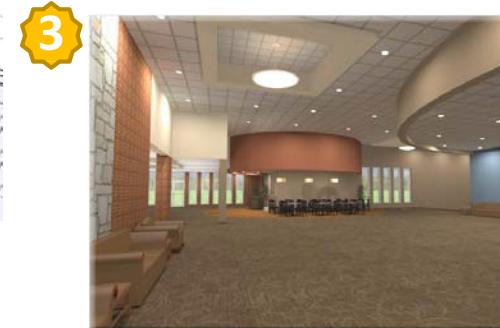
...AN AREA THAT IS WELCOMING & PROMOTES FELLOWSHIP & COMMUNITY



- New larger restrooms



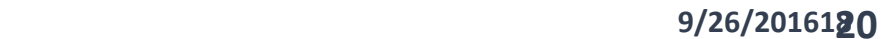
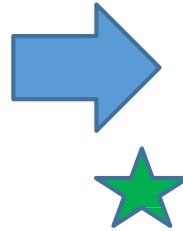
- 44% more gathering space
- Coffee bar for casual meetings



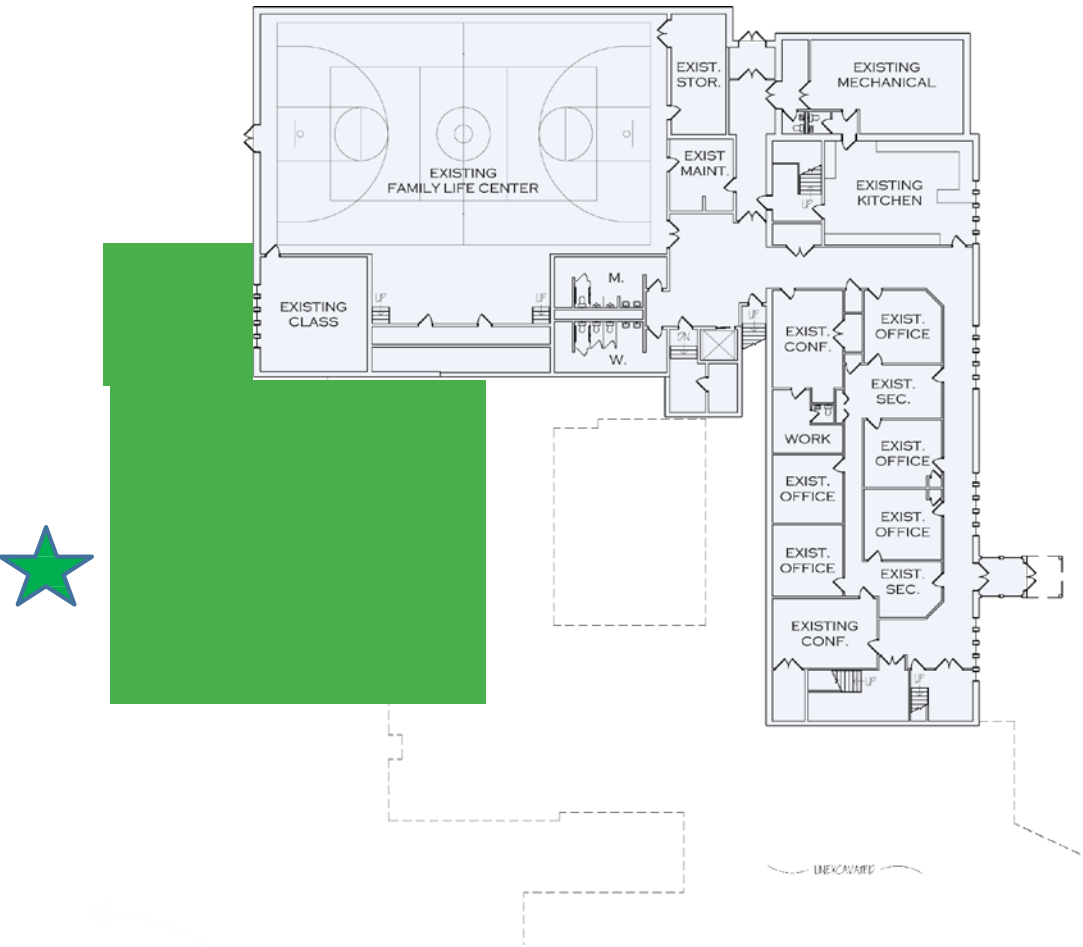
- Fresh contemporary design to welcome guests.
- New space for large events (e.g. UMW Bazaar, Health Fair)



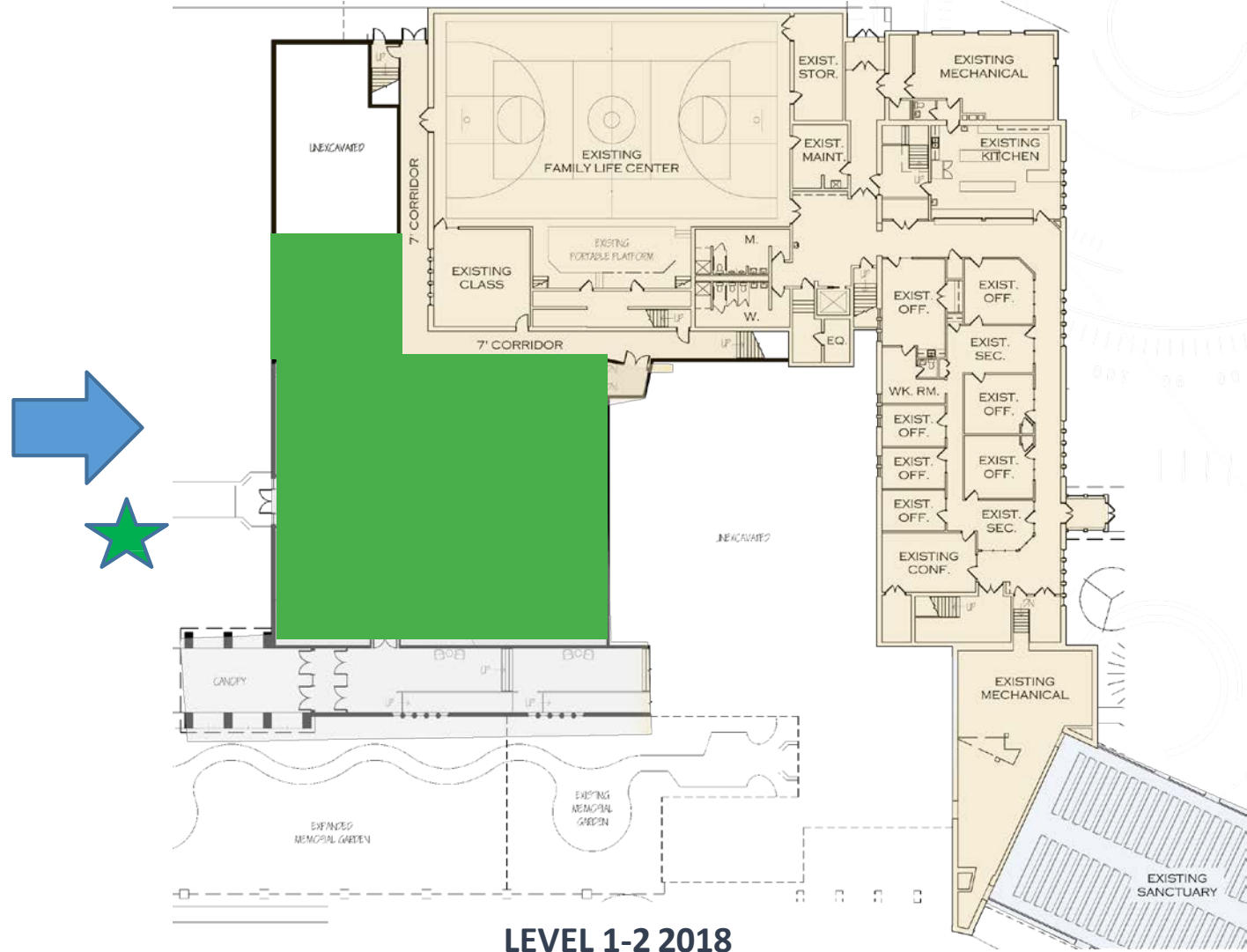
Epworth
United Methodist Church



A COMPLETELY NEW SPACE: "THE DEEP END"

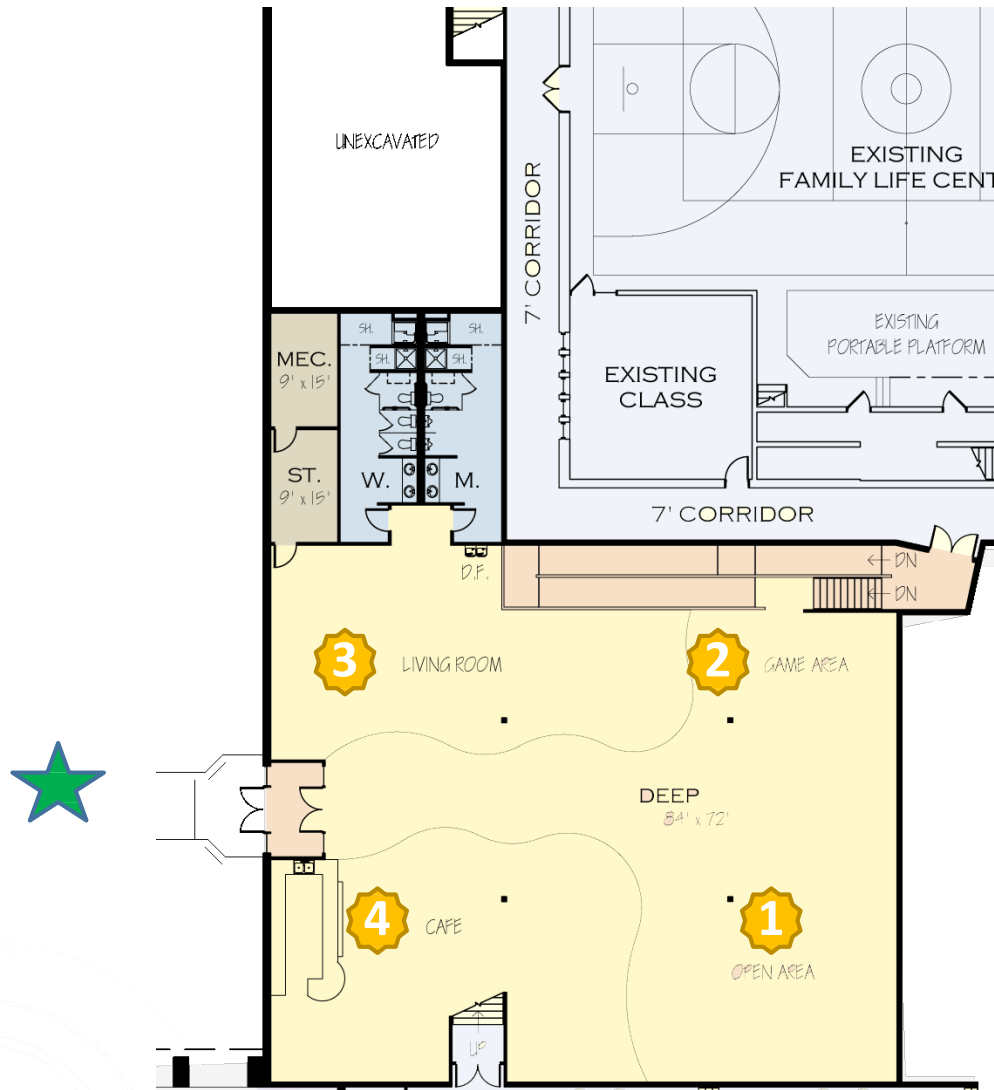


CURRENT LEVEL 1



LEVEL 1-2 2018

A COMPLETELY NEW SPACE: “THE DEEP END”



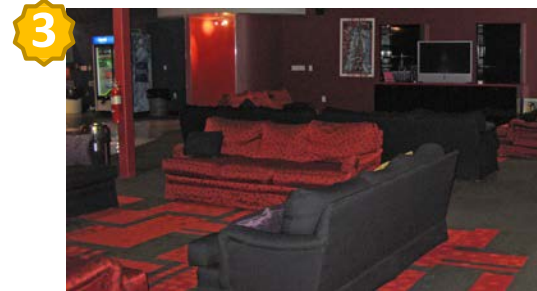
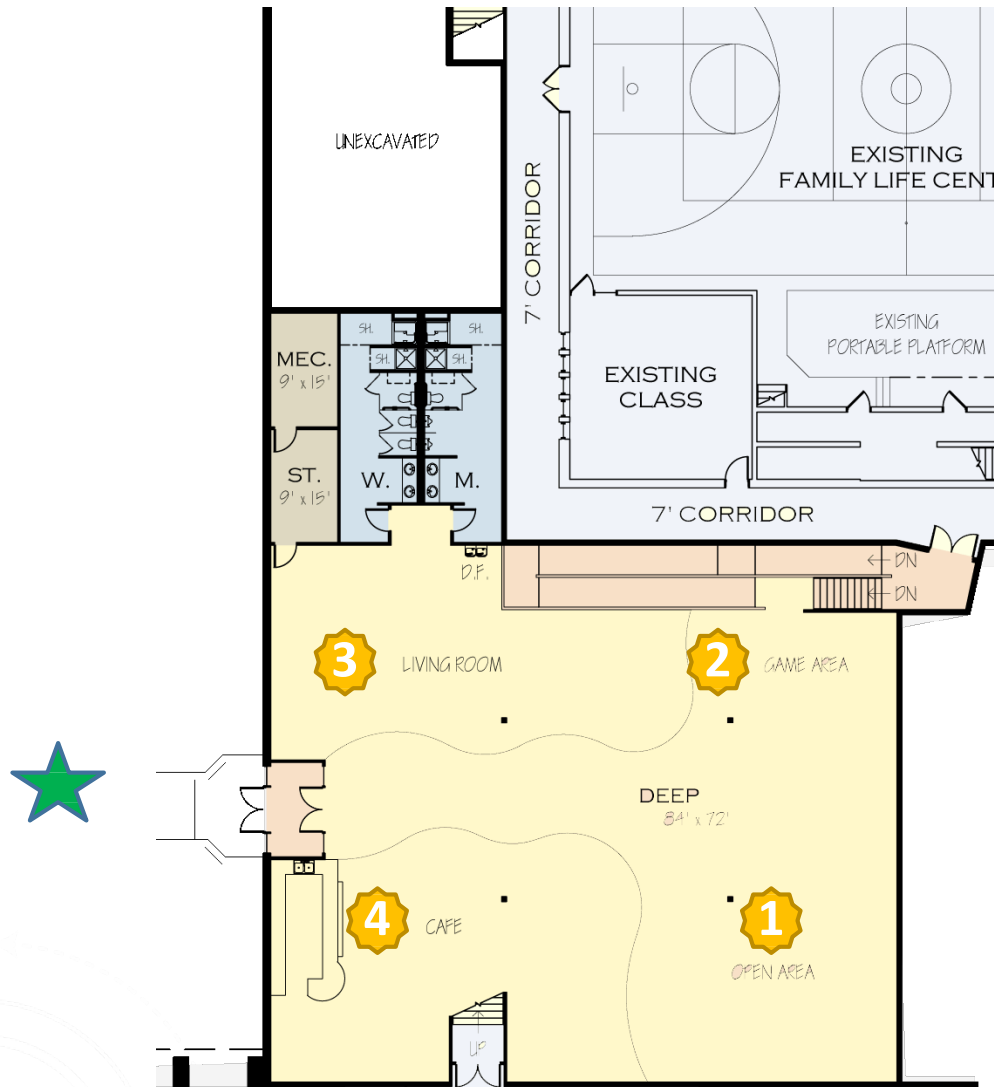
WELCOME TO “THE DEEP END”

“The Deep End”

A purposefully casual multifunctional space designed to create a welcoming and safe environment to deepen one’s relationship with God on their faith journey.

- The primary home for the **S.W.A.T.** Student Ministry for Epworth & community teens
- A multipurpose space available to all groups throughout the week

A COMPLETELY NEW SPACE: "THE DEEP END"



- 7,400 ft² with external & internal entrances
- 4 themed zones
 - Small stage
 - Table games
 - Lounge/discussion
 - Café/Snacking
- Single area for Grades 6-12
- Great flexible group space
- New ministry possibilities

THE PLAN – HIGHLIGHTS

- **18,200 ft² more space (+47%)**
 - **+1,100 ft² (+44%) Fellowship Space (Narthex)**
 - **+7,150 ft² (2.9x) Children's Education Space for Sunday School & Pre-School on Level 2**
 - **+7,400 ft² (NEW) Multi-generation Space aka "The Deep End" (Grades 6-12, Adults)**
 - **+2,500 ft² for additional corridors, including main entrance**
- **Substantially more space for a future Memorial Garden expansion**
- **6 more classrooms now available for adult Sunday school or other usage**
- **6 additional restrooms, 2 remodeled restrooms (11 of 15 will be brand new)**

THE PLAN – MILESTONES

- ✓ Administrative Council Approval
- ✓ Maumee Watershed District Approval
- ✓ Small Group & Committee Meetings
- ✓ Town Hall Meetings
- **All-Church Conference:**
- Architectural Drawings Complete:
- Construction Phasing Complete:
- Build Start:
- Build Completion:

June 27, 2016

August 10, 2016

July - August 2016

August 28 - September 18, 2016

7pm - September 26, 2016

Q1 2017

Q1 2017

Q2 2017

Q4 2018

IN SUMMARY

- The plan we have today:
 - Provides a **modern and secure** education wing that will meet the needs for the Sunday School, pre-school, and CDO programs for generations to come.
 - Expands the narthex by half and **significantly updates** the look and feel of Epworth.
 - Creates a new multi-generational space that will **transform the ministries for students and adults alike** in 18 months from the start of the build.
 - **Positions the building well** for future growth and planned evolution as the congregation has the appetite to build again.

THE FIRST MOTION

"The Church Conference authorizes the Building Committee to initiate, manage, and contract with architects, contractors and engineers for the construction and completion of the proposed improvements to the current church property as presented to the Church Conference on Monday, September 26 2016."



FINANCING PLAN

MARGARET DANZIGER

THE EPWORTH FINANCE COMMITTEE

- Gbenga Ajilore
- Barb Lawrence
- Ken Switzer
- Marc Thompson
- Magaret Danziger (chair)
- John Irwin
- Tim Tomase
- Don Beeman
- Jarrod Hirschfield
- Jeff Miller

THE NEW PLAN – THE NUMBERS

- **Build Costs: \$5,500,000**

\$320,000 - Architectural Design Fees

\$575,000 - Site Development (parking lot, lighting, landscaping, sidewalks, etc.)

\$3,742,000 - New Space Construction (Narthex, Classrooms, Multi-generation space, restrooms, etc.)

\$155,000 - Remodel Existing Space (level 4 restrooms & other existing spaces)

\$412,000 - Demolition, Sprinklers Existing Building, Operable Walls, Exterior Signage

\$212,000 - Epworth Supplied Furnishings & Contingency

\$84,000 - Adjustment for Inflation

- **Operating Costs, Projected vs. Current per Year: +\$24,000 (2% of current budget)**

\$8,000 - Energy (HVAC)

\$6,000 - Electricity

\$5,000 - Custodial

\$5,000 - Insurance

VISION CAPITAL CAMPAIGN UPDATE

SUMMARY

- **Pledged to Date - 267 pledges (thru 9/15/16):** **\$4,646,226**
- **Cash Received to Date (thru 9/15/16):** **\$1,447,719**
- **Projected Cash Received by 12/31/16 (Year 1):** **\$2,200,000**
- **Projected Cash Received by 12/31/17 (Year 2):** **\$3,400,000**
- **Projected Cash Received by 12/31/18 (Year 3) :** **\$4,650,000**

VISION PROJECT FINANCING PLAN

- **Financing Commitments from 4 banks**
 - Key Bank, Waterford Bank, Huntington Bank, State Bank (Defiance)
 - Selected Bank: **Waterford Bank**
- **Why Waterford Bank?**
 - Best interest rate
 - Lowest fees
 - Will not require Legacy Fund (Foundation) funds as collateral
 - Most flexibility in managing construction phase funds distribution
 - Community bank focused in investments in Toledo area

VISION PROJECT FINANCING PLAN

Waterford Bank Financing Parameters

A. Construction Loan Phase

- **Period: March 2018-December 2018**
- **Interest Rate: 3.0% (Prime less 0.50%)**
- **Interest Expense = \$50,000 (approx.)**

B. Mortgage Loan Phase

- **Period: January 2019 forward**
- **Interest Rate: Variable or fixed rate to be finalized at time of loan, 5 year term, 20 year amortization**
- **Expected Mortgage: \$900,000**
- **Annual Interest Expense Estimate: \$63,000/yr.**

VISION PROJECT COST SUMMARY

• Construction Cost:	\$ 5,500,000
• Interest Expense (Construction loan):	<u>\$ 50,000</u>
• Total Project Cost:	\$ 5,550,000
• Pledges to Date:	<u>(\$ 4,650,000)</u>
• Mortgage Anticipated (January 2019):	\$ 900,000
• <u>Annual Additional Costs effective in 2019:</u>	
• Operating (Energy, Custodial, Insurance):	\$ 24,000
• Financing Costs (\$900,000 Mortgage costs):	<u>\$ 63,000</u>
• Total:	\$ 87,000

KEY QUESTION:

HOW ARE WE GOING TO AFFORD ADDITIONAL ANNUAL PROJECT COSTS BEGINNING IN 2019?

- 1) OPERATING COSTS - \$24,000/YR (represents 1.6% of 2016 annual operating budget)**
- 2) FINANCING COSTS - \$63,000/YR (represents 4.5% of 2016 annual operating budget)**

- Growth in new members**
- Additional giving by those members who have yet to participate**
- Future giving transferred from capital giving to ministry & missional giving**

THE SECOND MOTION

"The Church Conference authorizes the Finance Committee to accept the project financing proposal offered by Waterford Bank."

DISCUSSION

CAST YOUR BALLOT

THE MOTIONS FOR CONSIDERATION

- I. "The Church Conference authorizes the Building Committee to initiate, manage, and contract with architects, contractors and engineers for the construction and completion of the proposed improvements to the current church property as presented to the Church Conference on Monday, September 26 2016."
- II. "The Church Conference authorizes the Finance Committee to accept the project financing proposal offered by Waterford Bank."

TABULATION

THANK YOU

HOW TO GET INVOLVED

- **Join a prayer crew**
 - For the forward momentum
 - For the workers
 - For the impact on the community
 - For the power to embrace the positive changes
 - For clarity & Vision
- **Join the moving team – coordinating the logistics of all the shifting**
- **Join a finishing team – additional furnishings, décor teams**
- **Prayerfully consider participating in the funding**