

**Timeline of Events, Recommendations and Approvals for Woodlake United  
Methodist Church Expansion to New Facilities  
Prepared August 2007**

**June 4, 2000-Church Conference**

Vote to purchase approximately 25 acres of land at the entrance to Hampton Park approved.

**August 2002**

Establishment of Long Range Planning Committee which was charged with developing a Mission Statement for WUMC that would guide all of the ministries of the church. The committee also was charged with answering three questions:

1. Who are we?
2. Where are we going?
3. How will we get there?

**April 6, 2003 Charge Conference**

The Long Range Planning Committee presented the following recommendations:

- Establish a Building Committee (later renamed the Horizon Team)
- Retain the existing property and building, permanently factor this facility into the Church's master plan and that it be developed as a possible youth or mission center, fellowship hall or other appropriate ministry of the Church as needed.
- Accept the Mission Prayer for WUMC as our mission statement

These recommendations were approved.

**June 12, 2005-Church Conference**

The Church Council recommends the acceptance of the following motions from the Horizon Team.

**Motion #1:**

The building schematics for the Worship and Education facility on Woodlake United Methodist Church's property at Hampton Park that the Horizon Team and the Church Council presented to the members of WUMC on Sunday, June 12, 2005 are:

195 \_\_ Approved    7 \_\_ Disapproved

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**Motion #2:**

The financial plan for the Worship and Education facility on the Woodlake United Methodist Church's property at Hampton Park, which includes:

- a projected total construction cost of approximately \$6,700,000; and
- extending and expanding our "Making Room for Faith" commitment for 2 years for the purpose of raising an additional \$1,750,000 in pledges before construction may commence

That the Horizon Team and the Church Council presented to the members of WUMC on Sunday, June 12, 2005 is:

194    Approved 9    Disapproved

**January 2006-Charge Conference**

In January 2006 the Church Council and subsequent Charge Conference approved a motion that read:

The Horizon Team recommends that the Church Council approve the revised project scope for the Worship and Educational facility on the Woodlake United Methodist Church property at Hampton Park which includes:

- a project total construction cost of approximately \$7,950,000; and
- conducting a full-scale 3 year capital campaign, similar to our current "Making Room for Faith" campaign, in Fall 2006 for the purpose of raising an additional \$2,625,000 in pledges; and
- a financial plan which provides funding from a combination of capital pledges and bank financing sufficient to cover the projected cost of the project.

**July 27 and 30, 2006-Charge Conferences**

The Horizon Team recommends that the Church Council approve a two part motion in which the first part allows us to begin site work immediately under a line of credit established by SunTrust. The balance of these funds will be wrapped into the final financing or permanent mortgage when construction is complete. The second deals with approval of the final costs of construction and thus the financing plan. We will not know the final costs until we actually go out to bid and are under contract. We expect this will happen in early fall. Approaching it this way will allow us to begin site work August 15<sup>th</sup>, have our ground breaking in September, complete our capital campaign in late October, and with pledges in hand and a firm construction contract gain bank financing for construction. Church Council approved these recommendations and forwarded them to the Charge Conference to be held July 30, 2006.

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Be it resolved by the WUMC Charge Conference that:

- (1) WUMC accept the \$2,000,000 line of credit as offered by SunTrust Bank, with all terms and conditions as outlined in the Term Sheet dated July 25, 2006. The Board of Trustees present at the July 30, 2006 Charge Conference shall execute all related documents necessary with SunTrust to begin site work on the Hampton Park property:
- (2) WUMC accept the proposed contract from Kjellstrom & Lee for site work at the Hampton Park property in the amount of \$1.424M. The Board of Trustees present at the July 30, 2006 Charge Conference, on behalf of WUMC, are to execute all documents required to begin site work as outlined in the proposal from Kjellstrom & Lee dated July 26, 2006.
- (3) WUMC shall convene a Charge Conference on November 9<sup>th</sup> for the express purpose of approving final project construction cost, construction contract and project financing plan to begin construction on the Hampton Park property.

The recommendation was unanimously approved.

### **September 3, 2006-Charge Conference**

Pete Moon explained that this Charge Conference was to make changes in the church leadership so the bank documents coincide with the list of official leaders.

The resolution removes George Daniels from the Board of Trustees as his term expired December 31, 2005; accept Mark Allen's resignation from the Board of Trustees and elect Joan Goebel as a member of the Board of Trustees.

Pete Moon made a motion to accept the changes to the Board of Trustees as stated, seconded by Wayne Maloney. Pete called for a vote. It was unanimous.

### **September 17, 2006**

Ground breaking ceremony held at the Hampton Park facility!

### **November 2006**

A Time to Worship Team formed to:

- Recommend interim solutions for space constraints and issues associated with overcrowding in current worship & related support spaces (e.g., nurseries, kids worship, parking, etc.)
- Recommend a way to accommodate 1500 plus people in worship in the next 3-5 years until we can build the permanent sanctuary at Hampton Park
- Assess our current worship services

**December 14, 2006-Charge Conference**

Joe Moore, Chair of the Horizon Team presented information that was already presented at the recent Church Town Hall Meeting, regarding the building of the new church at Hampton Park.

Due to construction costs rising 20%, we needed to raise \$3 million in our Time To Build campaign. As a church, we pledged approx. \$2.1 million. Due to the lack of money, space has to be cut.

Deb Olson is heading a “Time To Worship” Team to review our worship options and possibilities.

The group discussed the possible options for our immediate building needs. Joe reported that based on feedback from Small Groups, Sunday School Classes and The Town Hall Meeting the congregation wants to build the Education Center.

Joe handed out a copy of the resolution being submitted by the Horizon Team and Church Council. Joe reviewed the resolution with those in attendance. The resolution is as follows:

The Horizon Team recommends that the Church Council approve a financial plan for the Discipleship facility on the Woodlake United Methodist Church’s property at Hampton Park that includes the following:

- Cash on hand from funds remaining from the Making Room for Faith Campaign, as well as the grant from the Richmond District;
- Funds from the A Time to Build campaign, which amounts to \$2.1 million in pledges;
- The use of short-and long-term bank financing sufficient to cover various project needs, with long-term debt not to exceed \$4million; and
- A projected total remaining construction cost of approximately \$5,250,000.

Mark Brown motioned that the Resolution be accepted. Lisa Penny seconded. There was no discussion. Resolution passed.

**January 2007**

Clearing of the land and site work begins on the Discipleship building.

**April 15, 2007-Charge Conference**

**Charge Conference Resolution #1:** The Transition Team and Horizon Team recommend that the Charge Conference of Woodlake United Methodist Church approve the development and construction of a playing field and picnic shelter on the Hampton Park property at the approximate cost of \$200,000 less cash on hand designated for that purpose of \$20,000.

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Donna gave background information on the first proposed resolution. Last fall, the construction of the education facility was approved which reduced the proposed construction cost of the project by approximately \$2M. The bank approved up to \$4M in financing in addition to the funds committed through the “A Time to Build” capital campaign. Donna and the Horizon Team estimated that this allowed us between \$750K-\$1M in “wiggle room”.

The addition of these items in Phase 1 construction, could possibly delay a future phase by approximately 3 months as the \$180,999 (\$200,000-\$20,000) is approximately 3 months of giving for A Time to Build. The field and picnic shelter were included in the original Master Plan but shown as Phase 2 construction. We are just moving it to Phase 1. The Boy Scouts had approached the Trustees on the need for storage space and it was decided that this could not be accommodated at the current location within Woodlake due to space constraints. Also, one of the long-range plans for the Children’s Ministry is the inclusion of Upward Sports Program. The decision has not been made to start this ministry but the field would allow this to take place. There is approximately \$20,000 that has been donated for the picnic shelter and the Boy Scouts would be contributing funds to build their storage facilities as well. These would be built with volunteer labor.

**Charge Conference Resolution #2:** The Transition Team of Woodlake United Methodist Church recommends the formation of a nonprofit corporation in the form provided in the presented bylaws and Articles of Incorporation for the purpose of pursuing community ministries.

Donna Holder informed the group that the only item under this proposed non-profit right now is the business plan for the preschool. Anything else would have to be included later and approved by the Board of Director’s.

The purpose of this nonprofit organization would be for tax-exempt financing. The percentage of time that the building is used for the preschool could be applied to construction costs which can be financed through tax-exempt bonds. Our banker at SunTrust suggested this as a cost saving measure for financing the education building. It is anticipated that this could save us between \$80-\$100,000 in financing. Another benefit of this nonprofit would be possible grant funds for programs. Many foundations will fund programs that are not religiously based and would be able to accept direct contributions. (This nonprofit would have a religious component.)

Donna asked for a vote and it was unanimous of those voting members present to approve the resolution.

**June-July 2007**

Building permit granted by the county and construction begins!

### **July 2007-Church Council Meeting**

The A Time to Worship Team is recommending having worship services at Cosby High School beginning at the same time as the new educational buildings at Hampton Park are open. The team is recommending this option because:

- It best meets our immediate needs and expected 3-5 year needs,
- Is the most cost effective
- Proximity to the new educational facilities at Hampton Park and
- Best overall option according to evaluation criteria.

Church Council approved moving forward with the recommendation as stated. Presentations during all worship services during two weekends in August would be done. Town Hall Informational Meetings at Cosby High School would be held in early-mid September and a Church Conference will be held in late September to vote on the recommendations.

### **Additional information from the A Time To Worship Team**

The new worship service times and locations recommended would be as follows:

- Saturday Contemporary Service at 5:30 p.m. at WUMC-no change
- Sunday Traditional Service at 8:15 a.m. at WUMC-no change
- Sunday School at approximately 9:30 a.m. at new educational buildings at Hampton Park-**(change)**
- Sunday 9:30 a.m. Service at Cosby High School-**(change)**
- Sunday Service at 11:00 a.m. at Cosby High School-blended service type-**(change)**

### **Costs & Financing**

The estimated costs are as follows:

**Initial Year:** \$139,000-\$154,000 (i.e., \$54,000 to rent Cosby HS and a one-time fee of \$85,000-\$100,000 for consultation, training of volunteers, purchase of trailer and portable church equipment)

**On-going:** \$54,000 plus gas to pull trailer (i.e., cost to rent Cosby HS)

The team also recommends that the above costs be raised and included in the upcoming Fall 2007 operational campaign. Additional needed funds not raised from the operational campaign may need to be supplemented from the capital campaign.