



AUGUST 2019

HOPE CHURCH PROPERTY DEVELOPMENT UPDATE



Our Preferred Future

People of every age at Hope Church, the ones already here and the ones on the way, will go DEEPER with Jesus, WIDER in the Kingdom, and CLOSER in Community.

As we prepare for property development at Hope Church, there is an important distinction to consider.

- Are we pursuing development to address the issue of the aging facility?
- Are we pursuing development to create a sacred and beautiful place to worship and grow in the Lord?
- Are we pursuing revenue for the south end of the property?
- Are we pursuing options that will bless the community?

The answer is “yes” to all these questions. This however doesn’t paint the full picture of this moment in the life of Hope Church. The opportunity is to strategically consider Hope’s vision to be an evangelical presence in the first ring suburb of Richfield. This moment of development is about the ones that are already here at Hope Church, and about the legacy Hope Church will have long into the future – for the ones on the way. Hope Church is strategically positioned to be a light as we cross over and share life, ministry, and partnership with Richfield and beyond. Hope Church is devising yearly goals that help members and guests to go Deeper with Jesus, Wider in the Kingdom, and Closer in Community. This is a big moment in the life of Hope Church, it requires tremendous faith to step out in trust and believe that God is moving us.

The Property Development Taskforce has been active over the summer. What’s been happening?

Lease with Richfield Public Schools

When the Property Development Taskforce began meeting 15 months ago, the plan was to tear down the school building in order to make space for development on the south side of Hope’s property. This decision had been made due to the large amount of deferred maintenance required on the building. As the Taskforce worked on the south side development, we came to learn that due to the high demand for development within the city of Richfield that the school building was a much greater asset than the Property Development Taskforce had understood. This was a pivotal moment where we saw the Lord redirecting our plans and our steps.

As we entered into conversations with Richfield Public Schools there was immediate interest in leasing part of the school building in order to house their program RCEP (Richfield College Experience Program). This is a unique short-term opportunity (3-year lease) for Hope Church as we imagine and prayerfully consider what will be on the south side of Hope’s property in the long term. RCEP is already moving in and school begins on Tuesday, September 3. We commend Hope’s Family Ministries for the flexibility and vision to relocate their programs at the start of the summer to the lower level below the Pastors Wing. We are grateful to our tenants at Blossomtime Montessori who have moved to the east side of the school building to accommodate RCEP on the west side of the building. The Hope Facility Team have worked very hard so that all of this could fall into place over the summer.

(over)

What's happening with all the feedback given at the Listening Sessions?

We are very grateful for the strong participation we had at the 4 Listening Sessions in May and the Sunday morning gathering in early June. The June Property Development Update addressed some of the top questions that were received. This can be found on the Hope website, www.hope-pc.org/property-development. The feedback has been sorted and the Property Development Taskforce will provide feedback to the architects in preparation for the next phase of design. So far, we've recorded 433 questions and comments that fall into five categories related to:

- **Facility Design** – 70% of responses involved the room sizes and configuration, the capacity for growth, use of windows, lighting, energy efficiency, acoustics, soundproofing, parking, accessibility, security, where things go, and spaces that weren't included on the Master Plan,

- **Financial Considerations** – 10% of responses had to do with raising \$8.0 million, contingency plans, phasing the project, borrowing, carrying debt, sources of additional revenue, and the financial impact of the project on our budget,

- **The Taskforce Process** – another 10% were about the timing and logistics of building,

- **Land Development** – 5% of responses included the long-term viability of the school building, the opportunity for revenue, the opportunity to expand,

- **Questions about our Present Tenants** – another 5% inquired about which organizations we are able to provide for and which we are not.

The whole idea of the preliminary plan was to get feedback about the things that people liked most and the things people would like to see differently, then adapt the plan accordingly. It is not anticipated that we will have new designs until after the Capital Campaign is complete. The ideas that have been shared will be considered in conjunction with the dollar amount raised during the capital campaign. We anticipate that the final design plans will have modifications based on the feedback and money raised.

When will the Capital Campaign begin?

The capital campaign is scheduled to kick off on Sunday, September 22 with commitment Sunday taking place on Sunday, November 17, 2019. The Capital Campaign Core group has been meeting over the summer, gathering teams, and preparing for the kickoff. Core Group leaders include Justin Bratnober, Rex Cooper, John Dvorak, Vicki Rico Flakne, Sharon Lawyer, David Lenz, Kit Troedson, and Becky Wahlund. The goal of the campaign is to raise \$8 million dollars for the overall building project, when \$5.0 million dollars has been raised, then construction can begin. Please join us in praying that God will do immeasurably more than we ask or imagine.

Questions and suggestions can be directed to: property@hope-pc.org.

