

Contents:

1. The Charge given to the Church Facilities Mission Action Team:
2. The committee deliberates and our Recommendation.
3. Our hopes for improved Ministry.
4. A place to build
5. Code and regulations
6. What we haven't done yet.
7. What we need the session to do.
8. Compass II report specifics on church facilities.
9. Issues addressed by the Church Facilities MAT.
10. Issues not addressed by the Church Facilities MAT.
11. The Church Facilities MAT committee.

Attachment 1. Current use of existing space.

Attachment 2. Questions we asked Millwood City hall planners

1. The Charge given to the **C**hurch **F**acilities **M**ission **A**ction **T**eam:

1. Guided by the Compass II Report, the MLI Survey, and engagement with the congregation; make specific recommendations for the present and future ministry uses of the Millwood church campus.
2. Guided by these ministry uses, make specific recommendations for current and future facilities, including a recommended timeline for implementation.
3. Guided by these ministry uses, make specific recommendations for policies, staffing, and maintenance of our church campus.

2. **The committee deliberates.**

From the beginnings of our deliberations about ministry in the current facilities it was clear to us that some of the ministries we considered appropriate for our campus could not be adequately served by existing facilities. With a "Charge of finding the best use for our facilities and campus", we determined that increasing ministry to the community of Millwood could be addressed by some facility modification, some new buildings, and some additional property.

Specifically:

We focused on the CE building as a prime candidate for revitalization. (Remodeling)

We determined that there were no adequate facilities for community outreach and youth functions, and that we should consider building a new community outreach center to address those ministries.

We found that not owning the lot on the corner of Dale and Dalton (to the north of the CE building) hindered our vision for the future.

In order to make appropriate recommendations to the session for future buildings or remodeling efforts we knew we would need to educate ourselves about the Town of Millwood building practices and codes. We did that by visiting with the Millwood city planner. Chuck Simpson and his offices prepared a plat of all the church properties for our use in this visit. The plat map was key in helping

us understand the codes and the discussion with the city planners. During our visit we asked specific questions about codes relating to new buildings, remodeled buildings, expanded parking facilities, whether we could block Marguerite on Sunday mornings, and other questions. (See attachment 2)

The answers we received were not always what we wanted to hear, but we learned enough to be able to make reasonable recommendations to session regarding campus facilities.

Our recommendations are:

- Modernize the CE building.
- Build a community center on church property.
- Explore the possibility of purchasing a Right of First Refusal for the property to the north of the CE building.

3. Hopes for improved Ministry.

Why do we think these changes will affect our ministry?

We think a modernized CE building would allow:

- A Christian Day Care center during the week
- Classrooms for use on Sunday
- Meeting rooms during the week.

We think a new Community center would provide:

- Safe facility for playing and youth activities
- Community meeting room
- Community classrooms
- Emergency center for homeless
- Emergency center for evacuees (from fire, famine, pestilence, locust swarms, frog plagues, etc)

We think the availability of the lot on the corner of Dale and Dalton would allow us to consolidate our ministries and make more efficient use of our buildings.

4. A place to build.

In our deliberations we tried not to let existing use of facilities impede our imaginations too much. We did look at the documents generated 25 years ago during another study of church facilities. We still have similar concerns. Our properties have increased since

that time so we have some more options to consider.

CE building.

If we tear it down and rebuild, we will have to modify our parking facilities for that building. The parking facilities will probably increase in size and will need swales. The parking has to be on the same zone or lot or parcel where the building exists. (**Not across the street**)

If we remodel the building, we can probably make do with existing parking.

Community center.

Build on the west side of Dale.

We own or have control of lots on the west of Dale. We could put a nice facility on the lots and have enough room to satisfy parking codes.

Build on the north side of Euclid and west of Hutchinson. We would tear down the existing commercial buildings and houses on Hutchinson. The lots would have enough room to build a community center with parking.

The existing church parking **cannot be considered** to be parking for this building. A building (by code) has to have its own parking on its own lot. Thus to make room for parking we would need to tear down the houses on Hutchinson.

Dale / Dalton Corner property

We think it appropriate that we should take steps to acquire this property. We suggest the first step in that process to be to offer to purchase a "Right of First Refusal" from the current owner.

The lot is not considered in any building or improvement that we have suggested. This lot was considered in the plans for expansion that were created 25 years ago.

4. Codes and regulations.

A word about Millwood city codes.

The codes are cast in stone.

When we reach agreement about how we want to proceed with

campus changes, we then go to the city planning office with our plans. If the plans do not adhere to building codes, then we would have to adjust our plans or approach the town council and ask for variances. The codes can sometimes be bypassed by following a tedious but documented process of asking the town council for variances from the codes.

And having done that there is nothing to guarantee us that the town council will grant a request for variance.

Should we take the approach of requesting a variance we have to remember that we are NOT allowed to lobby town council members before or during the process of requesting a variance.

We need to apply for a conditional use permit if we decide to build on lots zoned commercial.

5. What we haven't done yet.

A recommended timeline for implementation.

Recommendations for policies, staffing, and maintenance of the expanded church campus.

7. What we need the session to do.

We would like the session to discuss and/or debate the feasibility and wisdom of making changes to our campus as suggested. We then covet guidance from session in the form of specific recommendations for further action on the part of the MAT.

8. Compass II report specifics on church facilities.

This report is available to the congregation. (And has been since December of 2005).

The deliberations and recommendations of the CF-MAT are based in large part on the input from this study.

5: Facilities as Centers of Outreach

Key Words: Gymnasium, Camp White, Stained Glass, Organ, Scouts

Quotes:

- *Youth Center. Draw kids on upward basketball. Cheer leading great way to bring kids in. Don't about breaking things.*
- *Facilities upgraded to make improvements.*
- *Reinvigorate ministry through talents and facilities. Make full use of our tremendous potential.*
- *A gym for our youth. Could be used as a community gathering place.*
- *Grow. Consider a gym = place friendly for young people.*
- *One day we can build a gymnasium*
- *ORGAN!!!*
- *Facilities being underused.*
Ways to improve. Extra space in CE building – house new outreach project there.
- *We open our doors to so many opportunities for the community at large to come to know us.*
- *Increase the use of Camp White. More programs and more private use by members and friends.*
- *Camp White. Would like to see it more along the lines of Camp Spaulding.*
- *It is unique in that it has its own Camp White. It involves people in its own way and gets people coming who wouldn't have been involved any other way.*
- *Camp White begging to be used for outreach or family ministry.*

9. Issues addressed by the Church Facilities MAT:

*Youth Center. A place to throw a ball without worrying about breaking things.
A gym or community center.
Facilities upgraded to make improvements.
Reinvigorate ministry through facilities. Make full use of our tremendous potential.
Ways to improve. Extra space in CE building – house new outreach project there.*

10. Issues not addressed by the Church Facilities MAT:

Camp White: Another MAT is addressing Camp White.
Organ: The organ has had major work in the past two years.
Stained Glass. Another committee is pursuing stained glass in the sanctuary.
Reinvigoration of ministry through talents.
Underutilization of existing space.
Current utilization of existing space. See Attachment 1.

11. The Church Facilities MAT committee.

Ken Williams. An advocate for increased utilization of the church facilities for a variety of educational and outreach ministries.

David Schultz. An advocate for children and improving the current facilities to enhance children's experience in the church.

Chuck Simpson. A capable Engineer whose experience in the nuances of working with the town of Millwood building codes will be invaluable in helping to achieve goals that we set to improve our facilities.

Nancy Mahoney. An advocate for having a facility for youth that allows them to be safe, off the street, involved, and in a place where youthful exuberance does not constitute a threat to either the more mature population of the church or the buildings themselves.

Pastor Goodwin. An advocate of increasing the church's visibility in the community through community involvement.