



Family Meeting Regarding Growth & Facility

Sunday, January 29, 2023

Worship Attendance Growth

- Our monthly average attendance has steadily increased (see Fig. 1).

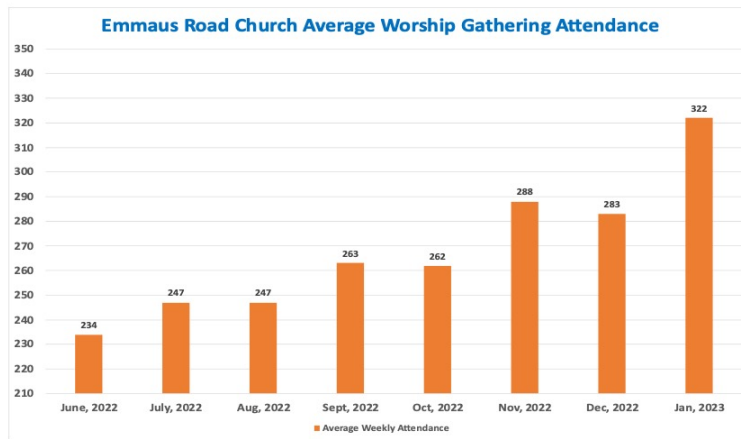


Figure 1

- We averaged 234 in June, 240s in July and August, 260s in September and October, and 280s in November and December.
- Our average this January (through 4 weeks) was 322, with our high being 342 on January 22.
- By comparison, our *high* attendance in June 2022 was 241, while our *low* attendance in January 2023 was 308.

Recent Steps

- In November, we established a task force to consider the opportunities related to our growth and our facilities.
- Jason Bosch, Jarrod Heinz, Darin Glanzer, Cameron Ostrom, and Loren VenHuizen were on that team.

- We are grateful to those men for their service. They are to be commended for their wisdom, insight, and faithfulness.
- That team met with Michael Bender and Isaac Jorgensen of Bender Commercial on November 29, 2022 to discuss the Sioux Falls real estate market.
- Then they met as a group to discuss and develop a few recommendations to the elders on a reasonable way forward.
- The elders reviewed, discussed, prayed over, and fully supported those recommendations at our last elder's meeting.
- Those recommendations are presented here.

Our Mission and Vision

- Emmaus Road Church has had as our mission from the beginning two primary things:
 - To make disciples of Jesus Christ who make more disciples
 - And to be a church that plants churches
- We believe that one of the things that follows from those priorities is that any one gathering will never grow too large.
 - Rather than seeking to grow one church as large as possible, we would prefer to plant more churches.
 - Given our delivery system and our approach to gospel community, we can envision 3–4 churches of 250–300 people being more effective than one church of 1,000.
 - We believe that size to be more conducive to strong community and therefore more conducive to making and multiplying disciples.
- So, as we considered our growth, we were focused on two things:
 - How do we accommodate our *current* congregation as it grows?
 - And how do we prepare for a church plant in the future, which will require another facility?

Where are we financially?

- Our current annual budget is \$462,000.
- Our building fund has \$230,436, plus another \$150,000 has been committed, which puts the total at \$380,436.
- Thank you for your generosity and faithfulness!

Three Facility Options

We have identified 3 options we could consider:

Option 1: Purchase an existing church property

- There are a few available in the SF market right now.
- One is Ransom West on Ebenezer
 - Seats 588
 - 1.8 acres
 - 103 Parking Spaces
 - Listed around \$4,000,000
 - If we were to put 30% down, we would need \$1.2 million up front and then our monthly mortgage would be around \$20k per month. That's 52% of our current budget and not at all a realistic option.
- *We believe we are not in a position now to consider existing properties and don't envision being a player in that market anytime soon*

Option 2: Rent another property

- E.g., a strip mall space, large former retail space, warehouse space, etc.
- For us to be a viable player here we estimate that it would require anywhere from \$450,000 to \$750,000.
- That would pay for the leasehold improvements to make it useable church space, including furniture and fixtures required, tech equipment, etc.
- Once the space was ready we would also need to be prepared for the operating costs of utilities, property taxes, snow removal, maintenance, etc.
- This would need to be a 7-12 year rental commitment to justify the upfront costs we would incur.
- *Currently, in our discussions with Bender Companies there is not any property available for rent right now that would fit our needs.*

Option 3: Purchase land and build

- Another long-term option is to purchase land—maybe 20 acres or more of undeveloped land—although we estimate we may need only 6 acres or so for a church facility.
- We would hold that land until we were able to develop it, probably at least 7-10 years in the future. The timing would be dependent on city growth and future water/sewer and infrastructure.
- At that time we would sell the “excess” acres to help fund building construction.

Next Steps

- First, we think it is very important that we firm up and clearly define our relationship with SF Christian Schools for the next 5-7 years.

- It has been and continues to be a great relationship that we would like to see continue.
 - To this point our agreements with them have been quite informal. Our hope is that we can make those more formal, written agreement, to provide us with more certainty related to our use of these facilities over the next 5-7 years.
 - Our finance deacon, Jarrod Heinz, is working on that.
 - For now, we are not going to two services. We are comfortable being uncomfortable *for the time being*.
 - However, as we formalize our agreement with Sioux Falls Christian, if it is determined that *this* space is where we will be, we will likely move to 2 services relatively soon.
 - Another possibility is that we would move back to the gymnasium in the school building which would allow us to accommodate more people and would allow us to stay in one service.
 - Stay tuned for updates on that.
- **Second**, we believe it is important that we put ourselves in a position to rent another facility *in addition* to this one by 2025.
 - This would allow us to secure a meeting location for a second Sioux Falls church plant.
 - As mentioned above, that will require \$450,000 to \$750,000 in up front money.
 - **Third**, we believe it is important that we begin planning for a long-term, property that we would own.
 - To begin to accomplish those goals we are putting before you a goal of raising an additional \$1,000,000 for the building fund over the next two years, to position us to address our short-term need and to prepare for the long-term.

Emmaus Road Church Building / Facilities Fund

	Rental Property	Land for Future Development	Total
Cash on Hand 6/30/22	\$148,412		\$148,412
Giving 7/1/22 to 12/31/22	82,024		82,024
Cash Balance 12/31/22	\$230,436		\$230,436
Additional Commitment	150,000		150,000
Subtotal	\$380,436		\$380,436
Goal Fundraising by 12/31/2024	500,000	500,000	1,000,000
Total	\$880,436	\$500,000	\$1,380,436

Figure 2

- Figure 2 shows how we anticipate those funds being deployed.
 - The first \$500,000 will be set aside for an additional rental property and some cushion for additional operating costs.
 - The next \$500,000 will be dedicated toward acquiring undeveloped property that would be developed probably 7-10 years or more down the road for a “permanent” facility.
 - Bender Commercial is keeping their “ear to the ground” for us on both of these types of properties.
- We are intentionally referring to this as a *goal* and not “a building campaign.”
 - We recognize that our current needs continue, so it is important that our current general fund giving be maintained.
 - We will *not* be coming to each of you looking for a pledge.
 - We *do* ask you to be in prayer and to follow God’s leading.
- James 4:13-15 says, “Come now, you who say, ‘Today or tomorrow we will go into such and such a town and spend a year there and trade and make a profit’—yet you do not know what tomorrow will bring. What is your life? For you are a mist that appears for a little time and then vanishes. Instead you ought to say, ‘If the Lord wills, we will live and do this or that.’” So we hold these plans loosely and say, “If the Lord wills...”

Summary

- We will firm up our relationship with Sioux Falls Christian Schools.
- The outcome of that will determine whether we stay in one service or go to two.
- Our fundraising goal is \$1,000,000 by December 31, 2024.
 - The first \$500,000 will be set aside to rent a second property
 - The next \$500,000 will be used toward a long-term permanent space

Questions

- If you have questions, please reach out to one of the elders, or email us at elders@emmausroadsf.com.

For your progress and joy in the faith,

Greg, Ryan, Logan, and Loren
Elders
Emmaus Road Church