

# ELM ST PROPOSAL

*Questions that have been asked...every one of them good!*

*Please continue to reach out with any you have. You can reach me through the office number 815-385-3410 or directly at [Scott@OrchardMcHenry.org](mailto:Scott@OrchardMcHenry.org)...*

*Thanks for your prayer and thoughtful questions. Most of all, thanks for your love for the Lord and desire to give Him glory as we serve, learn and grow together. Pastor Scott*

*Q: Is the electric fuses or breakers? 100 amp or 200 amp service?*

*A: It is breakers. Currently 100 amp at the house and 200 amp at the pole. Eventually, we would like to run 200 amp to the house with an upgraded panel box. Additionally, we would look to bury the wires from the pole to the house then.*

*Q: How much would it cost to clear brush, remove tress, especially the big one?*

*A: Initially, we will do all the clearing, etc ourselves. We will not remove all the trees, only select. The cost for that would be the rental of a stump grinder which is minimal. As for the big tree, IF we take that down it will be in Phase 2. An estimate for that will be obtained as we move closer to that time. It may be years down the road.*

*Q: How close can we build to the creek if we ever need to?*

*A: We do not plan to build closer to the creek at any point. Building expansion is planned for replacing the garage with a larger building in Phase 2. If we expanded beyond that it would be to the rear of the house, not toward the creek.*

*Q: What about repairs needed for the shed and fireplace in the backyard?*

*A: Theses are easily taken care of by people within the body who have skills for that. The cost would be minimal.*

*Q: What is the parking lot ratio per person for each phase? Could we put a small gravel lot in Phase 1 to add parking?*

*A: Our parking is limited initially. Pastor Scott and Pastor Jeremy will be parking along the empty lot on Park Lane (no pun intended). This allows Deb Banker to park in front of the building and still have the handicap spot and 2*

*others available. We will explore the possibility of a small gravel lot on the empty lot to add some additional spaces. If it proves to be a solid cost investment we would look to proceed with that. As for Phase 2, we will look to have 25-30 parking lots spaces total between the front of the building and the side lot. This will maximize parking and allow for the new building that replaces the garage to maximize its space as well.*

*Q: Is insurance included in the \$400 monthly cost estimate?*

*A: The estimate was made based on the current owner's utility bills of \$350 per month. This included \$100 per month for cleaning and mowing, something we will do ourselves. So, \$400 is actually a bit high purposefully to account for insurance as well. We just had our insurance agent out for an estimate and his quote came back at \$130 per month. So, the \$400 per month should be fairly accurate.*

*Q: How much to move offices over and convert building to office needs?*

*A: Just fuel for trucks. Maybe a U-Haul rental. The building is turnkey for office use.*

*Q: There looks to be no oven in the building. Will we need a commercial one?*

*A: Correct, currently no oven, although all needed is there to put one back in. The city permit inspector said we would not need a commercial oven unless we plan to cook in mass quantities in order to sell food as a business venture. We do not. We may add an oven back in, but it would be a traditional and used one that is low cost.*

*Q: Are we tax exempt?*

*A: As a church we are tax exempt for our properties being used as ministry.*

*Q: Is it well and septic or city water?*

*A: City water.*

*Q: What if the outreach ministry does not work out?*

*A: There is no reason it would not work anymore than any ministry we engage in. One of the attractions besides proximity to a neighborhood and school is the flexible way we can minister out of the building. If one type of ministry does not connect with the community, we can move on to another one. In reality, we expect several different types happening over the course of a month. Some being ones we have not even imagined yet. Some will have great success, others maybe not. And there will certainly be a learning curve. The only way we could truly fail is if we do not approach the opportunities with the heart of Jesus for the glory of Jesus.*

*Q: What happens if we do not raise the \$55,000 between what we have saved and the purchase price by closing?*

*A: First, we do not expect that to happen. We have seen the generosity of the church as we support international missions and as we paid our mortgage off through the capital campaign. A reminder, we paid off our mortgage so that we can engage in ministry in ways just like this. And if we can be generous for missions to people most of us will never meet face to face, surely we will be generous to missions in our own community. In the end, if there is a gap, we do have reserves we have set aside that could be utilized if needed. This is not our goal, nor do we expect to need any of that money. But, it is there if absolutely needed. We would not have ventured into the project if we knew we could not cover the initial purchase.*

*Q: Why is there so little time between the presentation and the vote?*

*A: Our bylaws dictate how we go about making a presentation for a vote. As stated in the letter to members, there is to be an announcement of a meeting to vote sent out or stated in a bulletin and announced 21 days before the vote. We actually did both of these with more than 21 days. The process is for people to ask questions directly to the elders. Many have done this, and they are being compiled here. As there are more questions, please continue to direct them to the elders. As stated in the presentation, the process has NOT been short. The elders have prayed about the Lord's direction before our Capital Campaign even finished. The idea of a second building used as an outreach center was presented to the body in May, 2022 and it was overwhelming approved on June 5, 2022 for the elders to pursue this concept and a location that would work. Over those two years we have continued praying about this and have looked at several properties. This has helped confirm the Lord's direction in this matter and refined what will meet our needs. This particular property is the result. And much prayer and research was done before the proposal was ever made to the congregation. So, it has not been a quick process at all. The end part, voting on this particular property is the shortest part of the process. But, it is the culmination of a long process of prayer and diligent work.*

*Q: We just got out of debt, do we want to go back into debt?*

*A: We are not suggesting PLANNING on going back into debt. We can purchase the property and use it in Phase 1 without having to do so. As to Phase 2, as was stated at the presentation, we have some options. One is to raise money and only start building when the necessary money is raised. Another is to take out a loan for Phase 2. BOTH are options. Ones we would seek the direction of the body. And IF it was decided to take out a loan for Phase 2 by the members so we can expand the property quickly, it would only be upon the understanding that the loan would be very short term so we would be minimizing any interest payments.*

*Q: Is this the right time?*

*A: We absolutely believe it is. The property is priced excellently. The location is wonderful, both to give high visibility and access to a neighborhood and school. The current owner is excited about our vision and wants to help connect us into the schools. We have capital to use for the missional kingdom work we envision. We have had a growing desire to be more impactful in our community and we have people desiring to engage. We believe this is a unique and special kingdom moment in the life of our church.*