

Current Steering Committee Thinking On Relocation

Summary of Discussion from May 6 thru June 12, 2010

Adapted June 12, 2010

1. Relocating from Salem Elementary School is a question of “when” not “if.”
 - a. The School Board has established policy limiting churches to 10 years of rental of school facilities. Christ Covenant, with its pre-EPC history, will no longer be able to rent from Spotsylvania Schools on October 2014.
 - b. Rental fees for schools are scheduled to increase 10% per year as policy.
 - c. In July, 2009, the cost of renting Salem Elementary School was effectively doubled – in addition to the 10% increase – by decision of the School Board. We feel there is risk of additional unexpected increases in the future because of continued financial pressure on the School budget from the economic downturn.
 - d. Current financial cost of renting the cafeteria of Salem Elementary for 4 hrs per week is \$700 per week. Becoming \$770 in October. Additional classroom space would increase that price.
 - e. We recognize that there is a cost for volunteer time and effort for setup and pack up each week, wear and tear on equipment and limits on functions like fellowship and activities from rented space.
2. Christ Covenant may need an interim location or series of interim locations while in the process of pursuing ministry and a longer-range plan for ministry space and location.
 - a. For example, we might decide to lease space while at the same time purchasing land for future building.
 - b. Any interim location would be consistent with our long-term ministry vision as well as finances.
3. Over the course of a 5 year, 10 year or 20 year horizon, purchasing or building ministry space that we would own is better from a stewardship perspective than continued renting or leasing space over those times.
 - a. For example, purchasing commercial property for the next 5 years of ministry would allow us to develop some equity rather than simply pay rent and as a result, be in a better financial position to then extend a second congregation, build our own facility or remain where we are.
4. Christ Covenant is committed to the long term vision of creating a network of churches with 200-300 in Sunday attendance rather than a single larger church.
 - a. Without doubt, it is the Father’s grace that grows any ministry of Gospel impact. What we are saying is that, should the Father grow Christ Covenant, we will begin looking and planning for a second location when Sunday attendance reaches 150 rather than plan for more space to grow towards 400-500 in attendance.

- b. This perspective effects how we plan. For example, if we want to purchase property, we can look for parcels of 4 acres or so, rather than needing to consider more land to be ready for future additional growth in that one location.
 - c. Our calling is to develop a regional network of Gospel-oriented EPC churches rather than a single, large “regional” church.
 - d. Our first “target area” will be the Rte 3 corridor west of I-95 to Chancellor Elementary School. Second or third areas would be influenced by factors like location of new attenders and potential ministry opportunity.
5. Christ Covenant would intend to pursue multiple uses of any property that we would purchase or rent as a matter of stewardship.
 - a. We would rent, lease, purchase or build with some consideration as to how best to use the space more than once per week.
 - b. This could include the space being used to generate income for the church. For example, renting classroom space for community education and meeting needs, renting fellowship or worship space for community gatherings, non-Christ Covenant weddings and the like.
 - c. With this in mind, purchasing or building a structure with flexible future use architecture would provide more future options for different uses or resale than purchasing or building a structure that is distinctively “church” architecture.
6. As best we are able to estimate, the next 36 months appear to be a reasonable time frame to pursue commercial space, including shopping, negotiating contract and build out for use, given the needs of Christ Covenant and current market conditions.
7. Finally, we will give careful thought and planning to these matters and do our best to communicate to and include at important steps the people committed to Christ Covenant. Most of all, we will seek to continue to be sensitive to the Father’s guidance and purposes knowing that our security is this:

Many are the plans in a person's heart,
but it is the LORD's purpose that prevails. (Proverbs 19:21)

Snapshot Description

2,000 to 4,000 sq ft

\$3,000 per month

3 good spaces dedicated to Children's Ministry

Basic kitchen/hospitality facilities

50+ parking spaces

Seating space for 120-150 people

Rte 3 corridor, West of I-95 as far as Chancellor Elementary School