

**TRINITY LUTHERAN CHURCH SPECIAL CONGREGATIONAL ASSEMBLY  
VIRTUAL MEETING MINUTES  
OCTOBER 4, 2020**

**Call to Order:** Mike Maxwell opened the meeting to discuss the future of the Shawnee Campus.

Per Larry Conrad, we had 82 unique devices join the meeting, with a total of 98 meeting participants.

**Invocation:** Pastor Phil Cook

**Approval of Last Congregational Assembly Minutes:** A poll was taken and the minutes of June 28, 2020, congregational meeting were overwhelmingly approved.

**Shawnee Campus Expansion Update:** Pastors Mark Schulz and Phil Cook

Pastor Mark began the update. At the September 28 Executive Committee meeting the Steier Group presented their findings. Afterwards, all were dismissed except for the Executive Committee. We will be sending out a summary by mail summarizing the findings.

Pastor Mark led us through the slide show and report as follows:

**Planning Study Final Report**

- \*Planning Study
- \*Positive Attributes
- \*Prioritizing The Needs
- \*Communicating The Needs
- \*Support For A Campaign
- \*Willingness To Lead
- \*Financial Support
- \*Additional Financial Support
- \*Potential Challenges
- \*Overall Observations

**Recommendations**

- \*Fundraising Potential
- \*Next Steps
- \*Key Recommendations - Make Case For Campaign

**Questions & Answers - Pastor Phil and Pastor Mark**

Some of the questions asked follow:

How much debt is left from the original capital campaign, if any?

We just went below 1.7 million.

Do we have an estimated cost to build out?

The initial cost to build out in the Price Chopper space would be 5.5 million.

How long would it take to raise 2.4 million?

We are looking at a 3 year campaign.

What is the status of municipal approval?

We have met with city leaders in Shawnee and they were excited about the prospect of this.

What is the plan for the existing building?

To complete enough of the interior of Price Chopper for use and put up the existing building for sale. Those proceeds would be used to pay off existing debt with anything beyond going toward the Price Chopper building.

What is the target date for occupancy of the Price Chopper building?

It is difficult to determine, depending on construction needs. The earliest would be approximately three and one-half years.

How much did we think we would raise in the last campaign versus what we actually raised?

Pastor Mark and Pastor Phil asked Larry Conrad to give his best accounting of this. Larry estimated that we collected 97% of pledged dollars being around 1.5 to 1.6 million. We were hoping for 3 million but did not get that.

How much do we think the current building would sell for?

The opinion is somewhere between 1 ½ million to 2 million.

What other options are being considered?

Swapping facilities with another church in the area who had more space than we did, but that did not turn out. Looking at buying land and building. That was cost prohibitive. These results led us to the Price Chopper building due to location. Another challenge was looking at other buildings in the area but there are not a lot of larger size buildings like Price Chopper that are available. Price Chopper is the one in our ministry area that has the size it does.

How much net debt can we reasonably afford to service?

We are not going to assume any additional debt and will pay as we go.

What other businesses are in this strip location?

All other space is rented out and we have no control on who goes into those locations. A child daycare facility, vet grooming business, and alcohol store. There would be no parking issues with these other businesses as we would have enough at the Price Chopper location.

How are we going to buy a building without taking on additional debt?

We know approximately what the Shawnee building would sell for and what we can raise so that we can generate funds needed to buy Price Chopper.

What is the projected membership growth?

Growth at the Shawnee campus has been significant and steady over the past five or six years. Pastor Phil remarked that he currently did not have the yearly percentage figures at his fingertips.

Would there be a chance for an activity center for the kids?

Yes, there is space and a plan for a large fellowship/activity center and basketball court. The basketball court was not included in the cost.

Have there been any discussions that have taken place regarding security at that location?

We are not sure there are any more security issues there than at the Shawnee campus.

Five million seems high since the infrastructure and bones of the building are in place.

The building will need some work done in the form of heating and cooling, roof work, etc.

How would the new space affect the annual budget and operating costs?

There would be additional costs because of the additional square footage, HVAC, the number of windows and how energy efficient they are. The more square footage, most likely the higher the operating costs.

Pastor Phil shared that the building can be found on the southwest corner of Johnson Drive and K-7.

Before going to the Executive Committee Recommendation, Pastor Mark shared that many have expressed a positive view, many recognize the need for parking and space, and are excited about growth. We have a broad support. Funds available would enable us to purchase but not allow us to do much remodeling. We would need to do an immediate second campaign after the first. The first stretch would be the bones with the finishing being the subsequent campaign.

\*Executive Committee Recommendation:

We pause and revisit the possibilities of expansion at the current Shawnee campus location, instead of moving forward with a capital campaign today.

Comments from Pastor Mark:

We look at the current location again and how we can address the needs at the current Shawnee campus. Our intention is to look at the current location and hope to do that in a relatively short amount of time. We will have to look at doing something in phases.

Comments from Pastor Phil:

We have thought about adding an additional service. One reason for the desire to have a larger sanctuary and two services is worship, Bible study, and Sunday School. This is challenging, We have discussed a third service. We have been able to squeeze in a few more chairs in the sanctuary.

Comments from Pastor Mark:

Pastor Mark expressed his appreciation for continued comments, suggestions and prayers and thanked all for their participation and prayers. A summary will be put in written format and sent out to those not attending today. We continue to seek God's will in all this.

The meeting was then turned back over to Mike Maxwell. Mike shared that positives have come out of this study and that this speaks highly of people at Trinity and their love of Jesus and their desire to get His word out to our community. Mike expressed his thanks to all, their willingness to support Trinity, and expressed his feeling of encouragement in going forward.

**Announcements:** None

**Prayers of the People & Benediction:** Rev. Mark Schulz

Respectfully submitted,

Shirley Duffy