
Holy Cross Lutheran Church



Special Meeting – Voters' Assembly

October 29, 2023

“Equipping and sending God’s people to make a Christ-like difference in the world.”

Agenda



- Opening Prayer
- Vote to Approve Voters' Meeting Minutes (12/10/2022)
- Vote to Call – Rev. Don Henry as Pastor of Care
- Building Project / NASC Project Update – LCEF
- Vote to Engage Capital Campaign Consultant (C.Miller)
- Closing Prayer / Adjournment



Opening Prayer

Rev. Thomas Ahlersmeyer, Sr. Pastor



Approval of December 10th, 2022 Minutes

Tim Metel, President

Voters' Assembly Action



Motion

The voters' assembly approves the minutes of the December 10th, 2022 meeting as presented.



Extend a Divine Call to Rev. Don Henry as Pastor of Care

Tim Metel, President

Rev. Tom Ahlersmeyer, Sr. Pastor

Care Ministry @ Holy Cross



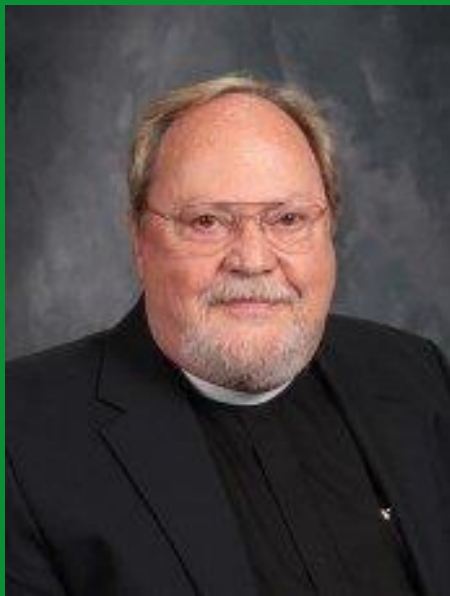
- “Pastor of Care” was once a Full-Time Pastoral position at HC
 - Retirement of Rev. Neubacher (2018)
 - Pr. Neubacher has continued to provide oversight in a part-time capacity
 - Increased desire to enjoy family, travel, etc.
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Care Ministry... (cont.)



- Rev. Mark Neubacher
 - Transition to Visitation Pastor
- Rev. Don Henry
 - Currently Pastor of St. Augustine
 - F. Moussou installed as Vicar (10/2023)
 - Availability to serve ~20hr/wk at HC
 - Salaried, PT position

Candidate – Pastor of Care



Rev. Don Henry

- Has served in a variety of ministries
 - Experience w/ HC Deacons & is a Stephen Ministry Leader
 - Very familiar with HC families and ministries
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Voters' Assembly Action



Motion

Be it resolved that a Divine Call be
extended to Rev. Don Henry to serve
as the Pastor of Care for Holy Cross
Lutheran Church



Building Project / NASC Update

Andy Hesterman, Sr. Director of RES, LCEF
Rev. Daniel Harrington, Exec. Pastor

LCEF Support Team



Thomas Campbell
Sr. Vice President - Real
Estate Solutions (RES)
thomas.campbell@lcef.org



Andy Hesterman
Sr. Director – Real Estate
Solutions (RES)
andy.hesterman@lcef.org

TJ Mattick
Indiana District VP
tj.mattick@lcef.org



OUR MISSION: YOUR MINISTRY

For over forty years, LCEF's mission has been to ensure you have the resources available to fulfill your call for God's glory.



Lending Solutions



Investments



Ministry Solutions



Real Estate Solutions

Who We Are

- **Mission** is to support the LCMS by ensuring financial resources and related services are available now and, in the future.
- Non-profit Christian organization with a 44-year history.
- Financial extension of LCMS.

Financially Strong

- \$1.5 Billion Loan Portfolio
- \$2.1 Billion Total Assets

As of June 30, 2021

Update (from Dec 2022)



- Engaged LCEF in Aug 2022:
 - Develop a plan for school/church renovation and expansion that will meet current and future needs in a sustainable manner
 - Determine “highest & best use” of NASC property, to benefit church, school, and community

Update



Church & School

- Operational needs-assessment of the school
(Completed)
- Site planning for future expansion of the church/school (On-going)
- Early stages of planning; renderings in 2023
(Completed)

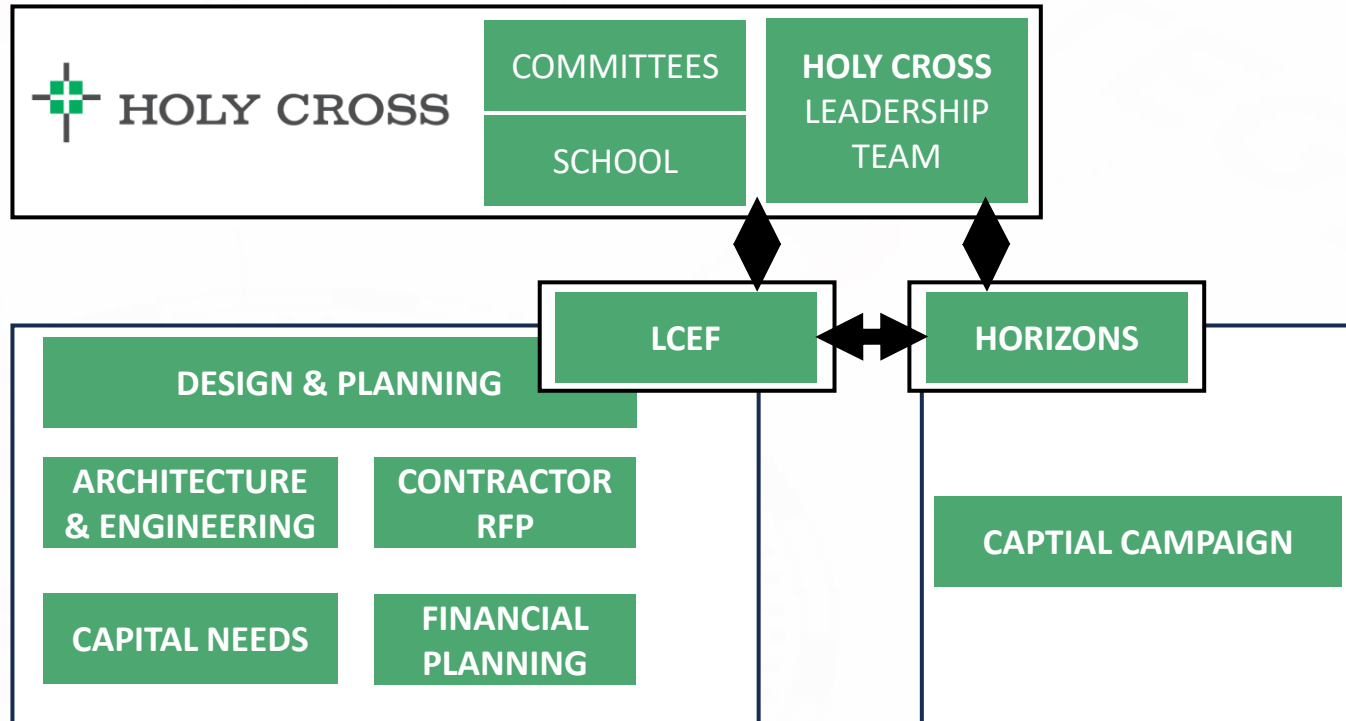
Update

NASC



- Community needs-assessment (In process)
 - Early indications support mixed-use (commercial/residential) construction
- Financial modeling to support building development plan (In process)

INTRODUCTIONS & TEAM STRUCTURE

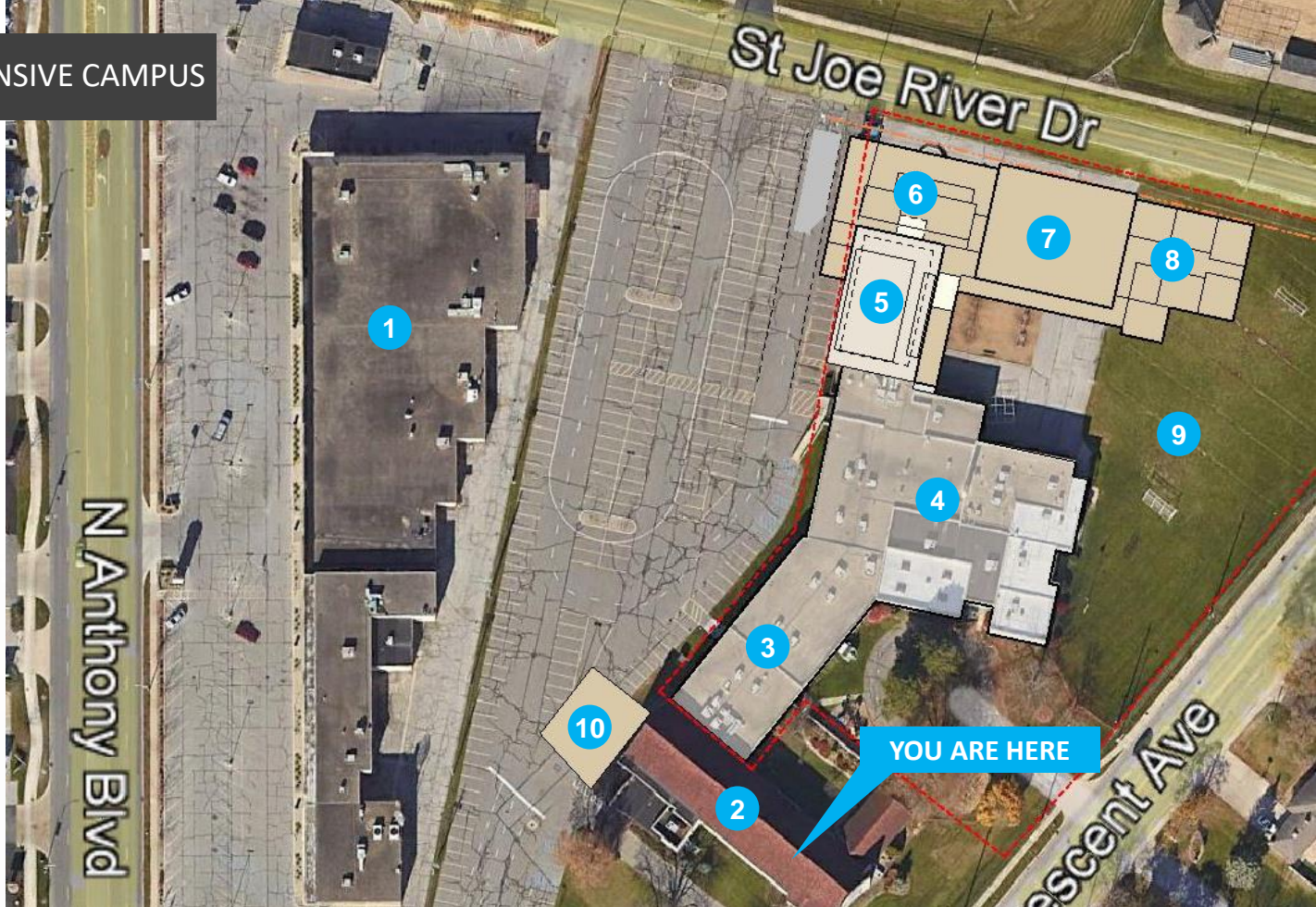


SITE PLAN A COMPREHENSIVE CAMPUS

1. Existing North Anthony Shopping Center
2. Existing Sanctuary and Welcome Center
3. Church Ancillary and Pre-K Interior Renovations
4. Main School Interior Renovations
5. Existing Gymnasium Interior Upgrades
6. New Concessions Locker Rooms and Gathering
7. New Gymnasium
8. New Middle School
9. Existing Recreational Lawn and Playground Upgrades and Reconfiguration
10. Future Welcome Center Addition

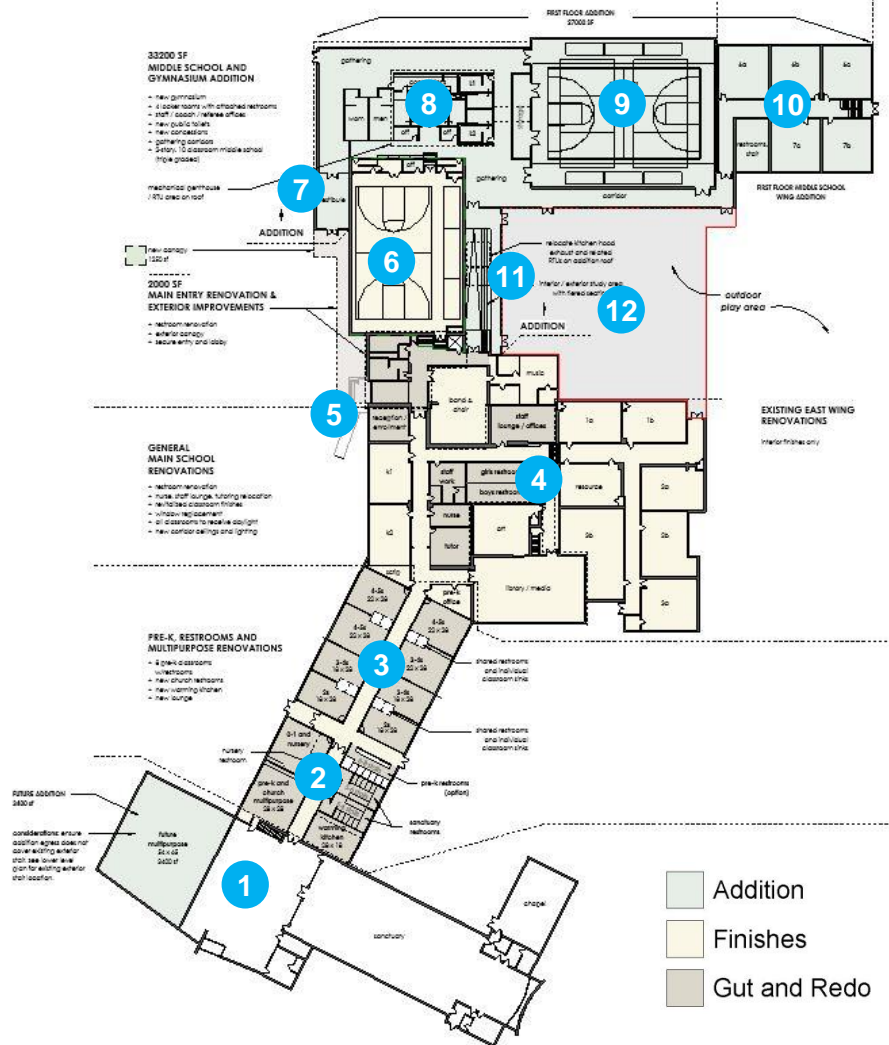
NOTE – EXISTING FACILITY UPGRADES: There will be upgrades and improvements to the ENTIRE existing facility including but not limited to new roof, new HVAC units, new windows and building envelope maintenance work etc. which is included in the scope of work of the proposed project

NOTE – North Anthony Center Analysis Progress
LCEF is working with Holy Cross and their associated LLC to best plan for the future of the Shopping Center. This analysis includes study of existing rent rats, tenants, deferred maintenance items, highest and best use of the site in future and associated financial pro-forma projections so Holy Cross best utilizes and protects their assets while allowing the Shopping Center to serve as missional outreach and community integration as well as alternate source of revenue.



SCHOOL EXPANSION & DISCUSSION

1. Existing Sanctuary and Welcome Center
2. Church Ancillary Renovations: Multipurpose, Nursery, Restrooms & Warming Kitchen
3. Pre-K Interior Renovations (In Progress and Design)
4. Main School Interior Renovations: New Finishes, Restroom Renovations
5. New Main Entry Drop-Off and Pick-Up Canopy to tie-in addition
6. Existing Gymnasium Interior Upgrades
7. New Athletic Center Entry and Gathering Space
8. New Concessions, Restrooms, Locker Rooms, and Gathering Space
9. New Gymnasium – Full Size Gym, 2 Volleyball Courts, Bleachers both Sides and Storage
10. New Middle School Wing
11. New Corridor from Existing School to New Gym and Middle School
12. Reconfigured Outdoor Play Space



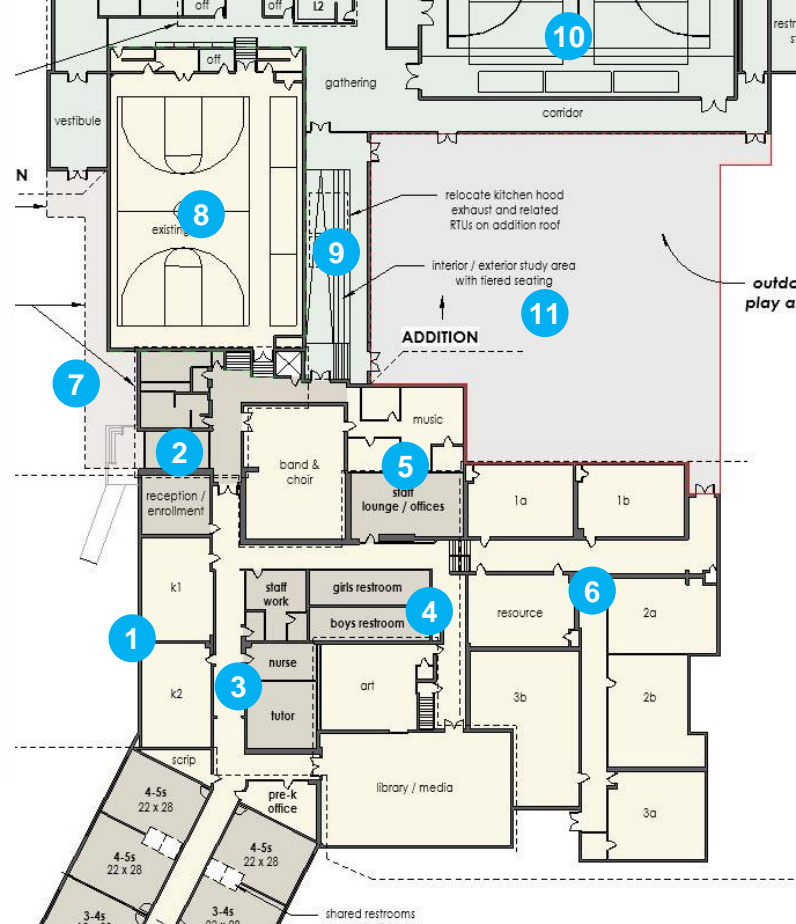
CHURCH & PRE-K RENOVATIONS

1. Existing Sanctuary and Welcome Center
2. New Pre-K and Church Multipurpose Room
3. New Warming Kitchen and Lounge
4. New Church Restrooms
5. New Pre-K Restrooms
6. New Nursery and Restroom
7. Pre-K Renovations – 6 Classrooms with Shared Restrooms
8. Main School Renovations and Upgrades



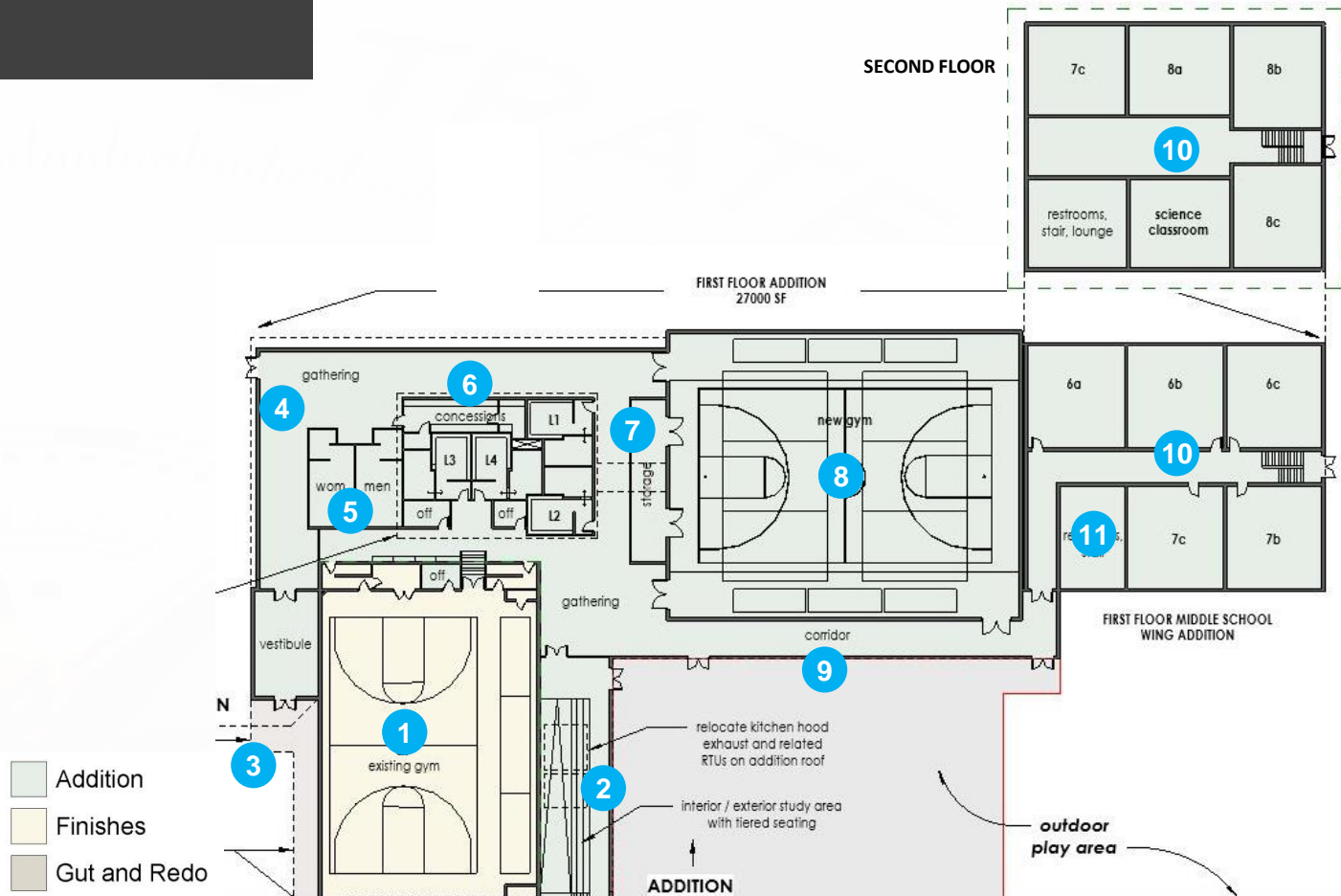
MAIN SCHOOL RENOVATIONS

1. Relocated Kindergarten Rooms – Fully Renovated with New Finishes
2. New Reception, Enrollment and Main Secure Vestibule Area Renovations
3. New Nurse, Tutoring and Renovate Existing Staff Lounge Area
4. New Main School Restrooms
5. New Staff Work and Office Area
6. Main School Interior Renovations – New Finishes
7. New Entry and Drop-Off / Pick-Up Canopy
8. Existing Gymnasium Interior Upgrades (Finishes)
9. New Corridor and Student Lounge to New Gym and Middle School
10. New Gymnasium
11. Reconfigured Outdoor Play Area

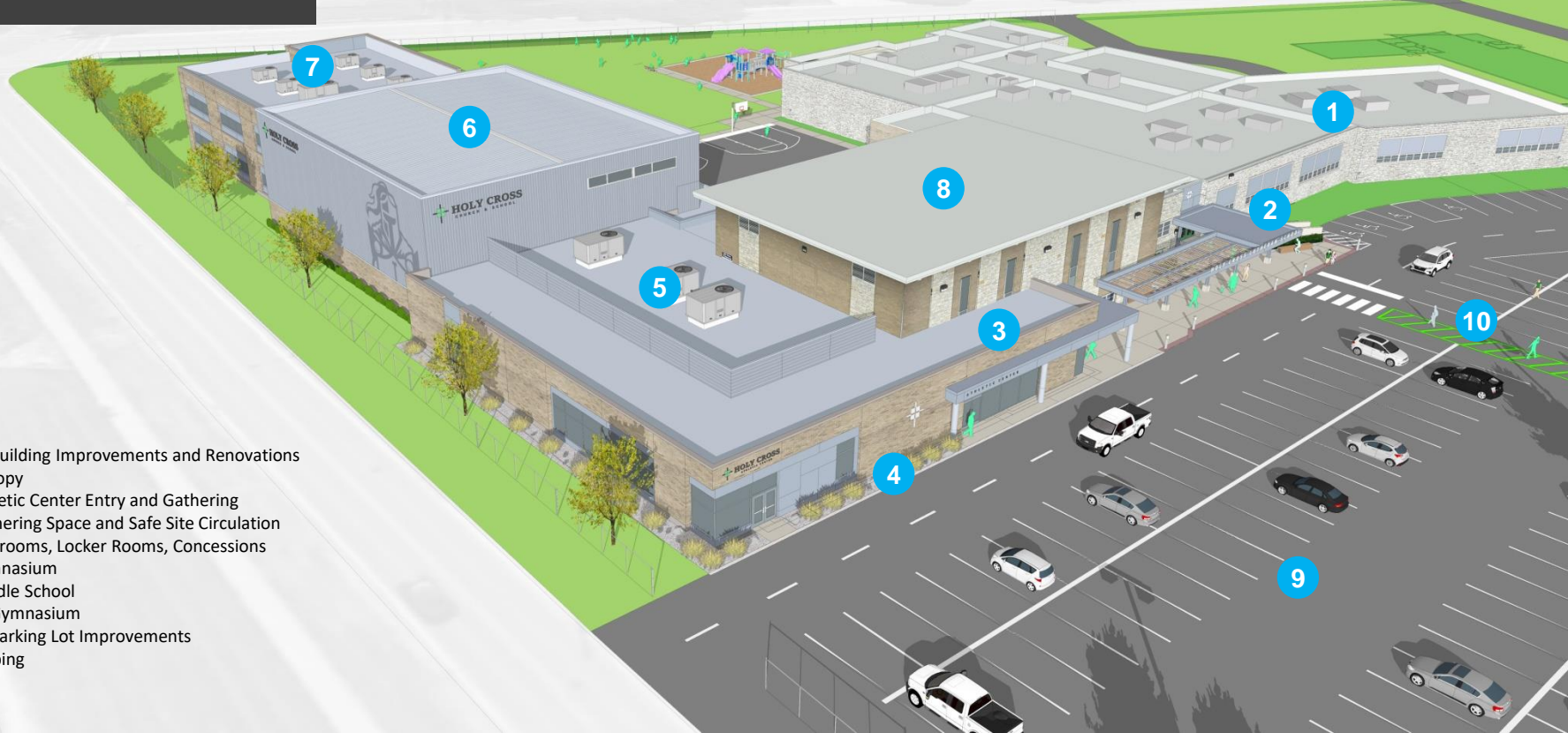


SCHOOL EXPANSION

1. Existing Gymnasium Improvements
2. New Connecting Corridor
3. New Canopy
4. New gathering space
5. New Restrooms
6. New Concessions, Locker Rooms and Offices
7. New Storage
8. New Gymnasium
9. Connecting Corridor
10. Middle School Expansion – up to 10 Classrooms
11. Middle School Expansion Support Spaces



SCHOOL EXPANSION



1. Existing Building Improvements and Renovations
2. New Canopy
3. New Athletic Center Entry and Gathering
4. New Gathering Space and Safe Site Circulation
5. New Restrooms, Locker Rooms, Concessions
6. New Gymnasium
7. New Middle School
8. Existing Gymnasium
9. Existing Parking Lot Improvements
10. New Striping

MAIN ENTRY



1. New Canopy and Plaza
2. New Athletic Center Entry
3. Gathering Space

WEST ELEVATION



1. New Canopy and Plaza
2. New Athletic Center Entry
3. Gathering Space

NORTHWEST PERSPECTIVE



1. New Canopy and Plaza
2. New Gathering Space
3. New Gym
4. New Middle School

NORTH ELEVATION



1. New Gathering Space
2. New Gym
3. New Middle School

MIDDLE SCHOOL



1. New Middle School
2. New Gym
3. New Student Lounge and Corridor

CONSENSUS BUILDING

Gaining Congregational Consensus to unify us during the planning process is of critical importance to the success of this project in nearly all its aspects, but especially as we start to raise funds and engage in a capital campaign to make this project a reality to grow our school and expand God's kingdom for our students. The process being used is transparent and integrated with key stakeholders and congregational involvement at appropriate levels.



A FINANCIALLY ACHIEVABLE PROJECT

LCEF has worked with Holy Cross to establish a complete financial proforma regarding enrollment projections, budget, operating costs, existing facility needs and associated funding along with early construction cost estimating to accomplish this building project.

Holy Cross is continues to be driven as good stewards of its resources and assets.

Timeline Moving Forward



<u>Event</u>	<u>Original (12/22)</u>	<u>Updated (10/23)</u>
H&BU / School Plan (high level)	Mar 2023	Mar 2024 / Aug 2023
Concept & Schematic Dev.	July 2023	Oct 2023
Capital Campaign Kickoff	July 2023	Nov 2023
Capital Campaign - Go/No-Go	-	Feb 2024
Cong. Vote - Building Project	-	Feb 2024
Church/School Ground Breaking	June 2023	Jun 2024
Mixed-use Ground Breaking	June 2025	Jun 2025
Church/School Occupancy	Aug 2025	Aug 2025

Questions?





Congregational Vote:

Engage a Capital Campaign
Provider to Assist in Fundraising

Tim Metel, President

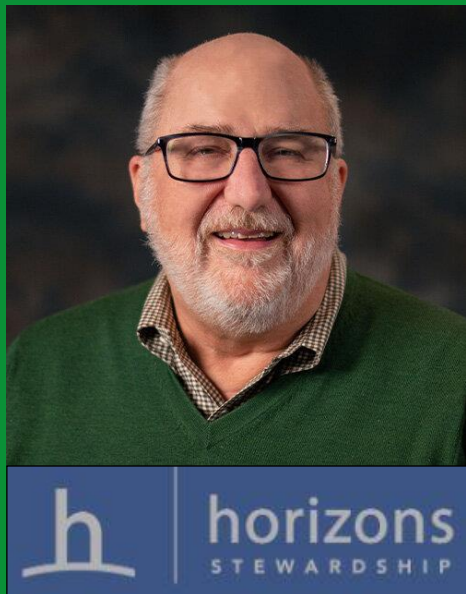
Rev. Daniel Harrington, Exec. Pastor

Why a Capital Campaign?



- In order to fund the proposed building project, a capital campaign is needed to cover a portion of the finances.
 - Engaging a CC provider is a reserved right of the congregation
-

Consultant – Craig Miller



- Sr. VP, Horizons Stewardship
- 18yrs in CC / 21yrs Bus. Admin.
- Faithful Christian, M.Div.
- Helped HC with fundraising back in 2008

Investment by Congregation



Total Fee for Services:

\$53,700 – incl. training materials / campaign resources

Payment Schedule:

- \$5,000 – initial payment with signed contract
 - \$7,500 – upon delivery of the feasibility study report
 - \$5,150 – monthly for 8 months (unless we opt-out)
-

Proposed Timeline



Feasibility Study	Nov 2023 - Feb 2024
GO / NO-GO Decision	Feb 15, 2024
Commitment Sunday	May 19, 2024
Campaign Funding	May 2024 - 2027

Voters' Assembly Action



Motion

Be it resolved that this congregation will engage with Craig Miller (Horizons Stewardship) to lead us through a potential capital campaign.



Thank you for your attendance.

Motion to adjourn

Tim Metel, President



Closing Prayer

Rev. Thomas Ahlersmeyer, Senior Pastor

“Equipping and sending God’s people to make a Christ-like difference in the world.”