

First Community Church South Location Assessment Task Force

Small Group Meetings Background Information

Thank you for your participation in this Small Group Meeting to assist the South Location Task Force as information is being gathered from many different sources to help the task force arrive at the best possible recommendation to the First Community Church Governing Board regarding the future of the South Location. This document has been prepared to assist the individual group meetings to “level set” and give you some background regarding what has happened to date on this endeavor before today’s meeting begins.

As was stated at the Church Annual Meeting in January, discussions about the future of the South Location have been on-going for the last sixty-five years. This topic has been discussed in many different forums, committees, FCC Governing Boards, as well as other groups with no real clear consensus, answers or conclusions for the past six decades.

Many of you may recall that First Community recently contracted with Horizons Stewardship to conduct a “Next Level Generosity Audit” of our stewardship practices. One of the recommendations from that study was to “initiate a six-month physical review and church-wide discussion regarding the First Community South Location”. The consultant from Horizons Stewardship, Rick Vilardo, stated “this will be a time and place to bring all ideas to the fore and attempt to come to a prayer-full consensus on the future of the FC South Facility”.

As a result of that recommendation, Glen Miles met with April Howe (of the Governing Board) to establish and populate a Task Force of church members to study and research options for the future of the South location and to then make a recommendation to the Governing Board for final decisions regarding the future use of FC South. The potential names for committee membership were formed by Glen and April by considering individuals with skill sets and experiences that would be helpful to the mission of the Task Force, current and former Governing Board Members and other interested individuals. Glen and April then contacted names on the list to see if they would be willing to serve, and the committee was formed and began work on October 7th of last year.

It will come as no surprise that our South Campus requires significant investment to address maintenance and structural issues of the 100-year-old building. The building itself is in generally fair condition; however, the majority of the building systems are failing or in disrepair. As part of the Task Force work, a professional engineering firm in conjunction with the First Community Church Staff completed an assessment of the main church building in 2024. This assessment provided a preliminary cost estimate of high, moderate and low urgency items to be repaired and/or replaced throughout the building. The total estimate for these needed repairs is just over \$ 7M. It is also noted that there will be other costs associated with existing hidden conditions that were not inspectable at the time of this assessment. Finally, there was no assessment of the Lincoln Road Chapel or “The Annex” in this study, but it should be noted these two buildings are also in disrepair. As with the main building at South, it is still to be determined what the Task Force will recommend to the Governing Board about the future of these two buildings on the ‘footprint’ of the south location. Please note that total costs for identified repairs, updating of existing spaces, general maintenance, and bringing the facilities up to code could easily escalate to well over the original estimate of \$7M.

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It needs to be clearly stated that this meeting today is NOT a Fundraising Conversation. This discussion is not about raising funds but about sharing the current challenges with members of the church. In addition, it is important to note that a decision on the recommendation we will make has **not** been made. Further these meetings are designed to gather input and to **listen**, not to problem solve or arrive at a conclusion. Your input is vital, and we need to know what you think, your opinions and what questions you might have about the work of the Task Force thus far in our research and study. We will then take the collective information gathered at these eight small group meetings and will use that information as we continue the important work of development of a recommendation to be made to the Governing Board for final decisions.

It is critical that we protect the best interests of the church by managing our resources effectively so we can honor and expand our heritage of innovative ministry with a commitment to growth. By making thoughtful decisions we can create more opportunities for our church, First Community Church, to grow and thrive!

Thank you again for being a part of this important process. We look forward to a productive meeting!