

## MEMORANDUM

To: St. Paul's Lutheran Church Board of Elders

From: Site Committee, Chris Shroyer—Chair

Re: Site Committee Recommendations

On October 8, 2008, the prospective members of the Site Committee were sent a letter from Pastor Wray inviting them to the first meeting which was held on October 22, 2008. In his letter, Pastor Wray outlined the charge of the Committee as defined by the Long Range Plan for the Church. The task was given a timeline of March 1, 2009, for delivery of recommendation to the Board of Elders of a maximum of five sites and the supporting reasons why these sites were chosen. In the paragraphs below and the attachments provided, I will outline the Committee's analysis performed and the recommended locations for consideration by the Board of Elders.

First, I would like to acknowledge and express my appreciation to my fellow Site Committee members: Jim Burdick, Burnell Kraft, Darren Reynolds, Tom Branson, Kevin Highley, Shirley Henrichsmeyer, Jim Cornelissen and Malcolm Head. Additional leadership to the Committee was provided by Pastor Wray and Pastor Rob. The members of the Committee met on multiple occasions the last four months to accomplish the task assigned. I am confident in the process we created and utilized for the evaluation of prospective sites for consideration.

In the first meeting, the Committee discussed the objectives of the task at hand and the related components to accomplish said task. The Committee reviewed the data provided by the Long Range Planning Committee and direction provided by the Church Leadership. We identified a series of processes required for us to evaluate the available sites and deliver to the Board of Elders our recommendations in the timeline required.

The Committee's initial task following the general discussion above was to develop the process and template for evaluating our site options. With the assistance of Mr. Cornelissen, we modified a site evaluation form used in practice for identification and evaluation of prospective building sites. We determined the appropriate site criteria items and their related weighting factors to be incorporated into the site evaluation form. A blank template of this form is attached for your review as Exhibit A.

Following the development of the site evaluation form, we set about to identify available locations in our community. When developing our criteria, we noted the most important factor for the evaluation was adequate acreage. With this factor in consideration as the highest priority, we identified potential sites in Decatur and the surrounding area. We also incorporated the sites where St. Paul's already has an existing ownership/relationship into our potential site consideration. I have attached as Exhibit B the list of 11 sites we identified and evaluated using our site evaluation form referenced above. You will note we included the current St. Paul's location in the 11 sites evaluated.

I will now discuss the five top sites identified by our analytical process in greater detail. I have also provided for you the completed evaluation form for all of the properties identified in Exhibit C. In the following dialogue, I will give you details on the specific properties identified and the related assumptions made for each of the top five sites listed from East to West.

### **Site 1—LSA Property, 2001 East Mound Road**

In evaluating this property, we made several assumptions regarding the use and availability of the existing structures. Our first assumption was agreement could be reached with the LSA Foundation to exchange the acreage currently owned by St. Paul's for land adjacent to the existing school and fieldhouse. Secondly, St. Paul's would need to have an agreement with the LSA outlining a long-term arrangement, preferably a lease, for space utilization at both the school and gym facilities. Assuming the above conditions in place, this site provides the adequate acreage for future development with the existing structures providing great benefit to the Church while furthering the mission of the Church by alignment with the LSA. A summary of assumptions we made is provided in Exhibit D. It was explained to the Site Committee the exercise of obtaining the above referenced arrangement will be taken by the Board of Elders.

### **Site 2—4300 North MLK, Jr. Drive**

This site is vacant ground containing 47 acres on the east side of MLK, Jr. Drive behind Walmart. The site is a high traffic area with retail presence in very close proximity. It also was the furthest north location given consideration. The assumption made with this property was it would be available for sale at a reasonable purchase price.

### **Site 3—Bachrach Building with outlots**

With the Bachrach site, we not only identified it as a possibility but arranged for a tour of the property and building to obtain a more all encompassing review of the potential. The site is fully developed with road infrastructure and landscaping. The existing building is occupied by a distribution company but is not being fully utilized. The existing structure contains 136,000 square feet of space with 28,000 square feet of finished office space and the remainder warehouse. The main assumption with this site was to be able to obtain the property at a reasonable price in an achievable timeframe. Other assumptions regarding buildability of a sanctuary in an aesthetically pleasing manner on the site and maintenance requirements for the existing structure(s) were made. We have an initial idea of seller interest and the related economics. We believe additional dialogue with the owners must be engaged if this site is going to be given full consideration.

### **Site 4—1600 West Mound Road, directly west of Bachrach's**

The site contains 47 acres and is vacant land adjacent to the Bachrach complex. At one time, the owners of the Bachrach facility had an option to purchase this ground for future

expansion. The option expired several years ago but no other development has occurred on the site.

**Site 5—Interstate 72/Route 121 Interchange**

This site contains 42+ acres with accessibility from Route 121. We felt the acreage was adequate for our future needs in a high visibility environment. There are no existing structures on the site and it appears to have utilities in close proximity.

As a representative of the Site Committee, I would like to express our appreciation for allowing us to be a part of this exciting evaluation and time period in the Church's life. We believe our evaluation exercise accurately identified and evaluated the potential locations for St. Paul's to maximize it's ministry into the future. We pray the process will bless St. Paul's body of believers and the citizens of the Community. As the next phase of evaluation is undertaken, we hope the outcome provides a new opportunity for St. Paul's to honor God and be good stewards of the resources He has blessed us with.

**St. Paul's Church Site Committee  
Possible Site Locations List  
Exhibit B**

<b>Site ID #</b>	<b>Site Location</b>	<b>Site Description</b>	<b>Acreage</b>
<b>Site #1</b>	<b>1500 W. Mound Road</b>	<b>Bachrachs Building w/Outlots</b>	<b>47</b>
<b>Site #2</b>	<b>1600 W. Mound Road</b>	<b>Directly West of Bachrachs</b>	<b>47</b>
<b>Site #3</b>	<b>1100 W. Mound Road</b>	<b>Directly West of Riverside Baptist</b>	<b>19+</b>
<b>Site #4</b>	<b>1500 E. Mound Road</b>	<b>Across from LSA, North side of Mound</b>	<b>35</b>
<b>Site #5</b>	<b>Interstate 72 @ Route 121</b>	<b>East of 72/121 Interstate Interchange</b>	<b>42+</b>
<b>Site #6</b>	<b>3800 W. Main Street</b>	<b>Northwest Corner of W. Main and Sunnyside</b>	<b>50</b>
<b>Site #7</b>	<b>Route 48 @ Mound Road</b>	<b>Northeast Corner of Route 48 and E. Mound</b>	<b>88+</b>
<b>Site #8</b>	<b>4300 N ML King Jr Dr</b>	<b>Directly East of North Walmart</b>	<b>47</b>
<b>Site #9</b>	<b>2001 E. Mound Road</b>	<b>Existing LSA Property</b>	<b>15</b>
<b>Site #10</b>	<b>352 W. Wood Street</b>	<b>Existing St. Paul's Property</b>	<b>4+</b>
<b>Site #11</b>	<b>Interstate 72 @ Route 51</b>	<b>North of 72/51 Interstate Interchange (Elwin)</b>	<b>?</b>

St. Paul's Lutheran Church Site Committee

Exhibit D

LSA site proposal

Basic concept/assumptions

- 1) St. Paul's Lutheran Church moves its facilities from Wood Street to property adjacent to the LSA on East Mound Road.
- 2) Ability to trade our existing 14 acres for acres with greater visibility. This could possibly be on the east or west side of the school. It could potentially be a two for one trade: our 14 acres for 7 with better strategic value.
- 3) Construction of a sanctuary, office space, meeting rooms, and family life center
- 4) Long-term, positive agreement with the other LSA congregations for our presence at the school
- 5) Agreements with the LSA to use parking, building space for Sunday School/education classes on Sundays and Wednesday evenings

For consideration with other LSA congregations

Positives for LSA and Congregations

LSA gains more ground for future use  
 Stronger connection with one of the LSA congregations could increase traffic, awareness, and enrollment  
 Presence of a church emphasizes that the LSA is an extension of congregation mission, not just a private school  
 Adds worship space/chapel for baccalaureate, special events  
 Aesthetically improves property  
 Depending on agreements, provides greater financial stability for LSA  
 Strengthens cooperation with LSA congregations – greater sharing of resources and ministry

Negatives for LSA and Congregations

Could increase tension between LSA congregations  
 St. Paul's use of facilities on Sundays/Wednesdays could be a frustration to teachers, staff, etc.  
 Closer connection to one congregation could become a problem if the school's ministry or that congregation's ministry weakens – other congregations could be impacted negatively

Positives for St. Paul's

Stronger connection to our signature ministry  
 Easier to involve members in volunteering at the LSA  
 More room to expand current and future ministry in Decatur  
 Land is already owned  
 Sharing of facilities – cost effectiveness

Negatives for St. Paul's

Could increase tension with LSA congregations  
 Added liability with school  
 Not as much acreage or location we would prefer  
 Sharing space not as desirable as dedicated space  
 Conflicts at LSA could carry over to problems at St. Paul's

Next Steps – Meetings with various groups to begin sharing the idea to determine whether they are open to St. Paul's building at the LSA site. We would share with them the reasons for the meeting, as well as the above positives and negatives.

- 1) LSA Foundation board
- 2) LSA Board
- 3) LSA congregation pastors
- 4) LSA congregation elders/representatives
- 5) LSA congregation voters