

## Parking Lot Project Overview

The Elder Board in 2013 moved to commission a comprehensive *Facilities Assessment*, which was finally completed and presented during the winter of 2015. This report formed the basis of our updated strategic vision and strategy, which became The Reach Initiative which we commissioned and launched in 2016 as a ten-year visionary, once-in-a-generation ministry, missions, and capital renovation, and growth plan for Browncroft.

Key aspects of that original plan called for maximizing and strengthening our ministry platform and property at 2530 Browncroft Blvd. Additionally, new Reach Partnerships for mission-service-outreach were built-into the vision and plan too as essential and compelling components. The facilities assessment identified areas of the parking lot in need of “critical” repair to avoid failure and liability concerns soon. It was recommended that a full evaluation of the lot be completed to determine the cost associated with a full renovation and repair of the lot. Therefore, the parking lot renovation has been part of this vision and plan for the past 6-7 years.

The parking lot's initial assessment yielded cost estimates in the range of \$1.8M to \$2.5M. At that time, and due to the pledges received from the capital campaign of \$4.7M, we decided to defer moving forward with the parking lot until other higher priority projects could be completed. These projects included the school building renovation, worship auditorium modernization, theater expansion, and facility upgrades.

After completing the projects and the end of the capital campaign in December 2019, we decided to complete the entire parking lot assessment to determine the cost to repair and renovate the lot. This assessment included core samples in determining the structural integrity of the underlying foundation in all parking lot areas. This assessment has resulted in a lower cost than previously anticipated because of the better condition of the underlying foundation determined from the core samples. This is a blessing!

The parking lot is an essential infrastructure asset and indispensable feature utilized by our congregation and guests safely and securely virtually every day of the year. We cannot and should not allow for any future reductions, restrictions, or failures in its utility or availability. Therefore, the Elder Board, along with the Finance & Facilities team's unanimous approval, recommends the high-priority investment now of \$875,000 plus a 15% contingency from available Reach funds on balance for its complete and prudent renovation.

## FAQs

### **The parking lot is old, but it doesn't look so bad. Why are we doing this expensive work now? Can't it wait?**

The Parking Lot is an essential infrastructure in the daily support of all church ministries and programming. The church has already deferred capital maintenance for many years. A Board-commissioned extensive Facilities Assessment Report (professionally accomplished by Passero and Associates) in early 2015 flagged the Parking Lot as requiring extensive renovation, repairs, and partial replacement at a future cost of something more than \$1.8 million. The Reach Initiative included a capital campaign to strengthen and renovate our property and facilities for the next "generation," or part of a lifetime, which one may consider at least 25 to 30 years. Our dated buildings and parking lot were considered as part of this plan. The revised Parking Lot project is forecasted now as a million-dollar investment, and we praise God for this lower-cost reality.

### **Do we have a master plan for these kinds of Capital Projects?**

Yes, we do! The initial plan and vision were presented to the Congregation during the early months of the Reach Initiative roll-out in middle 2016 and into the Fall of 2016. The Plan called for an extensive renovation of our 60-year-old school building, 25-year-old worship auditorium, and our surrounding grounds, including our parking lot. The plan also cast a vision for a prospective school building expansion initiative, new Missions and Service Partnerships, and the prospects of planting new multi-site church branch locations for some ten years. To date, almost \$9 million has been invested, all totaled, including Reach Fund monies combined with a new \$5 million mortgage the church secured in 2017. We have been prudently investing in capital expense projects focused on our facilities, new technology installations, building fixtures and furnishings, replacement of our gym floor, several new Reach Global and Local Partnerships, and more (such as Short-term Missions Teams scholarships) in support of our ministry programs. Now, the Parking Lot project is being addressed with Reach Funds that are realistically and pragmatically available.

## **Rather than spend a million dollars on our Parking Lot, wouldn't it be better to reduce our mortgage debt by that amount?**

We have considered reducing the principal amount of our outstanding mortgage, and our Finance & Facilities Committee has extensively analyzed this possibility and the possible benefits or drawbacks. Their conclusion, fully supported by the Elder Board, is that reducing the principal amount now by some \$1 million would not work to reduce our present monthly mortgage payments of principal and interest in any meaningful way. The church can now readily (and thankfully...!) accommodate our monthly and annual mortgage payments as a regular part of our Operations Budget. We believe it is much more desirable to utilize our Reach Funds on-hand to address the long-overdue issues and renovation necessities of our Parking Lot. We, as a Board and Congregation, may elect to address debt-reduction possibilities in the future.

## **Why don't we invest this money in new staff and new ministry instead of the parking lot renovation?**

We genuinely believe the Parking Lot renovation is a present-day imperative within the overall resource mix that we seek to implement and maintain in support of our church's total ministry and mission strategy. We are constantly assessing new ministry and mission program needs. We believe that hiring our new Discipleship Pastor works to add depth to our staff during this current season of growth, change, and deeper discipleship aspirations for our church body comprised of Members, attenders, and many friends and guests who visit us.

## **Why don't we spend this money on missions and service projects?**

Here again, we believe in a prudently balanced approach to our entire ministry, missions, and physical infrastructure needs, wants, and opportunities. Within the Reach Initiative context to date, our Board and Congregation have resolved to invest and expend at least 10% of all Reach Funds received by Browncroft for missions, Missions Partnerships, and various targeted service projects. This would be an amount of money totaling some \$500,000 within the context of some \$5 million in total Reach Initiative pledges and cash remittances received to date. All of this is an immense blessing of God for Browncroft. We are investing robustly in missions and services with partners such as the Wolof Partnership, the Miraflores Alliance Church partnership, Flower City Outreach (Rochester), Rochester Family Mission, Youth for Christ (Rochester), 441 Ministries (Rochester), more.

## **Church leadership said at least 10% of Reach Funds would be spent on and invested in Missions and Service. What have we done to date in this regard?**

Over the past three years, we have expanded and invested almost \$400K in Reach Fund monies on Missions and Service endeavors. We have retained and set-aside another \$100,000 for such initiatives as we look to the months and years just ahead. We have faithfully fulfilled this targeted and designated objective. For example, we have invested or allocated some \$60,000 to our long-standing Wolof Partnership (Senegal West Africa). We have granted over \$100,000 to local Flower City Outreach (Flower City Work Camp), among other endeavors.

## **We aspire to grow a bigger church, and so, why don't we utilize funds now to plant our first off-site multi-site, expand to a third-weekend worship service, or something like that?**

We do have such aspirations and are now making some more specific plans in this regard; however, timing and clear opportunities still need to be prayed-up and fleshed-out before we make prudent financial investments. Also, two other factors inform our realistic thinking. First, this past year of pandemic disruptions has caused some programming discontinuities. We hope and plan to return to "normal operations" as we progress through this Summer. We are now starting-up a "Reach Phase Two" planning effort that would indeed aspire to and point-to ministry, worship, and community-building expansion both at our home location in Penfield and most likely at one or two new off-site multi-site places over the next couple of years.

## **We have spent and invested a lot of money in our physical plant and related technology and other infrastructure in recent years. Do we have a plan? Is this investment paying off? Would our leadership offer an update?**

Yes, we do have a plan. We do humble ourselves and pray all of the time. We ask that God's Spirit would lead us. See some comments above, but yes, our Reach Initiative master plan was formulated and prayed-up throughout 2014-15-16. The Campaign itself was launched in the Fall of 2016 and, by God's grace, yielded about \$4.8 million in Reach Pledges. In the

subsequent four years, more than \$5 million in "Reach Fund cash remittances" have flowed faithfully and sacrificially into Browncroft and have been primarily invested, expended, and allocated by our Elder Board and voting Membership. In summary, some \$500,000 has been invested and set-aside for Missions/Service. Some \$3 million was invested in imperative renovations, expansion (i.e., new Family Ministry Theater), and new fixtures, furnishings, and technology in our school building. And invested a bit more than \$5 million in a comprehensive remodeling and modernization of all spaces, fixtures, and technology in our worship auditorium/sanctuary, main lobby, and Cafe/multi-purpose room. The primary and compelling benefits are these: our facilities are effective, efficient, secure, and safe for at least another generation or two to come. We have new media technology that allows us to live stream worship services and programming. This was indispensable last year during the pandemic and will be a vital benefit and growth-enabling blessing in our future. We are now further updating our vision and plans for the coming few years.