

# New Building Information Packet



Picture of 4801 Tesla Drive Bowie, MD from Google Maps

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## **Testimony from Pastor Miilhan**

"The fact is that I have declared that you are tribal messiahs. This means that when you fulfill your responsibilities on behalf of me, the spirit world will support you." (CIG Cheon Seong Greong, p 944: 9.2.8)

Dear New Hope Family,

I'm writing this to talk about my revelation with this new building we're about to lease, but it's not the building itself that has me most excited. Yes it's nothing like we've seen in the past in that it seats more than what we can at New Hope, is easily accessible right off a major highway, and is affordable. What excites me the most is us. How far we've come and where we are headed.

In my 15 years living here in MD, I've never seen so much life within New Hope Family Church. If there is any privilege of being the pastor here for the past two years, it would have simply been the chance to grow with you and experience each milestone first hand. Look at the explosion of events that have been occurring in the past few months: The marriage ministry providence, the tribal messiahship and DP seminars, the God's Hope for America Revival, a busy learning center, a thriving Sunday School and youth ministry, etc. We've also raised a number of stars with Kaeleigh stepping up to lead our nation in youth ministry and our new staff now consisting of folks mostly in their 20s. Nothing brings True Mother more hope than young leadership.

These changes are coupled with the dramatic changes happening in our personal lives as well. We've experienced a baby boom last year with over 10 babies being born, a majority of which to first time parents including Sayaka and me. I've heard stories from parents about their children returning after years of disillusionment with the church and are getting blessed. I've witnessed how our families huddle together in times of difficulty, the passing of our beloved and those who nearly passed. These were miracles no doubt.

So what about this building? Where should I begin? We've been trying to get a building for over a decade, but let me start two years ago. You may recall the Laurel Bowie Road property that drew a lot of attention. There were mixed feelings about it since it would require more tithing along with numerous repairs, yet the council and I moved forward. We decided to ask the congregation for tithing pledges on a particular Sunday. The night before I gave it serious prayer for the first time and received an answer I did not expect. It was a strong 'no'. I foresaw the existing disunity in our church take a turn for the worst and concluded that it wasn't our time. We made another attempt a few months later for a property in Lanham which drew out sleepless nights of research, calculation, and communication with several stakeholders. After all this foundation was laid and it came time to make our decision, again we concluded we were not ready to make the leap. Instead of accepting defeat however we chose to recognize that we've learned a great deal about what's really important and built unity in the process. The key factor we learned was that we need to take a smaller step.

This smaller step would be to secure a community center. We nearly leased a store front in Greenbelt, but the landlord withdrew the offer on the table at the last minute. This gutted our momentum and the building discussion took a back seat.

In spring 2014, it was at a council meeting where they asked me, "How can we help you?" After some thought I said, "Help me get a learning center". From there we swiftly took action and acquired the Melford Community Center. This took significant effort, but it was much easier this time with all our past experience. Overtime use of the center grew to the point where it wasn't large enough to host all the events we wanted to have.

It wasn't until the topic of the International Peace Education Center (IPEC) developed that the revelations started coming. Let me put simply that asking all families to donate \$2,500 to this was the most difficult thing I ever had to do as pastor. The main question I would get was why should we donate to a building that is on the other side of the country when we don't even have our own? It was a legitimate question and I couldn't help but feel the same way.

Then it hit me in prayer. The calling team and I decided to do a prayer condition to meet our district financial goal and build unity. God bless these sisters for sharing the cross. What I felt in prayer was a question back at me. What foundation have we laid to deserve a building? Then it hit me that this IPEC offering was in fact our foundation of faith. It occurred to me that the primary aspect of getting a building was not research or even unity. These were essential, but come naturally once we connect with God and True Parents.

Long story short, we met our goal. We actually blasted past our goal and went from last place among all the other districts to first.

A former church facility opens up in Melford adjacent to our existing center. Seats more than New Hope. The previous renter had just moved out 3 months earlier. We restarted our building search around the same time. I never once thought this was a coincidence.

I don't believe we should stay at this location forever. It's simply a stepping stone for something greater. Remember, it's not about the brick and mortar. It's about us and our success as tribal messiahs. Tribal messiahship, intentionally loving our ever expanding circle of influence and claiming them for True Parents, is the one thing True Mother is asking us to do, 1st and 2nd gen alike. There is no higher calling at this time. Therefore, this building is nothing more than a tool for us to love our tribes by raising our professional standards and open up more opportunities.

The other reality is that we can't wait any longer. We have a wave of young leaders coming through that are ready to take the reigns and need a centralized home or command center from which to operate from. Otherwise they'll look to another community that does.

Now is the time to move while the blessings are flowing in like crazy. Like Mr. Inose said in his sermon, I too believe that God has accepted our offering and we are bound for all kinds of miracles, but only if we take action.

Thank you for reading. May God bless New Hope Family Church! Aju!

Pastor Miilhan

# Photos of New Building – Front Entrance

NOTE: Red letters on pictures are a cross-reference to the floor plan



# Photos of New Building – Sanctuary

NOTE: Carpet will be installed by the landlord at their cost prior to move-in.



# Photos of New Building – Sunday School Classrooms

NOTE: Red letters on pictures are a cross-reference to the floor plan. Pictures below are just samples - there are about 8-9 potential spaces for Sunday School classrooms.



# Photos of New Building – Rear Parking





## **Statement of Purpose: Proposal for Relocating Worship to New Building**

### **Background:**

As many know, the pastors and council have been searching for a more appropriate worship venue for more than four years.

We only have New Hope 6 hours per week and pay around \$3460 a month for it. True, New Hope has served us very well over the years, but it is time to move to a new situation. Several people, including Brenda Miller and others, have spent hours looking at available properties. Many young adults and 1<sup>st</sup> gen as well are unwilling to bring guests to New Hope. Not all folks mind coming themselves to New Hope – but many are not inspired to bring friends. The consensus of the council is that a newer location that can serve the needs of young adults is an urgent priority. Many high-school and college-aged members have brought friends to the Melford Learning Center programs during the last year's rental.

Fortunately, in recent months a location at the Melford Center (one mile north of intersection of Route 197 and U.S. Route 50) has become available that is designed to accommodate a church. The new sanctuary space will allow slightly more seating than our current Multipurpose Room at New Hope Academy. The new location offers eight rooms surrounding the multipurpose sanctuary that could handle Sunday-School classes with careful planning, but will mean a period of adjustment to find the best arrangement until Sunday Funday takes over in June through August. The new facility has a kitchenette for light food preparation. The new facility would cost more per month than we are currently paying for rental of New Hope Academy combined with the Melford office, but significant benefits accrue to the facility.

The pastoral team and the council agree that moving to the new location at Melford would enhance our local movement's development. It may not be perfect, but it satisfies most criteria for a new location. A town hall meeting was held at the Melford office in February and the consensus was strongly in favor of the proposal.

### **Joint Recommendation of the Council and Pastors:**

Sign a Lease at Melford and shift all church activity there for three years. The pastoral team and the council regard this location as a stepping stone to a new and better situation in 3 years. In the view of many, the new location allows us to greatly multiply the number of our programs. It is situated in Bowie, where the majority of the congregation resides. It also enhances our ability to build our relationships with local civic organizations.

### **What would improve with the relocation to the larger rental facility?**

- We will have a facility for worship and youth recreation 24-7. We could have 2-3 Sunday Services as needed. We have New Hope until 1pm and average 180 attendees to the service, one morning a week whereas at Melford we could serve 400 people with two Sunday services.
- In conversation with many of our ACTIVE young adults they are really ready to take ownership along with 1st gen to make this move a win-win.
- They (the young adults already engaged in a lot of the set-up and care of our youth) were even discussing ways to make money to fill the \$1861 difference between our present costs and the new situation. **We fully expect tithing will increase as we experience the benefits of this location.**

### **What would be different?**

- Very likely, we will need to move to two Sunday worship services to accommodate the current needs of Sunday school. This has been highlighted by the Sunday School Director and acknowledged by the ministry team and council. The judgment of council is that the logistics of this issue will be solved.
- We could have a more traditional service with more Holy Songs, Hoon Dok Ae readings, and so on, as well as a service for youth and young adults with some of the above but more geared to youth.
- Parking is more stretched out, but there are 100 parking spaces along the front and side of the building on Sundays and more in the back.
- We can rent space for business meetings.
- We will have space to have workshops on Saturdays.

## New Building Information Sheet

### Location

- The new building is located at 4801 Telsa Drive Bowie, MD right off of US Rt. 50 and Rt 3. It is in the same office building as the Melford Learning Center (literally a few doors down). Bowie, MD was the target location in the building search as this is where the majority of members are currently living.

### Space and Amenities at New Building

- **Square Footage**
  - The new building is approximately 6,000 square feet with one large auditorium which is roughly 4,200 square feet and a total of 9 rooms/spaces which can be used as Sunday School classrooms.
- **Capacity**
  - The Main Auditorium can comfortably seat 220 persons and the fire-code allows for over 300 people at any one point. As a point of reference, the sanctuary at New Hope Academy normally seats approximately 200.
  - The classrooms vary in size but can hold anywhere from 3-24 people.
- **Parking**
  - There are approximately 100 spaces in front of the main entrance and overflow spaces for any remaining cars in the back of the building.
- **Other Amenities**
  - There are separate bathrooms for men and women, as well as a small kitchenette (no oven or stove currently).

### Condition of the Space

- The building was recently renovated as a church space and is move-in ready apart from carpeting which will be installed and paid for by the landlord (St. Johns) prior to move.

### Affordability

The cost of the building is roughly \$1,850 more per month on average compared to renting the Melford Learning Center and New Hope Academy. See summary table below and full schedule below (appendix A).

<b>Difference in Monthly Cost</b>	
<b>Total Average Monthly Cost Melford + New Hope</b>	\$ 7,838.87
<b>Total Estimate New Building</b>	\$ 9,700.85
<b>Monthly Difference</b>	\$ 1,861.98

### Length of Lease and Timing

- The lease is to be for 3 years starting in April or May 2015.

### Melford Learning Center

- As we will not be able to afford both the new building and the Melford Learning Center, the lease at the Melford Learning Center will be discontinued. St. John's is the landlord for both properties and has agreed that there would be no penalty or fee for lease cancellation.



## New Building Cost Analysis - Appendix A

Melford Center (Monthly)	
Item	Cost
Monthly Lease Payment	\$ 3,150.00
CAM (Common Area, Property Tax, Insurance)	\$ 744.00
HVAC	\$ 37.50
Utilities	\$ 143.22
Trash Removal	\$ 92.50
Cable/Internet	\$ 70.00
Supplies (paper towels, garbage bags, cleaning etc. )	\$ 140.76
Other (please add notes)	
<b>Total Avg Monthly Cost Melford</b>	<b>\$ 4,377.97</b> <sup>a</sup>

New Hope Academy (Monthly)	
Item	Cost
Rent	\$ 3,460.90
Other (please add notes)	
<b>Total Avg Monthly Cost New Hope</b>	<b>\$ 3,460.90</b> <sup>b</sup>

<b>Total Average Monthly Cost Melford + New Hope</b>	<b>\$ 7,838.87</b> <sup>a + b</sup>
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Annual Rental Rate(per sf)	\$15.00
Annual Escalation	3%
Proposed SF.	6000
2014 Prop Rata CAM (per sf/per year)	\$3.54
*Estimated Increase Based on Multiplier	2.38 <-- 2520 sq ft (Melford center) divided by 6000 sq ft (new building)

New Melford Building Estimate (Monthly)			
Item	2015	2016	2017
Average Monthly Lease Payment (amount factors in 1st month free for each of the 3 years)**	\$ 6,875.00	\$ 7,081.25	\$ 7,293.69
CAM (Common Area, Property Tax, Insurance)	\$ 1,770.20	\$ 1,823.30	\$ 1,878.00
HVAC*	\$ 89.29	\$ 89.29	\$ 89.29
Utilities*	\$ 341.00	\$ 341.00	\$ 341.00
Trash Removal*	\$ 220.24	\$ 220.24	\$ 220.24
Cable/Internet	\$ 70.00	\$ 70.00	\$ 70.00
Supplies (paper towels, garbage bags, cleaning etc. )	\$ 335.13	\$ 335.13	\$ 335.13
Other (please add notes)			
<b>Total Estimate New Building</b>	<b>\$ 9,700.85</b>	<b>\$ 9,960.21</b>	<b>\$ 10,227.34</b>

Annual Rent per sq foot	\$15.00
x Sq footage of new building	6000
Annual Rent	\$ 90,000.00
Less first month free (each of the 3 year lease)	\$ (7,500.00)
Adjusted Annual Rent	\$ 82,500.00
Avg rent per month /12	<u>\$ 6,875.00</u> **

Difference in Monthly Cost	
<b>Total Average Monthly Cost Melford + New Hope</b>	<b>\$ 7,838.87</b> <sup>a+b</sup>
<b>Total Estimate New Building</b>	<b>\$ 9,700.85</b> <sup>c</sup>
<b>Monthly Difference</b>	<b>\$ 1,861.98</b> Increase per month

<sup>c</sup>