

Coming Home Vision Campaign Update

- September 12, 2021 Meeting Notes -

1. Missio's Relationship with Good Shepherd Lutheran Church:

March 2020 - Pastor Dominic Kan was introduced to Pastor Tim Vannatta, and a relationship between our communities began to form.

July-Dec 2020 - Missio begins renting office space at GSLC; talks about the building use and future plans begin. Pastor Tim shares that GSLC's heart and desire is for the property and building to remain "a house of worship and discipleship" and not be sold to developers. Initial conversations begin about the possibility of Missio acquiring the property at some point in the future.

June 2021 - Professional property Inspection and Appraisal done.

July 2021 - Missio Ministry Board & GSLC Council meet together to discuss history, vision, and future plans of each church body, and initial terms of real estate transaction.

August 2021 - GSLC Council and Missio Board agree on sales price of \$800,000.

(Initial price was \$1.1m; Missio Ministry Board had been praying and feeling that \$800,000 was the price that both honored GSLC and was good stewardship for us.)

2. History of Good Shepherd Lutheran Church:

The land was originally acquired with a vision to reach the rural community in SW Portland, and the original sanctuary was built by the church members in 1950. The church grew through mission and discipleship and the current sanctuary was built in 1958. GSLC vision for the church campus was always to welcome and reach the surrounding community with the love and good news of Jesus: VBS, blood drives, voting site, National Night Out, AA, NA, Baby Boot Camp. GSLC flourished with hundreds of members until the 1990s. Current congregation membership is 24 people.

3. Financial & Property Details

Agreed Sales Price: \$800,000.00 (w/ rent concession for GSLC)

Professional Appraised Value: \$1.6 million (as is; highest & best use is a church)

Professional Inspection: significant exterior deferred maintenance; about \$350,000 of repairs and updates needed

Property Details: 3 tax lots, 1.6 acres total

Missio Financial Details: As of July 31, 2021

- Missio Checking: \$171,100.00
- Missio Savings: \$190,300.00
- Coming Home Vision Campaign Fund Balance: \$158,800.00
- Coming Home Vision Campaign Outstanding Funds Committed: \$105,200.00
- Missio will receive a matching grant from the Alliance NW of \$150,000.00 Missio has been approved for purchase financing through Orchard Alliance - funding arm of the Christian & Missionary Alliance. 20 year note @4.5%, with 20% down.

- Missio will be able to own and operate the property at an annual increase of only \$9000.00 more than we were paying to rent Hayhurst annually.
- Current Rental Income at GSLC that is expected to remain: \$25,000.00/year
- Missio will have 9 months of cash reserves following the acquisition of the property.

4. Future Vision & Plans: We feel compelled to continue the legacy of gospel ministry that has taken place on this property throughout its history - a history of openness and outreach to the community - but doing it in our own unique Missio way.

We desire to create a “3rd space” that invites, welcomes and even draws the community in. We will use the space to host and serve the community in creative ways. We will make intentional investments for the future generations to come to know Jesus.

1. Modest updates and modern appointments for our “home”.
2. Complete Playground Renovation with a Covered classroom shelter (we’ve applied for a \$30,000 grant for this project)
3. Cover the back parking lot and create a multipurpose outdoor space that is utilized by Missio and the surrounding community. Usable and flexible outdoor space will continue to be at a premium in our new pandemic context.
4. West Portland Town Center - just .5 miles from GSLC the City of Portland is investing millions of dollars over the next 5 years to renovate and build up the intersection at SW Barbur Blvd and SW Capital Hwy. The MAX will be installed; there will be shops, restaurants, affordable housing, and green space. This ensures financial value of the property and also presents us with a great missional opportunity as we live adjacent to the next developing area of Portland.

5. Giving to the Vision:

Over the next couple weeks we are going to take our next step of faith together. Between now and the end of September, we'll have the opportunity to unite as a family to trust God through making financial gifts and commitments to fulfill the vision of *Coming Home*. We believe that God has something special and significant in store for us as we give generously to create a space that not only exists for our family to continue to grow in Christ together, but also so that others can come to know and experience the life changing love of Jesus too. We believe God is wanting to show us just how powerfully his love can work through us when we trust him in every area of our lives.

1. **Pray:** Ask Jesus to remind you of his great love and generosity toward you. Ask him to help you surrender your heart and will to him so that he can align it with his. Ask the Lord to speak to you this week about what he would call you personally to give as a one time financial gift now, or as a financial commitment to fulfill the vision he's given us to pursue together for his glory in our city.
2. **Give** a One-Time financial gift now: [Here](#) (Select Vision Campaign from the Menu)
3. Make a 3 year Financial Commitment: [Here](#)
4. **Join:** Contact Dominic if you have gifts, skills and talents you would like to steward as part of the Building Restoration Team or the Building Design Team.

6. Q&A - Please see video recording