

Next Generation 2022 Development Plan: Phase 1
Transforming Lives through Christ

Timothy's Executive Board has developed an action plan to move forward through Phase 1 development. The outline below lists the various steps in overall sequential order with the understanding that the board will monitor the church's budget and cash flow progress throughout the entire process. The board appreciates the congregation's efforts to keep the budget stabilized for the success of all ministries, both current and future.

Improvements to the RD Mize Campus will involve maintenance projects only and rely on specific donations for those purposes.

This spring, fundraising for a storage outbuilding at Wyatt (Raise-the-Roof) will begin. Throughout the spring and early summer, constructing the outbuilding and implementing the first modular trailer to accommodate growth prior to constructing Phase 1 at Wyatt will become a priority.

Then, with the goal of incurring no additional debt, the board advocates the sale of the Wyatt 6.32 acreage along Highway 7 and RD Mize Campus, the proceeds from which will be dedicated to Phase 1 construction with LCEF (Lutheran Church Extension Fund) approval, followed by initiating a Wyatt Campus Capital Campaign to construct Phase 1 of the Wyatt Expansion Plan.

Phase 1 Program

- I. RD Mize Improvements—maintenance only
 - A. Dependency: Beautification projects funded through donations only
- II. Stabilized Budget and Cash Flow
 - A. Dependency: Member contributions (widen support base with increased and more consistent giving)
- III. Fundraising for outbuilding project—Spring 2022
 - A. Dependency: Successful fundraising
- IV. Construct Wyatt Outbuilding—equipment storage
 - A. Dependency: Generous donors
 - B. Break ground in April
- V. Wyatt Trailer Implementation—additional classroom, children/youth activities
 - A. Dependency: Generous donors
 - B. In place Summer 2022
- VI. Sell Wyatt 6.60 acreage along Highway 7 (zoned General Business)
 - A. Dependency: Buyer
 - B. Dependency: Congregational support
 - C. March 2020 Market Summary valued between \$3.00 and \$3.50 per square foot
 - D. Proceeds dedicated to Phase 1 construction with LCEF approval
- VII. Sell RD Mize Campus (5.06 acres; zoned SF-7, Single Family Residential District)
 - A. Dependency: Buyer
 - B. Dependency: Congregational support
 - C. March 2020 Market Summary valued between \$75 and \$80 per square foot
 - D. Proceeds dedicated to Phase 1 construction with LCEF approval
- VIII. Initiate Wyatt Capital Campaign
 - A. Dependency: Congregational support
- IX. Construct Phase 1 of Wyatt Expansion Plan
 - A. Dependency: Congregational support
 - B. Dependency: Funds in bank
 - C. Dependency: Budget and cash flow stabilization