

An opportunity for us to consider:
686 GREAT KING STREET

Grace 
BIBLE CHURCH

A DOOR HAS OPENED

A door has opened for our church, Grace Bible Church Dunedin, to consider the purchase of a building that could become our long term home.



For many years the members of our church have prayed and worked towards being in a position to take a step like this. We have now signed a contract to purchase the property at 686 Great King Street for \$2.2 million, subject to the building satisfying our due diligence enquiries into its suitability and affordability.

We are now in this due diligence period and have until the 30th of April to either commit to the purchase, or walk away.

This is a significant and weighty matter for us to process together as a community. It will take our combined wisdom to make a good decision, and our combined resources to bring it about if we decide to proceed.

This is a time for prayer and trust in our heavenly Father.

Heavenly Father,

You have proven yourself faithful to your covenant people

and we thank you for your goodness to our Church in every way over many years.

Please draw us together in our deliberations about this building.

Give us courage and caution in right measure that we may act wisely.

Please continue to supply every resource we need for the strengthening of your Church, and for the gospel of the Lord Jesus to be proclaimed in our community.

Amen.

WHY WOULD WE WANT A BUILDING?

Acquiring a building is a costly and ongoing commitment. Why would we want one?

The building we seek is that of Christ's Church, built not of blocks and beams, but souls, through the ministry of the Word of God and prayer. A building is a resource; a trellis for the vine. A church building will enable much Church-building ministry.

Room to Grow

Our mission is to make disciples of Christ. The bowling club has served us well and enabled us to grow over the years, but it is hard to imagine how it could allow for the future growth we're praying for. A larger building would enable our ministry to grow and reach more people with the message of God's grace.

A Place to Call Home

While we have an eternal home in heaven, owning a church building can help build a greater sense of identity and community for us as a church, as we worship on Sundays, and in a host of ministry activities and events during the week.

Security of Tenure

As we peer into the future it is likely that we'll face an increasingly secular environment, which will make it harder for churches to rent community venues. The bowling club has been good to us, but with renting there are no guarantees.

Providing for Future Generations

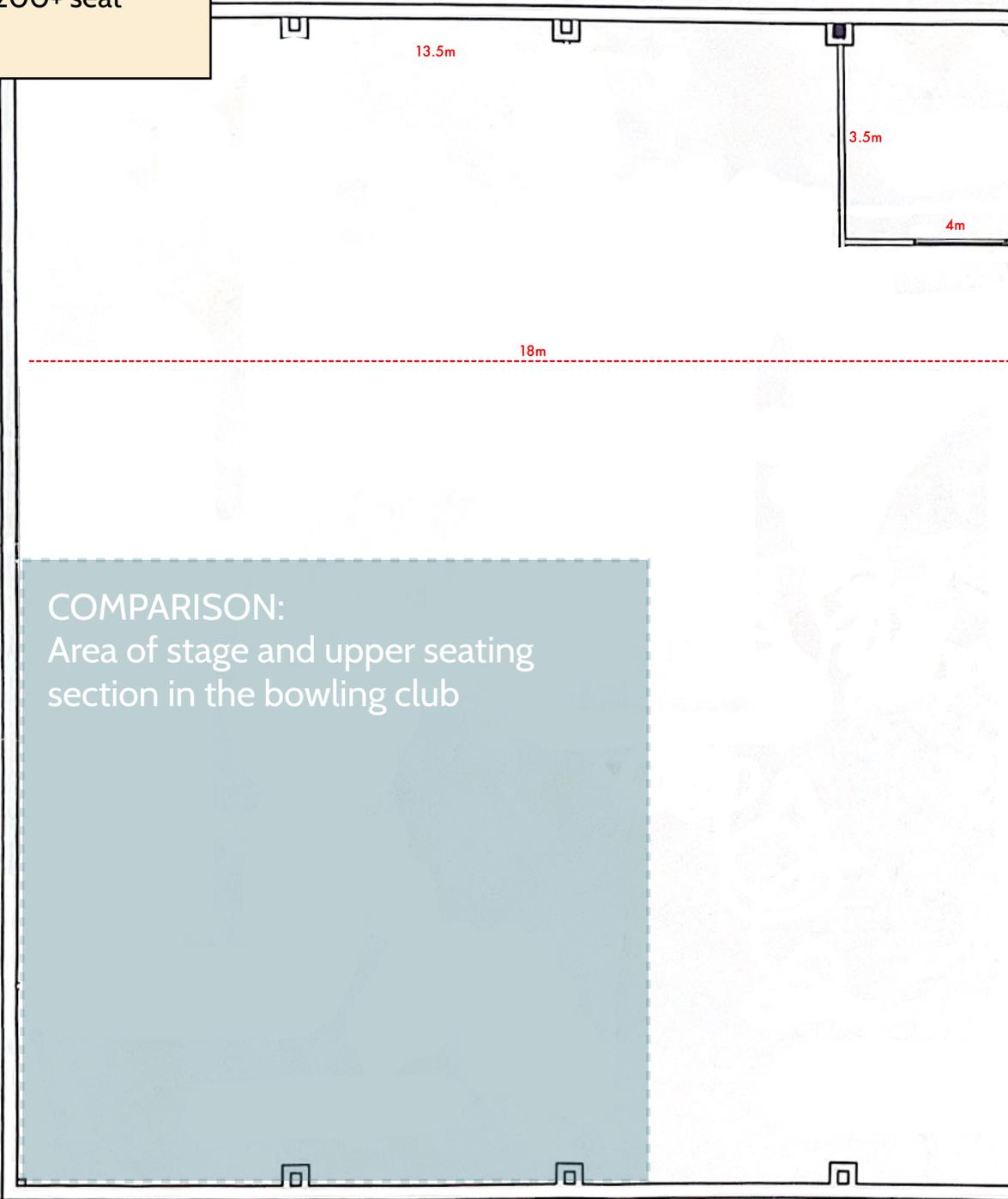
Where did you become a Christian? Where have you grown as a Christian? For many of us, it was in a building that was provided for by the generosity of previous generations. When we invest in a new building, we're not just providing for ourselves, but for ministry to future generations.

A Presence in our Community

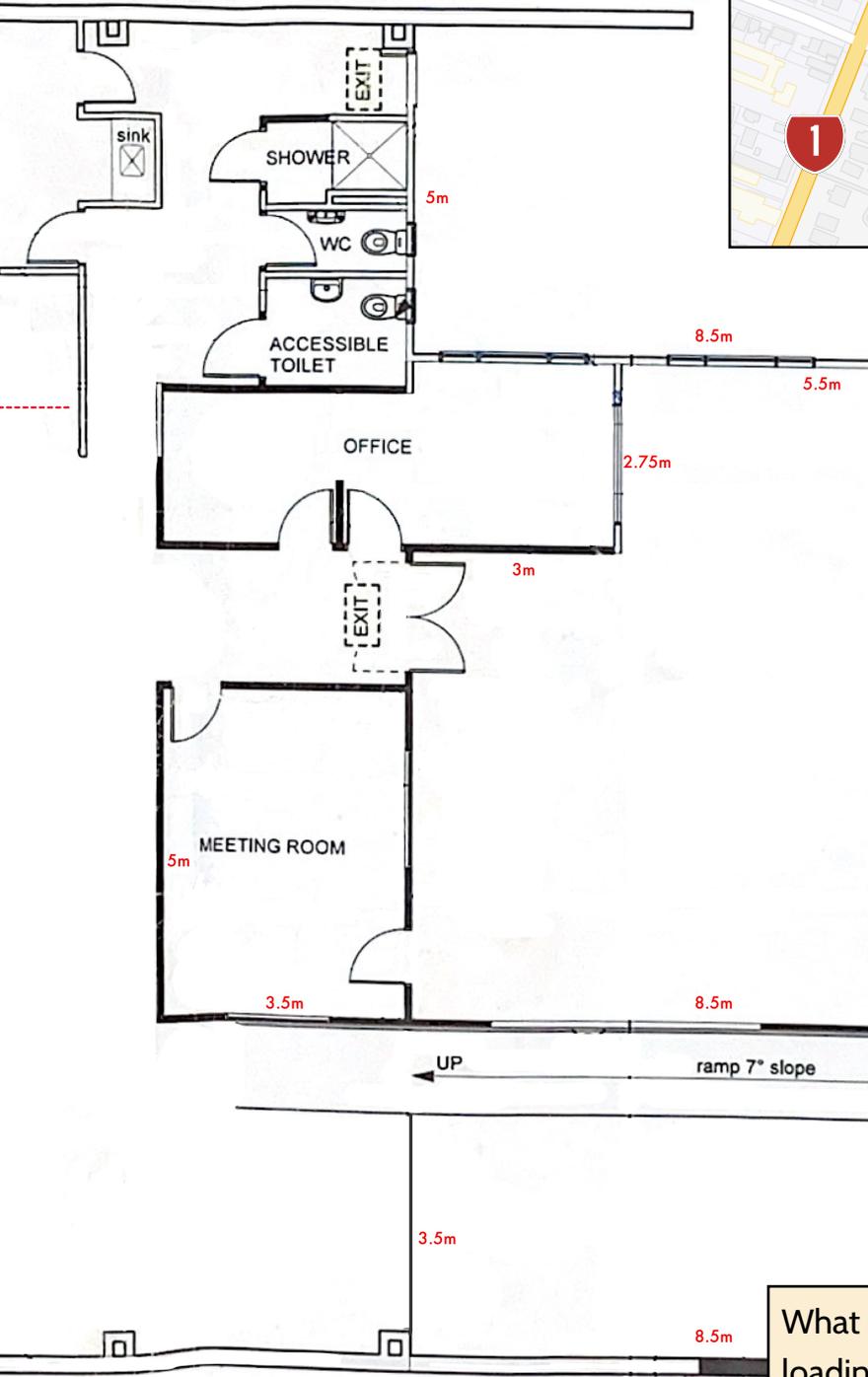
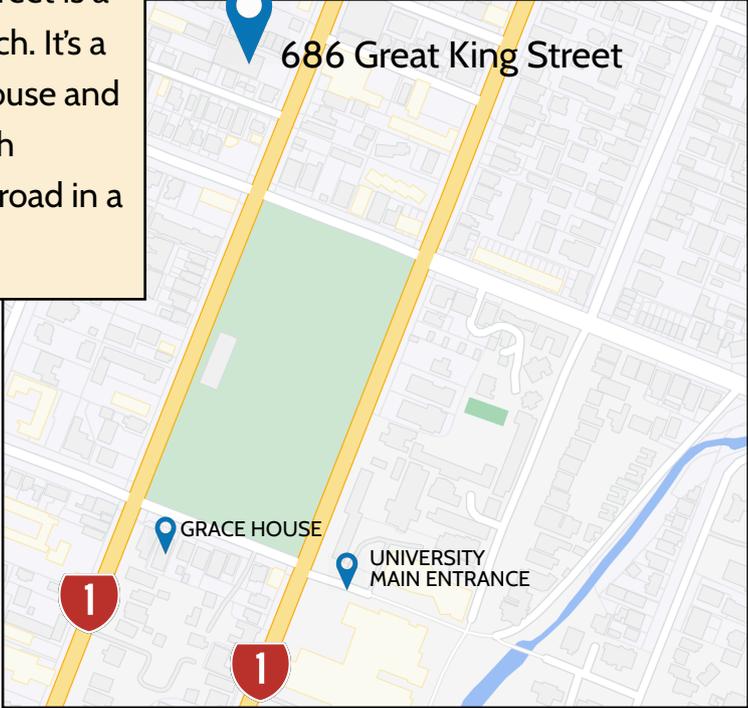
We want to reach as many people as possible in our community with the gospel. Having a permanent home for church can help with awareness and our mission outreach.

WHY MIGHT WE WANT TO BUY *THIS* BUILDING?

Room to Grow: At the back of the building there is presently a warehouse which could be converted into a 200+ seat worship space.



Location: 686 Great King Street is a suburb location for our church. It's a stone's throw from Grace House and the University and it has high visibility, being on the main road in a high pedestrian area.



At the front of the building is an attractive and good-sized "showroom", which would be great for all kinds of small to medium sized groups including kids and youth.

What is now a truck loading bay could become an inviting and accessible main entrance and welcoming area.

WHY MIGHT WE WANT TO BUY *THIS* BUILDING?

The absolutely perfect building for us probably either doesn't exist or is out of our reach. But there are a number of reasons why the building at 686 Great King Street could be a great building to support our gospel work.

Location

The location of this property is probably its biggest drawcard for us. Just a couple of hundred metres from Grace House, it's near the University campus and accessible to students. It's in a busy part of town, on Highway 1, which would give us a prominent presence in the North Dunedin community.

Size and Spaces to Grow

The building consists of a warehouse at the back, which could be converted into our main church meeting space and should be able to take 200-250 seats. It has an attractive room at the front, which is a generous size and seems ready made for Kids Church, and all kinds of ministry uses.

Achievability

Compared to other buildings we've considered, which were more daunting as a project in terms of cost, size, and maintenance, 686 Great King Street feels achievable for us. That's not to say that this will be a breeze, taking on this building would be a significant undertaking, but it feels manageable and achievable for our church.

Low Maintenance

We await a full building inspection report, but we note that the roof appears to be made of iron, not asbestos, and the building has an earthquake report and achieves a rating of 86%.

Car Spaces

There is room onsite for, perhaps, 10-12 cars. Obviously this isn't enough for church on Sundays. Our case for resource consent would have to rely on the availability of street parking nearby. But street parking is much more readily available on Sundays than during the week and our preliminary conversations with council about this have been positive. The spaces on site are probably adequate for our mid-week activities.

WHAT IS THE PLAN FOR THE DUE DILIGENCE PERIOD?

22
Mar

Gathering Information

We have begun gathering the available information we'll need to make the best decision we can. This includes:

- A building inspection.
- Valuations on 686 Great King Street and 32 St David Street (Grace Flats).
- Application to Christian Savings for loan finance.
- Preliminary discussions with DCC, an architect, a fire engineer, and other consultants regarding resource consent and development potential.

30
Mar

Discussion and Prayer

Over the next few weeks, we hope to have lots of opportunities for information, discussion, and prayer.

- *Between 30 March and 13 April*, the pastors (Ben and Az) will visit each of the home groups to present information about the building and host a discussion about it. Please come with your thoughts and questions. At these meetings we'll also spend time praying for the Lord's help.
- *On Tuesday 5th April, at 7:30pm*, there will be an additional discussion and prayer meeting at Grace House at 7:30pm for anyone who'd like to come.
- *On Friday 8th April, at 4:15pm*, there will be an opportunity for anyone who would like to, to come, view the building, and take a walk through it.

5
Apr

8
Apr

Raising Financial Support

During this time, we'll be inviting you to prayerfully consider making a financial contribution towards this opportunity, should it go ahead. Part of our due diligence is discerning whether we can afford to buy this building and so we'll need an indication of the congregation's support before the end of the due diligence period.

27
Apr

A Congregational Meeting and Decision

A Congregational Meeting is tentatively set for the evening of *Wednesday 27th April*. If the trustees are satisfied that our due diligence enquiries are looking positive, the congregation will meet to consider, discuss, and vote on whether or not to support the trustees in 'going unconditional' and paying a deposit before the April 30 deadline.

30
Apr

HOW AND WHEN COULD WE MOVE IN?

The question of when could we move in depends on a lot of variables. The building would need refitting for our purposes as a Church. Therefore, the timeline would be affected by:

- The process of obtaining resource consent from DCC for use as a church and the refit.
- The cost of converting the building into a church that meets the resource consent requirements.
- The availability of funds to meet refit costs *and* to offset the loss of rent.

We need to think of buying the building as stage 1 of a process that will take some years. The first hurdle is to raise the funds required to secure the building.

There would be further fundraising hurdles down the track in order to refit the building, offset the loss of rental income, and move in. We need to be realistic about this. But we would have a number of options at that point, and time to decide which road to take:

Option 1: We could attempt to raise those further funds through the generosity of our congregation and other supporters.

Option 2: We could sell Grace Flats. Depending on what it is worth at the time, the proceeds of that sale could clear the debt and leave enough for some of the refit.

Option 3: We could wait. The rent from the building could pay down the debt until we are in a position to move in.

HOW WOULD WE PAY FOR IT?

To purchase the building would require a combination of a loan and special financial contributions from the members of our church and other supporters.

In order to proceed confidently with stage 1—acquiring and holding the building with rental income—we are seeking \$500,000 in special giving pledges over the next 3 three years.

**FUNDRAISING TARGET:
\$500,000**

I/WE'D LIKE TO PLEDGE OUR SUPPORT

NAME(S): _____

PHONE: _____ EMAIL: _____

I/we would like to contribute to the purchase of 686 Great King Street, should the Grace Bible Church Dunedin Trust move to purchase it:

A one-off gift of: \$ _____

A weekly/monthly/annual gift over 3 years, of: \$ _____

For a total contribution of: \$ _____

Thank you so much for expressing your gospel-partnership in this way.

Please return this form to the Treasurer either by placing it in an envelope in the box at the rear of church; by posting it to 20 Estuary Crescent Fairfield, Dunedin 9018; or by taking a photo and emailing it to Neville Jopson (Church Elder and Trust Chair) at Neville.Jopson@outlook.com.

If we proceed with purchasing the property, we will be in touch with information about how to make your contribution.

The Elders and Deacons of Grace Bible Church.

Note, the *figures* on this form will be confidential to the Church Trustees and Treasurer. The *contact information* may be seen by Elders and Deacons as we keep you informed of developments.