



REGIONAL MINISTRY PROJECT

Version 1.0

June 1, 2021

Current Situation

Our current situation regarding our regional influence is as follows:

1. Regional ministry is an important value for our church. In our Governing Policies Ends Statements, it reads:
 - 1.2 *The ministry impact of Sherwood Park Alliance Church will be felt beyond Strathcona County...as a regional church we will have regional influence.*
Accordingly:
 - a) *We will work in harmony and not in competition with Western Canadian District partner churches, other like-minded churches, and various Kingdom building ministries in the region (Metro Edmonton).*
 - b) *We will have established support, mentoring, and partnership agreements in place with other churches and ministries.*
 - c) *Regional initiatives and ventures will ultimately result in the establishment of new congregations.*
2. We currently have some regional influence through congregants joining us online as well as some that travel to our Clover Bar Campus.
 - As we study this regional engagement in more detail, we note that the majority of people bringing kids to church travel less than 15 minutes. Effectively, adults are willing to travel longer or engage with church online. When kids are present, the willingness of parents to travel is reduced. Relating to children and youth, the Governing Policies state:
 - 1.1.e *Unique attention will be paid to discipleship strategies designed to lay a foundation of faith for children and youth.*
3. Mission – We're a missional church known for advancing God's Kingdom dream locally and globally.
 - The above statement is an excerpt from our Governing Policies Ends statements
 - Due to the COVID-19 pandemic, opportunities to serve overseas in cross-cultural settings have ceased for now and likely for the next two years.
 - We are seeking a local project that will provide a place for our congregants to serve missionally and cross-culturally.

Recommended Approach

The recommendation for Regional Church is as follows:



- 1) Acquire the Millwoods Community Life Centre from the Western Canadian District for a nominal value.
 - a) We have been managing the Millbourne facility on behalf of the District for some time.
 - b) We extended this agreement in April 2021 until August 2021.
 - c) The next step on the property side is as follows:
 - i) Acquisition of the property - Enter into a conditional purchase agreement of the property between PropCo and the District.
 - ii) In time, there will be a lease agreement between PropCo and SPACS.
 - iii) The shape of the anticipated deal is:
 - (1) a transaction with minimal value (i.e., \$1)
 - (2) a declining caveat over a 15-year period in which any sale price would be divided between the District and SPACS based upon the following formula:

$$\text{Payment to District} = \text{Sale Price} * (15 - \text{Number of years owned by SPACS}) / 15$$

For example, if after 5 years, the property we sold for \$2.0 million

$$\text{Payment to District } \$1,333,333 = \$2,000,000 * (15 - 5) / 15$$

The remaining \$666, 667 would remain with as a gain on sale.
 - d) Due Diligence
 - i) Full inspection of the property and projection of facility related costs
 - ii) Governance Approval
 - iii) Remove conditions to finalize agreement
 - e) Shift our primary Compassion hub from Clover Bar to Millbourne campus. Minister and build relationships with the community and with our partners.

- f) Over time, we will grow the ministry, build relationships with residents and partners, and seek to establish a new worshipping congregation.
 - i) If our ministry outcomes are not effective, we can trigger an exit strategy and sell the building.
- 2) Locate some aspects of our ministry to Millbourne.
 - a) Shift some of our Compassion ministry.
 - b) Develop a pastoral presence at Millbourne on a rotating basis.
 - c) Fund any shortfall in funding via the New Ventures fund.
 - i) See budget for Millbourne at the end of this document.
- 3) Deepen our understanding and relationship with:
 - a) The people living in the Millbourne community.
 - b) Our partners and their ministries.

Benefits

- A significant step towards the vision and dream of regional Kingdom impact.
- A place of opportunity for our people to live out their faith on mission locally.
- A facility strategically located in in the middle of an incredible mission field.
- An opportunity for us to learn how to minister in a multi-cultural environment.

Recommended Motion

Moved to approve conditional acquisition of the Millbourne Facility through an agreement with the Western Canadian District.