



East Elevation



Worship Center

Congregation Update
October 29, 2025



View from Meggison Road

AGENDA

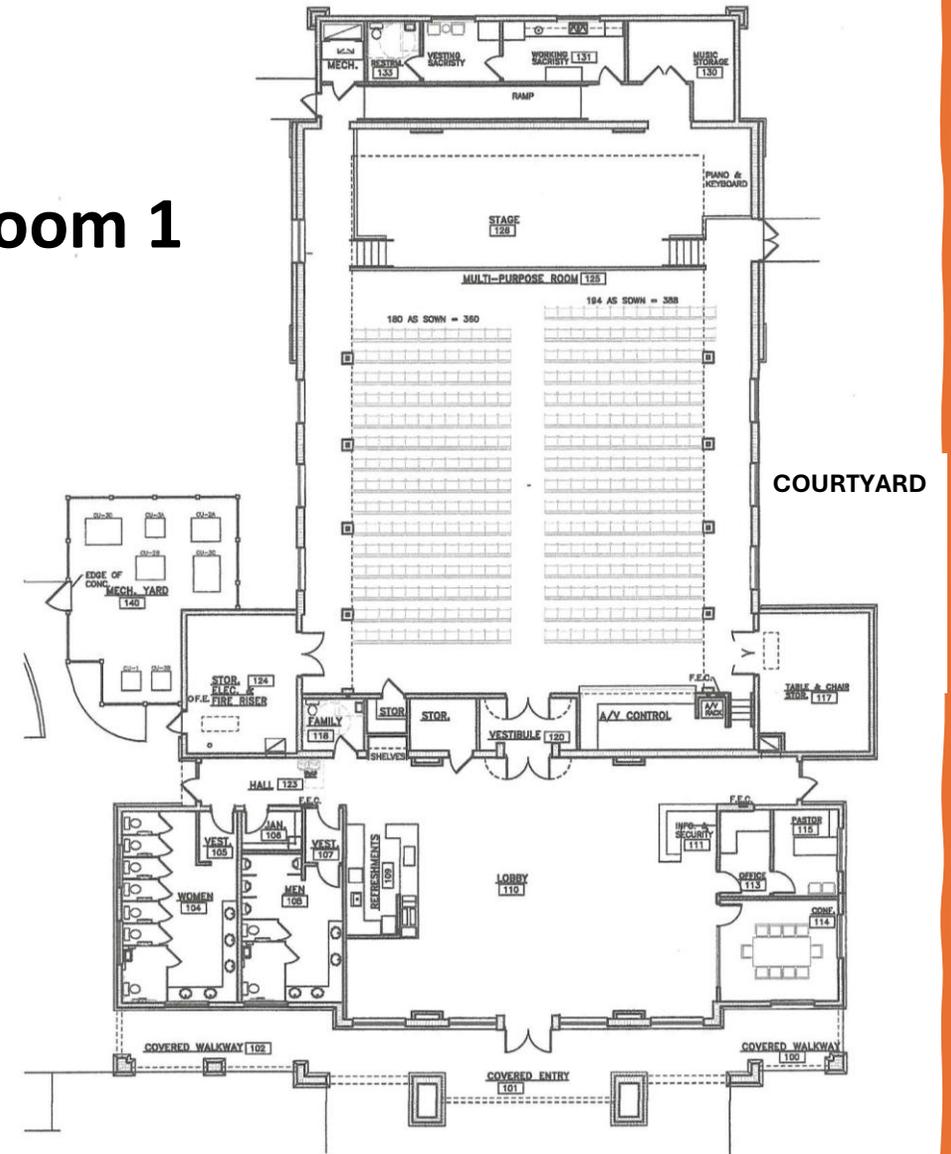
- **Welcome & Introductions**
- **Revised Worship Center Background**
- **Value Engineering Revisions**
- **Project Cost Estimate**
- **Funding Sources**
- **Funding Strategy**
- **Projected Loan and Terms**
- **Ballot and Resolution**
- **Anticipated Schedule & Questions**

BACKGROUND

- **Dec 2023: Congregation approved a budget not to exceed \$8,000,000 and a loan from Mission Investment Funds for \$4,700,000 not to exceed \$4,900,000 for the construction of the South Campus Worship Center consisting of 18,372 sf with a seating capacity of 450**
- **Feb 2025: Announced that construction bids exceeded budget by over \$2,000,000**
- **Mar 2025: Council approved a plan reducing size from 18,372 sf to 12,335 sf and reducing seating to 350**

Value Engineering Revisions

- Delete Warming Kitchen & Multi-Purpose Room 1
- Delete Multi-Purpose Room 2
- Delete Transepts & Transept Windows
- Delete covered drop off area
- Relocate Second Floor A/V Loft
- Reduce Administration Area
- Simplify Sanctuary Structural System
- Redesign HVAC & Electrical Systems
- Modify Roofing & Interior/Exterior Finishes
- Modify Storefront & Sanctuary Windows
- Storm Drainage Modifications



Worship Center Project Cost Estimates



Mark Cook Builders Contract	\$7,592,820
Sweetwater Integration (AVL) Contract	\$ 652,973
Furniture, Fixtures & Equipment (except AVL)	\$ 145,184
Impact Fees and Permit costs	\$ 83,643
A/E Services (Const. Phase & Threshold Inspection)	\$ 54,901
Landscape (Plants Only)	\$ 70,455
Contingency	\$ 700,000
Total Worship Center cost	\$9,299,976

Worship Center Funding Sources



Balance on Hand	\$2,928,640
Unpaid Pledges	\$ 372,707
Undesignated Memorials	\$ 150,000
Interest on Current Funds	\$ 100,000
Matching Fund & Donor Wall	\$ 700,000
Additional Fundraising thru 2026	\$ 280,000
Total Funds Available	\$4,531,347

Worship Center Funding Strategy



Total South Campus Project Cost	\$9,299,976
Villages Reimbursement for Force Main	\$ 70,000
Total Funds Available	\$4,531,347
Funds Needed to Complete Project	\$4,698,629

Worship Center Projected Loan



Mission Investment Fund (MIF) Loans

1. Current Loan Balance (Dec 2026)	\$980,000
2. New South Campus Loan	\$4,700,000
Total for both Loans	\$5,680,000

Preliminary Loan Approval Terms



Preliminary Construction Loan Approval Amount: \$4,700,000

Interest Rate: 7.375% - Interest only payments during the construction period

Once Construction is Complete, Converts to Permanent Mortgage:

Interest Rate Adjustment:

- **25-year term**
- **25-year amortization schedule**
- **Option of choosing 3, 5, or 7-year rate adjustment**

Ballot and Congregation Resolution

- 1. Approve constructing the Worship Center and associated site development with a projected cost of \$9,300,000, not to exceed \$9,500,000 and approve the anticipated \$4,700,000 construction loan not to exceed \$4,900,000, as specified in the following resolution.**
- 2. Authorize the Church Council and its officers to take such actions and to sign such documents as are necessary to carry out the purposes and intent of this Congregation Resolution.**
- 3. Rescind the approval of constructing the Worship Center (Phase 1) of the Hope South Campus Building Project given at the Special Congregation Meeting on December 17, 2023.**

Sample Ballot to be used at the Special Congregation Meeting on November 9, 2025, is as follows:

1. Approve constructing the Worship Center Phase 1 and associated site development, with a projected cost of \$9,300,000, not to exceed \$9,500,000, and approve the anticipated \$4,700,000 construction loan, not to exceed \$4,900,000, as specified in the following resolution:

**MISSION INVESTMENT FUND OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA
8765 West Higgins Road Chicago, Illinois 60631**

“WHEREAS Hope Lutheran Church in The Villages, Inc. (“Ministry”) proposes to borrow the anticipated amount of \$4,700,000, not to exceed \$4,900,000, through a Loan (“Loan”) from the Mission Investment Fund of the Evangelical Lutheran Church in America under the following conditions:

- a) The loan proceeds are to be used for the purpose of the Loan, the building and furnishing of the Worship Center and all related site improvements for the Worship Center, Phase 1 of the Hope South Building Project.
- b) The Loan is to be secured by a first mortgage, or first lien deed of trust or other security instrument, on the real property of the Ministry.
- c) The Loan will be until the end of the construction period at a rate of 7.375 % to be converted to a permanent mortgage loan at that time for a term of 25 years, with a 25-year amortization and with the option of choosing 3,5, or 7- year adjustment.

RESOLVED that (a) the Ministry is authorized to borrow the anticipated amount of \$4,700,000, not to exceed \$4,900,000, from the Mission Investment Fund of the Evangelical Lutheran Church in America, to be used for the foregoing purposes and to be secured by real property of the Ministry as set forth above.

The loan proceeds are to be used for the purpose of the Loan for the Ministry to help fund the construction of a new Worship Center and related site improvements,

- a. The Lead Pastors and Officers of the Ministry are authorized to execute the promissory note and mortgage, or deed of trust or other security instrument, to evidence said borrowing, with such changes in those documents as such officers of the Ministry may approve.
- b. Those officers are also authorized to take all further actions and execute all such further documents as may be necessary to carry out the foregoing borrowing; and
- c. Those officers are also authorized to agree to any extensions to the payment dates or due dates.

2. Authorize the Church Council and its officers to take such actions and execute all such further documents as may be necessary to carry out the purposes and intent of this Congregational Resolution.

3. Rescind the approval of constructing the Worship Center Phase 1 of the Hope South Campus Building Project given at the Special Congregation Meeting on December 17, 2023.

Anticipated Schedule

- 9 November Congregational Meeting
 - *Annual Budget & South Campus Approval*
 - *Quorum of eligible voters Required*
- Construction Start
 - January 2026
 - *Subject to Congregational approval*
- Construction Completion
 - End of 2026



QUESTIONS ?