

Option A: Sell or lease the front part of the property and build on the back.

PRO

- New building (sanctuary, kitchen, social hall, etc.)
- Lease would generate ongoing income to pay for a loan or other renovations.
- If sold/leased to Chick-fil-A, we could share parking
- Could use existing rental buildings (Flowers to Go, Montessori) for office space.
- Could design a new building to meet all missional needs
- Retain presence in downtown Silverdale.

CON

- Loss of visual/missional impact on community (cross, Live Nativity).
- Loss of kitchen, sanctuary, west wing and social hall.
- We become “just another commercial property”
- Major remodel for existing buildings and cost for bringing up to code for fire, sprinklers, seismic upgrades, ADA, HVAC
- ALL utilities are located on front 1/3 of property
- Major disruption to congregation
- Split of property diminishes the overall property value
- Prayer group (including 2 pastors) not in favor—they got a message to stay in the front part of current property
- Will we have enough money to do what we need?
- No skilled volunteer congregational workforce available

Option B: Stay in current facility and remodel without selling/leasing any current property (STATUS QUO)

PRO

- “Controlled disruption” for congregation
- Fits with message given to prayer group (including two pastors)
- Maintains visibility and community impact
- Possible to prioritize code upgrade issues
- We have the option of doing ABSOLUTELY NOTHING

CON

- Not enough money in the congregation and no outside sources of income
- Would have to hold a church finance capital gain campaign, which could negatively impact tithes.
- Would require a stringently phased repair/replace plan
- ADA approval a priority, which would take time
- Probable long-term negative impact on church attendance due to inability to update/maintain current buildings.

Option C: Stay in current facility and sell/lease back part of property to help with remodel.

PRO

- “Controlled disruption” to congregation
- Fits with message given to prayer group (including two pastors)
- Maintains visibility and community impact
- Money would be generated and/or loans easier to obtain
- Timeline of repairs could be shorter
- If sold/leased to medical building, shared parking may be available

CON

- Sanctuary remodel may or may not be possible
- Possibility of “surprises” as we repair, generating more work and cost
- Existing maintenance backlog still remains
- Higher utility bills on old/remodel building vs. new construction
- Loss of “green space” (field)
- Potential loss of current lease income

Option D: Sell all property and rebuild in Silverdale

PRO

- No more current building issues
- Option to create a building that totally meets all ministry needs
- Could attract new people
- Possible change to homeless issues

CON

- Lack of available property in area at reasonable price
- HUGE congregational disruption
- Would have to find temporary worship site. Costs?
- Possible loss of membership
- Loss of impact of ministries in downtown Silverdale
- Prayer group (including 2 pastors) not in favor—they got a message to stay in the front part of current property