

FAITH. FORWARD.

Land Acquisition Information Frequently Asked Questions

February 2, 2020

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Friends,

As we embark on this new chapter at NAPC, we know that you may feel excitement, curiosity, concern or confusion. The Land, Building and Finance Committees have prepared answers to common questions our Congregation may have while going through the process. Please take time to review the questions and answers. If you have additional questions, feel free to reach out to the Communications Committee by emailing napcfaithforward@newalbanypresbyterian.org.

On behalf of the entire Steering Committee and Elders of NAPC, we appreciate your prayers as we move forward in Faith!

God Bless-
Pastor David

Behold, God is my salvation; I will trust, and will not be afraid; for the LORD GOD is my strength and my song, and he has become my salvation. -Isaiah 12:2

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Harlem Road Site Images:

NEW ALBANY PRESBYTERIAN CHURCH



Site #1 – Harlem Road



Site Data

- Franklin County Parcels 222-002058 and 222-003431
- Southwest corner of Harlem Rd. and Dublin-Granville Rd.
- Owned by Eleanor Taylor Trust
- Total 13.24 acres
- Property contains two existing homes



This chart shows the Land Scoring Matrix process Session went through with the Steering Committee to assist in the decision with Harlem Road as #1.

**NAPC New Church Site
Scoring Summary**

Site Number	Site Description	Site Location	Zoning	Acroage	Owner Interest	Topography	Environmental	Sanitary Sewer	Public Water	Storm Outlet	Private Utilities	Visibility	Access	Extra Cost to Develop	Speed to Develop	Cost to Purchase	Total Score	Ranking
	Max Score	10	5	5	5	5	5	5	5	5	5	10	10	10	5	10	100	
	Point Value Description	10 for closer to NA core	1 for difficult rezoning effort, 5 for no rezoning	3 for 12-15, 1 for less than 8	5 for property for sale, 1 for owner not interested	5 for flat site, 1 for steep slopes	5 for no permitting, 1 for lengthy permit process	5 for service connection to main, 1 for effluent work required	5 for limited extension, 1 for effluent work required	5 for free outlet, 1 for restricted outlet or no outlet	5 for utilities at site, 1 for utility extension	10 for high visibility and traffic volume, 1 for no visibility	10 for convenient access, 1 for difficult access	10 for no liquor issues, 1 for extensive extra costs	5 for no additional permitting and 1 for extra permitting steps	10 for under \$50,000/Acre, 1 for over \$200,000/AC		
1	Rodky Fork Historic House Site	5	3	5	1	5	1	1	3	1	5	8	8	1	1	10	58	10
2	Prairie House Site	8	1	2	2	5	3	3	3	5	5	8	8	6	2	6	67	4
3	Harlem Road Site	9	5	5	5	4	4	5	4	4	5	9	7	7	5	7	85	1
4	Fenway Site	4	1	4	1	5	5	4	4	4	3	8	7	6	3	5	64	5
5	Zarley Street Site	5	3	5	5	4	3	3	3	1	3	6	2	5	3	7	58	9
6	A&F Kitzmiller Site	5	3	5	5	4	4	2	2	5	2	7	5	5	3	5	62	7
7	Fire House Site	7	4	5	5	5	5	4	4	4	4	6	8	4	3	3	71	2
8	Rural Site North of 161	2	2	5	5	5	3	1	1	1	1	2	3	2	2	9	44	12
9	Hamilton Quarter Outparcel	4	4	5	5	5	5	3	3	4	4	6	8	7	5	2	70	3
10	Morse Road	3	3	5	1	5	1	3	3	2	2	6	8	5	1	5	53	11
11	Morse Road/62 Roundabout	4	3	5	5	4	1	3	3	3	3	6	1	5	3	10	59	8
12	Bevelymmer	5	4	1	5	5	3	1	4	2	4	3	7	6	5	8	63	6

NAPC Land Committee

Frequently Asked Questions: Site Selection Process

- 1. Will the church location meet the definition of high invitation? In other words was visibility and accessibility factored into the site selection process?**

Visibility and accessibility of the potential church property were objective factors on the scoring matrix, and were among the more important factors.

- 2. Did the land committee consider the large farm across from Greensward Road (the Taylor farm) on the north-side of Dublin-Granville Road?**

The majority of this property is within the floodplain including all the frontage along Dublin-Granville and Harlem. However, of more importance, this property is in contract and the buyer has stated that they will not sell it for any development purposes.

- 3. Did the land committee look at re-purposing any existing properties?**

The Land Committee evaluated two existing churches to purchase for renovation. The first church was in the township northeast of New Albany, but the building and parking were significantly smaller than the desired size for our congregation and the parcel was not large enough for expansion. The second building was the annex at the Church of the Resurrection. This building was large enough to meet our initial needs and possibly had adequate parking. However, the leadership of the church were consulted and they were not ready to sell or lease the space to NAPC.

- 4. Did the land committee seek out any local churches that were struggling, have low attendance, but who own a decent sized property, that would welcome some sort of partnership (even outside of New Albany proper)?**

A church meeting this description within New Albany was contacted. The leadership of this church stated they were not interested in either selling the property or merging with the NAPC congregation.

Frequently Asked Questions: Harlem Road Property

- 1. Why did the land team pick a site that is within the City of New Albany? Wouldn't developing a new facility in the township well outside the city be easier, faster, and cheaper?**

The Land Committee investigated both rural and city properties as part of our land search. We ran an apple-to-apples comparison between the Harlem Road site and one of the available township properties. In this comparison, The Harlem Road site had both monetary and non-monetary benefits as compared to the township property. In fact, we found that the cost to develop a township property would be substantially higher due to several factors. The first is that land costs in the township are not less than this property because township parcels are larger and have a higher total purchase cost. The second is that township properties often lack utilities, meaning that we would have to pay to run sewer, water, and/or storm system utilities to the property. This would add to our building costs. The third is that township properties had less visibility, were harder to access for our members, and were in areas where the zoning of surrounding properties could change in a way that would be detrimental to our church. Overall, building in the City of New Albany would be

less expensive, more convenient, and be in a better location in terms of both our long-run growth and presence in the community.

2. Would buying a property from the New Albany Company (NACO) come with use restrictions and design expectations that could limit NAPC's options and also cost more money to implement?

Yes, we will need to comply with certain restrictions and design standards that are common to the New Albany community. However, we have included in our contract a term that allows us to work with NACO and the City of New Albany on these issues and come to an agreement before our final closing of the contract. If we can't reach an agreement on the restrictions, then we do not have to buy the property. The point is that we can know in advance what restrictions/expectations we will face and we can calculate the cost before we make a final decision to buy.

3. For the present or future members of our congregation that live outside the city limits of New Albany (Westerville, Gahanna, Blacklick, Pataskala, Granville, Linden, Columbus, etc.), will the Harlem Road property facilitate ease of access as compared to other evaluated sites or using the old NAPC site as a base line?

The Harlem Road site has excellent access for members who live in the mentioned municipalities. The property is a two-minute drive from the Hamilton Road/State Route 161 interchange.

4. Will members of the congregation be able to walk or ride bicycles to the Harlem Road facility?

Conveniently for us, the city is currently planning to construct a leisure trail on Harlem Road. This trail would connect our church with both Dublin-Granville Road and Greensward. As a result, the church property would be accessible to all NA neighborhoods via the leisure trails, so people could walk or ride bikes to the church. Since the property is close to the NAPLS campus, students would have easy access to the church from the school as well. The Harlem Road site is a 7-minute bike ride to the High School campus and for reference purposes is an 8-minute bike ride from the old NAPC facility.

5. How can we demonstrate good environmental stewardship during the development process of the Harlem Road property?

As part of the due diligence process NAPC will perform an Environmental Site Assessment of the property. As part of the civil design process, the civil engineer will evaluate environmental features such as wetlands, streams, endangered species, water quality treatment and runoff, and the natural environmental amenities (trees) present on the property. We are committed to being excellent environmental stewards of the property.

6. The Harlem Road property contains a lot of trees, do we need to cut them all down to build the new facility?

In order to build the building, parking, stormwater, and associated amenities, approximately 70% of the trees on the site will need to be cleared. Trees can be saved along the western and southern property boundary, and along the lot line with Ms. Taylor's house. A tree survey will be performed for this site as part of land planning due diligence. We place great value on the natural beauty of the site, and we will do our best to save as many trees as we can.

7. The perception within the development community is Ms. Taylor does not want her land developed. Doesn't this present a direct challenge to NAPCs potential plans on the Harlem Road site?

We have been told that Ms. Taylor expressed a desire for her historic farmstead to be preserved along with the associated farm, and that she did not want it developed. There have been no such constraints placed upon the Harlem Road property.

8. Why was this parcel chosen over others?

This parcel scored the highest on the Land Committee matrix and also scored the highest when evaluated by Session using the "Choosing by Advantages" process. This process ranks the important factors like land, size, traffic, etc, and scores each property on a scale.

9. What do we like most about this parcel?

The location, the setting, the timing of its availability to purchase, the speed to construction of the future church facility, the price, the size, it does not need to be rezoned, and all utilities are available at the site.

10. What do we not like about it? What drawbacks does it have, if any?

The drawbacks include the presence of a life estate in the existing Cape Cod house for Ms. Taylor, potential traffic concerns on Harlem Road, and exterior architectural standards expected by the City of New Albany or NACO that could increase the construction costs of the building (meaning, we have to meet certain "look" expectations).

11. How do we know the price is fair?

After a comparative analysis of other commercial/retail sites that have sold in the area. It was one of the lowest priced parcels available. It was less than half of what another local church recently paid per acre.

12. Might something better come along if we just wait a while?

After extensive analysis of current and future anticipated land availability, we do not believe so. The land committee evaluated the best 40 sites in northeastern Franklin County. These included sites available and not available. The majority of the sites evaluated were not listed for sale. This property was the best site (available or not available) to meet the present and future needs of NAPC. It should also be mentioned that congregational survey results strongly indicated a desire to move our land search/purchase along quickly.

13. Do we know what's going to be built (if anything) around the property?

The property will be surrounded by residential homes in all four directions. The adjacent property to the west will continue to be under construction for the next several years. The farm to the northwest of the property (across Dublin-Granville Road) will not be developed.

14. How can we connect with and communicate with the surrounding residential communities to let them know what is coming and how we might be able to minister to them?

We will begin a notification campaign with adjacent property owners once we close on the property. Our architect and planner will be assisting with these efforts.

NAPC Building Committee

Frequently Asked Questions: Building

- 1. Could you express the timeline to move into a new facility on the Harlem Road property in a best case/worst case scenario?**

There are three major variables to this answer. First is time spent raising the necessary capital to allow us to buy the land and finance the building. Second is time spent to obtain finished and biddable civil engineering and architectural plans and permits (this includes all of the time spent determining a program, layout, and architecture – this is what the building committee is doing). Third is site and building construction. It is possible for some overlap between the first two factors.

In order to understand a move in date, it is best to start in reverse with the third factor. Once a contractor has been awarded the project and has mobilized to the job site, construction is expected to take approximately 18 months. Assuming the first and second factors can be completed within the next 12 months, a best-case move in scenario is 2.5 to 3 years. If the first and second factors take longer than 12 months to complete, then the end date proportionally slides.

- 2. If the congregation were to experience substantial growth over the next 10+ years, what is the maximum size facility and parking that could be developed on the Harlem Road site?**

The scale of the site allows us to meet the short and long term needs we have identified in addition to providing outdoor worship and fellowship space, play areas and woodland preservation. A building 3 and a half times the size of our old building can easily fit on the site with additional room for growth.

- 3. The Harlem Road property contains two houses, can they both be saved and renovated into usable space or do they need to be razed?**

We would like to save the brick cape cod house that is currently occupied by Ms. Taylor but plan to demolish the older house at the northeast corner during site construction. Our architect is currently working to incorporate the cape cod house into the master site plan. The older house could be used however from the point we own the property to the start of site construction. This means that we could use the older house for storage, meetings, or other uses for a while. The brick cape cod house could be occupied by NAPC for offices, youth, or general meeting space. It should also be mentioned again that the brick house will exist under a life estate for Ms. Taylor. This would mean NAPC owns the property but Ms. Taylor is able to continue living in the house until she dies, or until she is relocated to a nursing home or other permanent institution.

- 4. Does the property require buildings to be built in the Georgian style with red bricks?**

No, we have architectural freedom to explore other options.

5. What type of the facility does the committee envision?

Based on the results of the congregational survey we are working with the architect to design a welcoming space that is simple and timeless. We envision the exterior of the building to be easily identifiable as a place of worship and be complemented by its natural surroundings. Initial renderings are being developed to be reviewed with the congregation before we commit to our detailed design.

6. What are the priorities in the phased construction approach?

The Lord will always be our priority. The building committee has reviewed the results of the congregational and staff surveys and identified the priorities as worship, education, fellowship, ministries and administration. Prayerful consideration will be given to determine what areas of the building are included in each phase. Thoughtfulness will be given to space that serves multiple functions, reduces overall cost of the construction and operating expenses and the availability of alternative facilities.

NAPC Finance Committee

Frequently Asked Questions: Finance

1. How will we finance the land purchase and pay for a new building?

We expect to receive bank financing for the land, and have adequate cash balances for a deposit. The building will be financed through a combination of bank debt and a capital campaign. We will also seek alternative sources such as grants, etc. but are currently not anticipating we will receive such funds in our projections.

2. On what basis will a bank loan us money?

We expect the bank will loan us money based upon our ability to repay such debt. Our ability to repay the debt will depend on our future profitability (annual contributions less operating expenses). We expect the bank will require our profitability to exceed our future financing payments by 10%.

3. How have you forecasted our future profitability given various risks and uncertainties?

2019 was a record year of contributions (Praise the Lord). However, we have still attempted to be conservative in our projections and assume very modest growth over our historical contribution averages during the past two to three years. We also assume inflationary increases for our operating expenses, except our tithing will remain at 10% of our contributions.

4. What if your projections prove to be optimistic given unforeseen events?

As mentioned, we have attempted to be conservative in our projections. However, in the event that our annual contributions are significantly lower than expected we will be maintaining cash balances between six to twelve months of our operating expenses as a short-term buffer. This would also give us time to reassess our cost structure accordingly, with a view of not jeopardizing the mission and goals of our Church.

5. How have you determined an estimate for our future capital campaign?

Our estimates reflect the low-end of the range provided by our external consultants (Auxano) based upon their survey and interviews with the congregation. We have also considered our historical experience and external benchmarks in determining a potential range based upon the number of our Giving Units and annual contribution levels.

6. How much have we committed to spend on the project?

Our initial land purchase will cost approximately \$1.1M which equates to about \$85k per acre. We will not commit to the remainder of the project (except initial planning work) until the latter part of 2020 and will update the congregation at such time. In the meantime, we have developed initial estimates for the full project that we are using as a framework for our preliminary design sketches. The ultimate amount will largely be based upon the generosity of our congregation, for both the capital campaign and our annual contributions. It is equally important that we are successful in each of these categories as the annual contributions are directly related to our ability to obtain bank financing. As we gain more insight into actual giving levels in 2020, we will be in a better position to commit to our actual project size.

7. How do you expect to develop budgets and control costs during this project?

We anticipate broad cost categories such as land development, building construction and furniture and equipment. Each category will have an owner that will develop detailed line-item estimates based upon input from external consultations and internal industry experts. Larger costs will also be subject to an external bidding process. Actual costs will be tracked and monitored separately against initial budget amounts to ensure we maintain proper visibility throughout the project. Budgets and actual amounts will also be scrutinized by our Treasurer, Permanent Space Steering Committee, our Finance Sub-committee and Session.