



## Christ Community Church Land Development Frequently Asked Questions

June 16, 2019

### 1. Where is the CCC property located?

The property is located at the southeast corner of Rutledge Road and Main Street in Kennesaw, and across Main Street from Swift Cantrell Park and Kennesaw Elementary School.

### 2. What is currently on the property?

The property used to serve as a fish hatchery and included a few buildings. No buildings remain on the site. Approximately 1 acre has been cleared and is regularly maintained.

### 3. Is there construction happening on the property?

No, except for small amounts of work related to the construction of the Cantrell Crossings townhome development, which is located immediately south of the CCC property.

### 4. When is construction planned to begin?

The decision to move forward with construction has not been made at this time. We seek input from the congregation regarding the Phase 1 development concept, so that we can develop a facility plan that meets CCC's programming needs and is financially feasible.

### 5. How much will the project cost?

The land debt has been paid off. The site development and facility project has not yet been designed. Based on an exercise for estimating the Phase 1 costs, the total program cost estimate is \$4.1 – 4.6 million (in 2019 dollars), which includes design, site and facility construction, and facility contents. The actual cost may end up more or less depending on several variables, as the facility plan matures over time.

### 6. How can I contribute to the permanent facility?

Designate your gift for the Permanent Facility Fund. Please keep in mind that gifts would not be eligible for refunds in the event that CCC purchases and renovates an existing building rather than develop the property.

### 7. How much giving occurs at CCC annually?

For reference, the General Fund budget for 2018-2019 is \$494,000. In 2018, there were a total of 112 "giving units" that contributed to the General Fund. The Faith Promise budget is \$64,880.

**8. Would CCC consider buying an existing church or other building?**

Yes, in the event that the facility purchase would allow for moving to permanent space for less money and a shorter schedule. Any building or property within the City of Kennesaw is eligible to house a church, so we have maximum flexibility with respect to location.

It is important to note that there are always trade-offs when purchasing built property, such as location, visibility from the street, and facility age. As a result, spending money on an existing facility may not be best choice for CCC's long-term needs, and is also possibly challenging from a fundraising perspective. CCC has considered purchasing several built properties in the past several years, however none have panned out.

**9. What are the CCC's limitations related to the Ben Robertson Center?**

The size of the main room used for worship may limit our ability to grow, since Sunday attendance has reached the functional capacity of the room. CCC essentially rents the Ben Robertson Center on a weekly basis, and there is no agreement in place with the City of Kennesaw. If CCC had to move out of the Ben Robertson Center temporarily or permanently, the number of locations nearby that could handle a church the size of CCC is very limited, so moving locations may present challenges.

We understand that the Ben Robertson Center will be renovated within a few years, following the construction of the proposed Kennesaw Recreation Center located on the other side of Park Place. The details related to the renovation have not been released by the City. We are tracking these developments.

It is important to note that CCC's use of the Ben Robertson Center is a substantial benefit to the City of Kennesaw, since we clean up the space following events on Saturday night and return the building to a standard condition every week. This eliminates the need for the City of Kennesaw to hire a janitor on Saturday night, who would have to work the overnight hours to return the space to a rentable condition.

**10. Does CCC intend to borrow money?**

It is our expectation that a portion of the project would be financed, assuming that a fundraising campaign does not cover the entire cost of the project. The amount of borrowing has not been determined. Commercial and non-commercial loan options may be available.

**11. What are CCC's facility programming needs?**

CCC seeks a Phase 1 facility that has 425 seats in the worship center, 8 classrooms, and space for staff. Subsequent facility phases would include 600 seats in the worship center, a multipurpose room, youth room, additional classrooms, and an office suite for staff. The facility programming needs are subject to change, pending further discussion.