

THE OPPORTUNITY:

**The current availability of
3755 Mark Dabbling Drive
as the possible relocation
property for our future
expanded church facilities.**



Dictionary definitions of OPPORTUNITY:

op·por·tu·ni·ty =

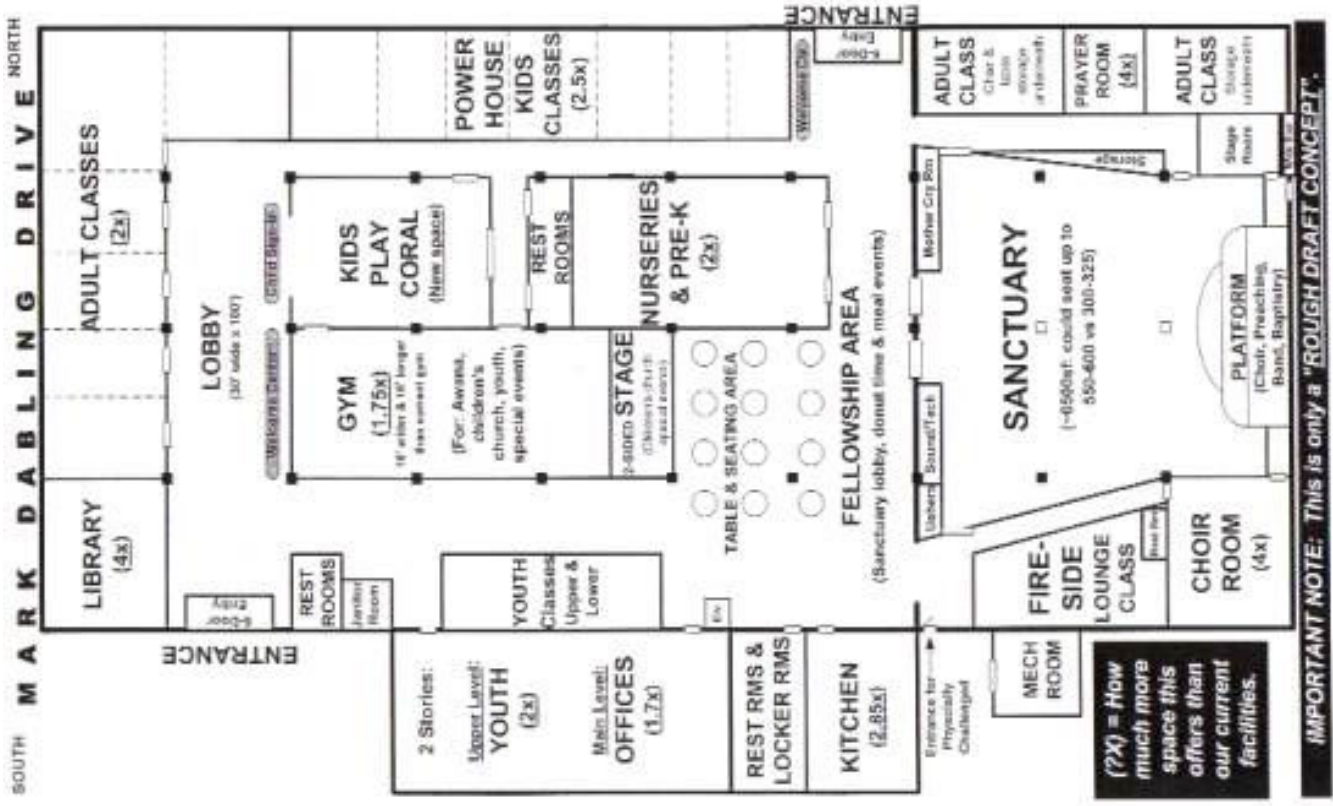
- A favorable or advantageous circumstance or combination of circumstances.
- A favorable or suitable occasion or time.
- A chance for progress or advancement.



The Mark Dabling property is just 3 1/2 miles from our current facilities. It is centrally located in our city, just off of two different I-25 Exits (Garden of the Gods/Austin Bluffs OR Fillmore).



The property is bordered by a bike and walking path in a wooded creek area (east and south), public soccer fields (west), and the city skateboard park (north).



Ministry Advantages of the Property



LOCATION

- This property is strategically located in Colorado Springs. For anyone coming from the north, east or south, this location will be closer than our current facilities. For those coming from the west or SW, this is 3½ miles further.
- Easy access off of I-25.
- There is a large exposure to families using soccer, softball or skateboard areas. Thousands of people each week use these facilities or drive by this location (i.e. some people use Mark Dabbling as a short-cut away from I-25 traffic jams).
- Attractive location surrounded by grassy sports fields, walking path, creek and wooded area.

PARKING

- Readily available parking around the building (and space for future parking lot expansion).

ONE LEVEL

- 95% of the facility is on one level. One level is very helpful to the physically challenged, the elderly and to young children. The 5% of the property that is on a second floor will be able to be accessed when an elevator is installed.

WORSHIP

- Improved and expanded space for choir, singers, instrumentalists, audiovisual, children's programs, etc.
- Expanded seating in sanctuary.

ADULT

- Expanded classrooms and fellowship areas.

CHILDREN

- Expanded children's classrooms.
- Expanded nurseries.
- (NEW) "Children's Corral" play area for kids.
- (NEW) Children "Welcome & Check In" areas.
- (NEW) Stage area in gym for Children's Church or Children's Choir practice.
- Expanded classroom, meeting and game area for AWANA.

YOUTH

- Expanded meeting space.
- Expanded classroom space.
- (NEW) Soccer fields across the street that could be utilized for church events.
- (NEW) Skateboard and BMX Biking Hills near the property.

FELLOWSHIP

- Expanded areas for meal and fellowship events (can serve 100-400 in fellowship area and gym).
- Stage and public address system will be available for events happening in the gym and fellowship areas.
- Expanded kitchen area.
- Expanded lobby and visiting areas.

ADMINISTRATION

- Expanded space for offices that would be centrally located in the building.

LIBRARY

- Expanded library area for books, tapes & videos.

PUBLIC MINISTRY & OUTREACH

- Individuals and families without a church home may become aware of the church because of it's location and may begin coming to our church.
- We could host public seminars, outreach events, etc.
- We could possibly offer Christian summer sports camps.
- We could possibly serve sports teams and their families (outreach events, hosting sports banquets at our facilities, etc.)

Building Comparisons



30th = Our Church Facilities on 30th Street
MD = Mark Dabbling Property

PARKING SPACES:

30th: 67 parking spaces
MD: ~120 parking spots now. 100 more could easily be added. Eventually, property could have a total of 400+ spaces.

BUILDING SIZE & LAND:

30th: ~19,000sf in 3 bldgs & 1+ acre
MD: 54,000sf in 1 bldg & 7 acres

NEIGHBORS:

30th: Residential neighbors, busy streets
MD: Public soccer fields
Creek and wooded area
Bike/Walk/Jog River walk trail
Skate board park
BMX bicycle area (1 block away)
Softball diamonds (2 blocks away)

ABILITY TO EXPAND:

30th: None

MD: Could someday add a larger sanctuary building, larger gym, and more parking.

VALUE OF PROPERTY:

30th: \$1 million for 3 buildings & 1+ acre
MD: “Asking price” of \$3.71 million for 54,000sf building and 7 acres

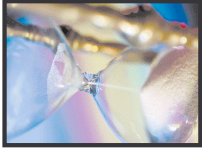
COMPARATIVE COSTS FOR OTHER BUILDINGS:

- ❑ Former Agilent Bldg on Centennial: \$5+ million estimated sale value
- ❑ Centennial Technology Center Building: \$4.4 million
- ❑ Faith EFC Church in Fort Collins: \$15 million for 75,000sf building
- ❑ Vanguard Church: \$3.9million for 27,000sf theater building.
- ❑ To “buy land” & “build a new 50,000sf bldg” would likely require 4-7 years and cost \$6-\$10 million

RENOVATION COSTS:

Current estimate of up to \$1.5 million.

Note: This amount is based on the recent experiences of Rocky Mountain Calvary on Academy and Flat Irons EFC Community Church in Lafayette, CO that renovated large buildings similar to this property. If we are able to purchase this property, we will have a firmer renovation cost budget by this spring.



Proposed Timeline For A Possible Relocation

As proposed at the Dec 21, 2003 Congregation Meeting

<input checked="" type="checkbox"/> Step 1	<p><u>Prayer Initiative Launched:</u> Publicly commissioned the relocation team to begin working and the congregation to begin praying. We also conducted a congregational survey to get people's input on a possible relocation.</p>	<p>August 10, 2003</p>
<input checked="" type="checkbox"/> Step 2	<p><u>Research Work:</u> Relocation team began meeting to establish parameters for a future facility. Identified the best possible choice based on congregational surveys.</p>	<p>August, September & October 2003</p>
<input checked="" type="checkbox"/> Step 3	<p><u>Congregational Meeting:</u> Provide information and seek approval to take the next 2 steps. Ask for continued and fervent prayer.</p>	<p>October 26, 2003</p>
<input checked="" type="checkbox"/> Step 4	<p><u>Owner Discussions:</u> Meet with the owner and discuss financial parameters and timeline.</p>	<p>November 2003</p>
<input type="checkbox"/> Step 5	<p><u>Major Donor & Funding Phase:</u> Have confidential conversations with potential donors and funders to determine if we can raise the needed funds to purchase the building. During this process, we will invite people to participate in a "40 Day Spiritual Journey to a More Joyful and Generous Life." We will request "Faith Promise Letters of Intent" to be returned by December 31st.</p>	<p>November December January February</p>

<input type="checkbox"/> Step 6	<p><u>40-Day Bible Reading & Prayer:</u> Invite the congregation to prayerfully read through the 40-Day booklet (from January 1st through February 9th). Determine specific dates when we would invite people to turn in 2-year Faith Promises. Continue to have Monday prayer meetings at the properties.</p>	<p>January and February</p>
<input type="checkbox"/> Step 7	<p><u>Congregational Meeting:</u> Update the congregation on the status of this project and determine how God wants us to proceed. Work with the owners on next steps.</p>	<p>February 2004</p>
<input type="checkbox"/> Step 8	<p><u>Architectural Work & Planning:</u> Work with an architect, the city, Regional Building Dept, and contractors. Continue needed funding efforts.</p>	<p>March, April, May, June 2004</p>
<input type="checkbox"/> Step 9	<p><u>Building renovations</u></p>	<p>Summer & Fall 2004</p>
<input type="checkbox"/> Step 10	<p><u>Begin services in new location</u></p>	<p>Winter 2005</p>

Pr 16:9 "We should make plans-counting on God to direct us."

Pr 20:24 "A man's steps are directed by the LORD."

Prov 19:21 "The purpose of the Lord prevails."

Please note: These are just "SUGGESTED STEPS" of what may happen. Ultimately, God may lead our church in a different direction as recommended by our church leadership and approved by our congregation.

Answers to Some Commonly Asked Questions About This Possible Relocation Project

1. What are the reasons our congregation is considering relocating to expanded facilities?

There are a growing number of reasons people feel that God is preparing us to move to a larger facility:

1. God has been bringing more people to our church than ever before. We now have 500-600 people on our active church rolls with 350-400+ people in our facilities every weekend. More people are considering First Free their “church home” more than any other time in our 108 year history.
2. We have a limited number of parking spaces on our property (67 spaces) and some people (including some elderly) are now finding themselves having to park up to 2-2 ½ blocks away from church.
3. Our children’s Sunday school classes have experienced record attendance and a number of the classes are near or at full capacity.
4. Our youth ministry has been outgrowing the Annex Youth building.
5. A number of our adult Sunday school classes have faced growing pains and we’ve had to begin a quarterly rotation system concerning where adult Sunday school classes will meet.
6. Our Sunday worship service attendance (especially first service) is higher than its ever been.
7. Some of our neighbors have been very resistant to the growth of our church and any attempted expansion of our church facilities.
8. A number of years ago, and then again this past year, we have had teams of people researching how to expand our existing facilities and have encountered code regulations and architectural problems that will not allow us to expand.

2. Can’t we just send 40-50 people away to plant another church?

In the past, we have helped a number of church plants get started in our city. At this time, there are Evangelical Free Churches all across the city – Northview (north side), Faith (NE side), Austin Bluffs (north



central), Aspenridge (east side) and New Song (Security and Widefield). From anywhere in the city, you can drive to a Free Church within 10-15 minutes.

Also, at this time, there is no large group of people within our congregation that is requesting to start another Free church in another part of the city.

3. Our church tried to move in the past and it didn’t work. Why is it different now?

Several years ago, our church concentrated on buying land, not necessarily immediately moving. At that time, there were no significant growth problems. Some people did not agree with buying land that the church might not use. Some people did not like where the piece of land was located. Because of this, the land purchase never materialized. This time, we are trying to purchase an existing facility that we can renovate and move into.

4. Why are we looking to purchase a larger facility that already exists?

1. If a church buys vacant and builds a building, it is currently taking churches in Colorado 4 ½ to 7 years to purchase the land, develop building plans, get the required zoning, build a new building, and open the doors for services in their new facility.
2. On the other hand, churches that have purchased existing facilities with the needed parking and square footage have been able to purchase the building and make the needed renovations and open their doors for worship services within 9-12 months.
3. Overall costs in purchasing and renovating an existing building can often times prove to be less in the short term or the longer term than buying vacant land and building a new facility.
4. By purchasing an existing building it is oftentimes possible to get a larger building that you can grow into over time. A number of churches that have built brand new buildings in our area have quickly outgrown the new building they built.

5. I don't want our church to grow. I don't want us to become like one of the megachurches in town.

We are not a megachurch and don't have any plans to become a megachurch. Our intention is to effectively minister to the people the Lord brings to us. Even if we moved into a larger facility and continued to experience growth, we would still be a mid-sized church in our town and not a megachurch. Some of the megachurches in our area town (and their weekend attendance) are: New Life (10,000), Woodmen Valley Chapel (7,000), 1st Pres (2,500), Village Seven Pres (1,700), Pulpit Rock (3,000), Rocky Mountain Calvary (3,000) and Vanguard (1,500). A change in location for our church is NOT to become a megachurch to reach thousands, but rather to effectively serve the individuals, couples and families that God has brought to our church and those He may bring in the future. The truth is, once any church goes beyond 100-125 people and one worship service, it is impossible for everyone to know everyone. Ultimately, regardless of its size, a church is not about the number of people that attend Sunday services, but it's about the personal relationships people form through Sunday school classes, service opportunities, Bible studies, and small groups. We understand that if God causes our church to grow, we realize some people may choose to attend a smaller church.

6. I like this building and I like where we are. I don't want us to move.

Now more than ever before, a growing number of people are beginning to feel, "This is the time for a move. God is preparing us for a relocation." Originally our church was downtown near Wahsatch and Boulder. Because the building became too small and the parking was limited, the church agreed to move to Pleasant Valley under the leadership of John and Ingrid Hedlund in the late 1950's. If the congregation at that time would not have agreed to move, our church as we know it would not exist today for your benefit and spiritual growth. Ultimately, a church is not about brick and mortar or a specific street address, but it is the people of God gathering together to worship the Lord, grow spiritually, serve one another, and to reach out to others. Facilities exist only to facilitate ministry. If facilities become too small or inadequate, it is important for a church to find facilities that best facilitate the ministry that God is giving them. If a child begins to grow too big for their shoes, a parent doesn't talk about how much they liked the outgrown shoes and tell the child to keep wearing the tight shoes. No, a wise parent gets them new

shoes that will fit the child (and sometimes they even buy them shoes that are a little bigger so that they can grow into them). If God is giving us the growth we've been experiencing, than we can look to Him to provide the "bigger shoe" we need for those in our church and those He will bring to us in the future.

7. What would we do with our existing church facilities?

We would need to be willing to put our church property on the market. Our property with the offices and the youth annex would probably sell for approximately \$1,000,000 (based on a real estate analysis recommending a starting asking price of \$1.2 million dollars from a real estate company that specializes in church properties).

8. How would we pay for another facility and the needed renovations?

Ultimately, every dollar of any church building is paid for by the faithful, generous and sacrificial gifts of God's people. Each dollar we raise in cash gifts, faith promises/pledges, estate planning gifts, gifts-in-kind, interest-free loans, and donated/discounted labor will allow us to experience God's provisions in incredible ways.

9. Are we planning on borrowing any money for this project?

So far, the only discussion about borrowed funds has been the borrowing funds that would be collateralized against our existing property until it sells. Ultimately, the congregation would review and determine any financial options and final arrangements.

10. These are economically uncertain times, what if people won't generously support this project?

People that are wise and spiritually mature realize that all they have comes from God. They also realize that what they invest in God's work is the only thing that has a "safe and sure return". Only what we give to God truly lasts. It has been said, "What God orders, He pays for. Where God guides, He provides." If God is leading us, He will also go ahead of us and provide people in our congregation with the income AND other financial and material resources to take us to the place that He wants us to be. While local economies may go through lean times, God is never broke and His heavenly economy is always working.

2-Year Faith Promise Giving Chart

If it is God's desire for our church to purchase and renovate the Mark Dabling property, we will need to see an incredible outpouring of once-in-a-lifetime hilarious faith promises.

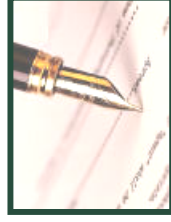
# Givers	Amount Over 2 Years	Type of Gift
25	\$100-\$500	\$5-\$20/month
30	\$600-\$1000	\$25-\$40/month
30	\$1200-\$1800	\$50-\$75/month
25	\$2400-\$4800	\$1200-\$2400/yr
20	\$5,000-\$9,000	\$2500-\$4500/yr or Asset Transfer ¹
15	\$10,000-\$20,000	\$5000-\$10,000/yr or Asset Transfer ¹
10	\$25,000-\$40,000	Asset Transfer ¹
2-5	\$50,000-\$75,000	Asset Transfer ¹
2-4	\$100,000-\$200,000	Asset Transfer ¹
2-3	\$250,000-\$450,000	Asset Transfer ¹
1 or 2	\$500,000-\$750,000	Asset Transfer ¹ (Possibly as a Matching Grant ²)
1 or 2	\$1million-\$2 million	Asset Transfer ¹ (Possibly as a Matching Grant ²)

¹ **Asset Transfer:** Usually this is a donation that is not currently available in ready cash, but will need to be donated as an asset to the church or it will first need to liquidated in order to make the gift.

² **Matching Grant:** Please read the last pages of this booklet for details. **Note:** Donated and discounted gifts of labor, materials, equipment and services can greatly LOWER our overall costs for this project.

2-Year Faith Promise Letter of Intent

In response to God's prompting in our* hearts, we believe the Lord is leading us and will enable us to fulfill the following faith promise (over and above our regular giving) IF He guides our church to move ahead with this relocation project:



\$ _____

Based on my understanding of how we* would fulfill this faith promise, we anticipate this gift being given over the following timeline:

Special Offering(s) By April 15, 2004: \$ _____

Note: Gifts given by this date would be needed to help secure the purchase of the building.

From Apr 16 to Dec 31, 2004: \$ _____ **as follows:**

\$ _____ /weekly \$ _____ /monthly \$ _____ /quarterly
 \$ _____ /Annually \$ _____ by: _____

From Jan 1 to Dec 31, 2005: \$ _____ **as follows:**

\$ _____ /weekly \$ _____ /monthly \$ _____ /quarterly
 \$ _____ /Annually \$ _____ by: _____

Other possible details concerning this faith promise:

- We* would appreciate the help of a church recommended Christian professional estate planner that could help guide us in our estate plans and how to most effectively fulfill this faith promise.
- This commitment may or will include the transferring of the following type of assets: Stocks/bonds/securities
 Land/Property/Buildings Vehicle/Equip. Other: _____

NAME(S): _____

Mail to: FEFC - 3022 W. Fontanero – Colo Springs, CO 80904 (719-634-3144)

* While the plural pronoun was used on this sheet (we/our), we recognize that some people will be making a personal individual faith promise.

Optional Section:
Your Personal Journey

If you have a story to share of how God worked in your heart(s) and life during this 40-day journey to enable you to make your faith promise to help in this miracle journey, please let us know some of the details...

Ways God May Work In Your Life During This Journey

1- God may prompt your heart to give a certain amount:

Exodus 35:21 says that “Everyone who was willing and whose heart moved him came and brought an offering to the LORD for the work.” You may discover that God will begin to put a desire in your “heart” to give a certain dollar amount that is much bigger than your “mind” can at first understand. If this happens, begin to pray about this specific amount. If you’re married to a Christian, feel free to pray separately for a several days or a week and then come back together to see if God is speaking to both of you about “how much” you should indicate for your faith promise. If God is calling you to make a specific faith promise, He will show you (in your mind) or enable you (through surprise or unexpected provisions over time) to fulfill this commitment.

2 - God may show you items you no longer need or are tired of carrying:

In Exodus 35:5, God told the Israelites “From what you have, take an offering for the LORD.” They had been carrying their stuff in the wilderness for a long time. When the opportunity came to lighten their load and give from what they had to a God-sized project, they joyfully gave of their possessions to accomplish God’s will.

3 - God may surprise you with unexpected resources:

Isaiah 45:3 talks about God providing “treasures of darkness and riches stored in secret places”. If God leads you to make a faith promise over a 2-year period, during this time “watch for” unexpected resources to come into your life that you can use to fulfill your God-led faith promise.

4 - God may show you it is not about what “you” can do, but what “He” can do through you:

In this journey, we are not asking people, “What can you do (on your own) to help?” But rather, “Will you please take 40 days and seek God for what He wants to do through you.” If we pool our resources from what “we can do”, very little will be accomplished. But if we “pool the resources that God wants to provide through us”, there is no limit to the generosity God may choose to flow through our individual lives and entire congregation.

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We plan on fulfilling our faith promise from the following resources:

- Income sources
- Lifestyle adjustment
- Other:
- Assets
- Unexpected resources

Mega-Garage Sale & Auction?

‘If’ as part of this miracle funding effort, our church has a mega-garage sale at the Mark Dabbling property, would you have items to contribute? Yes Maybe No

If this mega-garage sale included an auction section for more valuable items (items valued from \$150 into the thousands), would you possibly items to contribute? Yes Maybe No

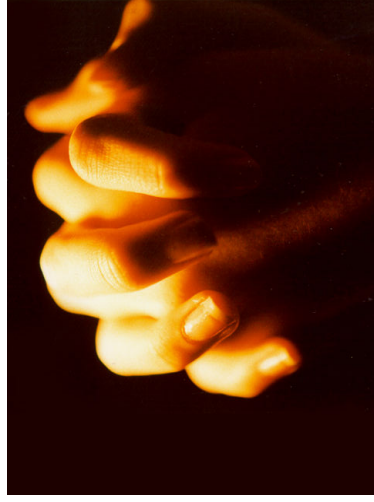
Possible auction item(s): _____

Note: All donated items would be tax-deductible.

Would you need the items picked up? Yes No

Name: _____ Phone: _____

Daily Scriptures to Pray for Our Church and for God's Future Relocation Miracle



After 3½ years of God-given continued growth and the recognition that we are outgrowing our current parking and church facilities, our church elders (on August 10, 2003) publicly commissioned our congregation to seek God in their daily prayers for...

Dictionary definitions of **PRAYER:**

prayer =

- An act of communion with God, such as in devotion, confession, praise, or thanksgiving.
- A fervent request or a reverent petition made directly to God.
- To converse with God. To directly address God in prayer - - either orally or mentally, occasionally or constantly, spontaneously or formally.

SUNDAYS: GOD'S DIRECTION

Ps 32:8 I will instruct you and teach you in the way you should go; I will counsel you and watch over you.

Prov 3:5-7 Trust in the LORD with all your heart and lean not on your own understanding; in all your ways acknowledge him, and he will make your paths straight.

MONDAYS: GOD'S UNITY

Romans 15:5 May the God who gives endurance and encouragement give you a spirit of unity among yourselves as you follow Christ Jesus.

Ps 133:1 How good and pleasant it is when brothers live together in unity!

TUESDAYS: GOD'S WISDOM

James 1:5 If any of you lacks wisdom, he should ask God, who gives generously to all without finding fault, and it will be given.

Prov 3:13-14 Blessed is the man who finds wisdom, the man who gains understanding, for she is more profitable than silver and yields better returns than gold

WEDNESDAYS: GOD'S FAVOR

Ps 5:12 O LORD, you bless the righteous; you surround them with your favor as with a shield.

Ps 84:11 The LORD bestows favor and honor; no good thing does he withhold from those whose walk is blameless.

THURSDAYS: GOD'S PROVISIONS

Isa 45:3 (God says) "I will give you the treasures of darkness, riches stored in secret places, so that you may know that I am the LORD."

Ex 35:5 From what you have, take an offering for the LORD. Everyone who is willing is to bring to the LORD an offering.

FRIDAYS: GOD'S TIMING

Ecc 3:1 There is a time for every-thing, and a season for every activity under heaven.

Ecc 8:6 There is a proper time and procedure for every matter.

SATURDAYS: GOD'S VICTORIES

Ps 60:12 With God we will gain the victory.

Gen 18:14 Is any-thing too hard for the LORD?

Ps 118:15 Shouts of joy and victory resound in the tents of the righteous: "The LORD's right hand has done mighty things!"

PRAYING AT THE SITE

We are grateful to hear the people have begun to go to the Mark Dabbling property to pray at the site or to prayer walk around the entire property. We encourage every individual, family, group, class and team to go to the property and pray for God's guidance and provision about this possible relocation property for our church.