



mhc
BUILDING PROJECT

**“But seek the welfare of the city
where I have sent you...”** *Jeremiah 29:7*



A Letter from Donnie

Dear One Harbor Church,

I want to take the opportunity to thank you for reading this and considering how God would use you to help advance the Gospel through this project. I also want to recognize that this moment in our journey comes with great joy, but can be mixed with both tenderness and fear as well.

This is a time to celebrate the past and remember all that God has done for us. We started as a few friends in a living room, but things have changed. Remember the humorous moments, like in the Gas Station when we had no working bathrooms. Remember the sober moments, like when people in our church surrendered to Jesus and were baptized as we wept and applauded. Remember the commissioning moments, like when we launched the Beaufort Site to make much of Jesus in that community. But REMEMBER that Jesus is not just the Hero of our past, He's the Shepherd of our future! He is the One leading us into new opportunities to trust Him and see Him glorified.

It's also a time to mourn transition. We know that change can be tough. As one author has said, "People don't resist change...people resist loss." It's clear what we are gaining: parking, Kids Ministry space, seats in gathering space, room to expand, etc... But what are we losing as we transition? We are moving out of a humble facility where a lot of beautiful things have taken place. We are transitioning away from the "easy" life of renting to the "grown up" world of ownership. We are losing some things, but we are not losing Jesus! Jesus, who made everything special, will continue to do so. If we have Him, we have everything.

Finally, it's a time to celebrate and participate in what God is doing now. It is easy to get comfortable and "make camp," but our purpose is to do all things for the sake of the Gospel. Moving into a new building will be challenging, but the chance to take Jesus to our city in new ways makes it worth it. This is a great chance to jump into a new faith adventure as we trust Jesus to do more than we can ask, think, or imagine...all over again.

Again, thank you for your partnership and prayer. We are blown away by the kindness of God and His faithfulness to us so far. We are also inspired by another opportunity to live and give sacrificially to see Him glorified. Finally, we are full of hope for who He will save and how our city will change as a result of us continuing to trust Him and live for Him, our Savior and King.

For The Sake Of The Gospel,

Donnie Griggs

Where are we going?

We have contracted to purchase two pieces of property in Downtown Morehead City, and intend to initiate a contract on an adjacent lot.

LOT 1: 1600 BRIDGES ST.

There are two buildings located on this property. One is a 20,000 square foot, metal building, and the other is a 30,000 square foot, brick building. (1.87 acres)

LOT 2: 1501 FISHER ST.

This property contains a parking lot which can park approximately 150 vehicles and is just across 16th Street from Lot 1. (1.31 acres)

LOT 3: 1612 BRIDGES ST.

This property is a grass lot in front of Lot 1. Negotiations for this lot have started, but have not been finalized. (.25 acres)

Why do we like this site?

There is plenty of room for gathering space, Kids Ministry, and parking – the three biggest “cinch points” for our church. In addition, it provides us the opportunity to expand and to serve the city that God has called us to love.

How will it be used?

By June of 2015, our hope is to consolidate our MHC worship space, Kids Ministry and the church offices into the 20,000 sq. ft. metal building and demo the 30,000 sq. ft. brick building. We're also looking to purchase the grass lot at 1612 Bridges St. which can be used for a community garden, outdoor concerts, and other community functions. This project leaves room for future phases in which we can house our community outreach ministries, extended office space and training facilities for church planters.

What's the building for?

Ultimately, the building is for Jesus and the mission He has given us to make much of His Gospel. Specifically, the building will be used for Sunday Services and will house our offices. It is also being designed as a space that can be used by the community throughout the week. It will be a place that people can come and enjoy coffee and read, or meet with others. It will be a place for mothers to relax and watch their kids play.

What will it cost?

Purchase:	\$700,000
Demolition & Asbestos Abatement:	\$114,000
Soft Costs (Design/Engineering/Legal Fees):	\$27,000
Renovation of Metal Building:	\$1,118,000
Site Work:	\$211,000
Total:	\$2,070,000

Though we hope to pay the project off in 3-5 years, it is important to note that the mortgage payment for this project will potentially be close to what we are currently paying in rent.

These are our best approximations using current quotes and information. As the project progresses, the website will be updated to reflect any changes.

What will it look like?

Below is the final design of the facility. This facility will seat over 450 people. It will house our Kids Ministry and Offices, and will, among other things, feature a spacious lobby with coffee bar, ample seating and large restrooms.

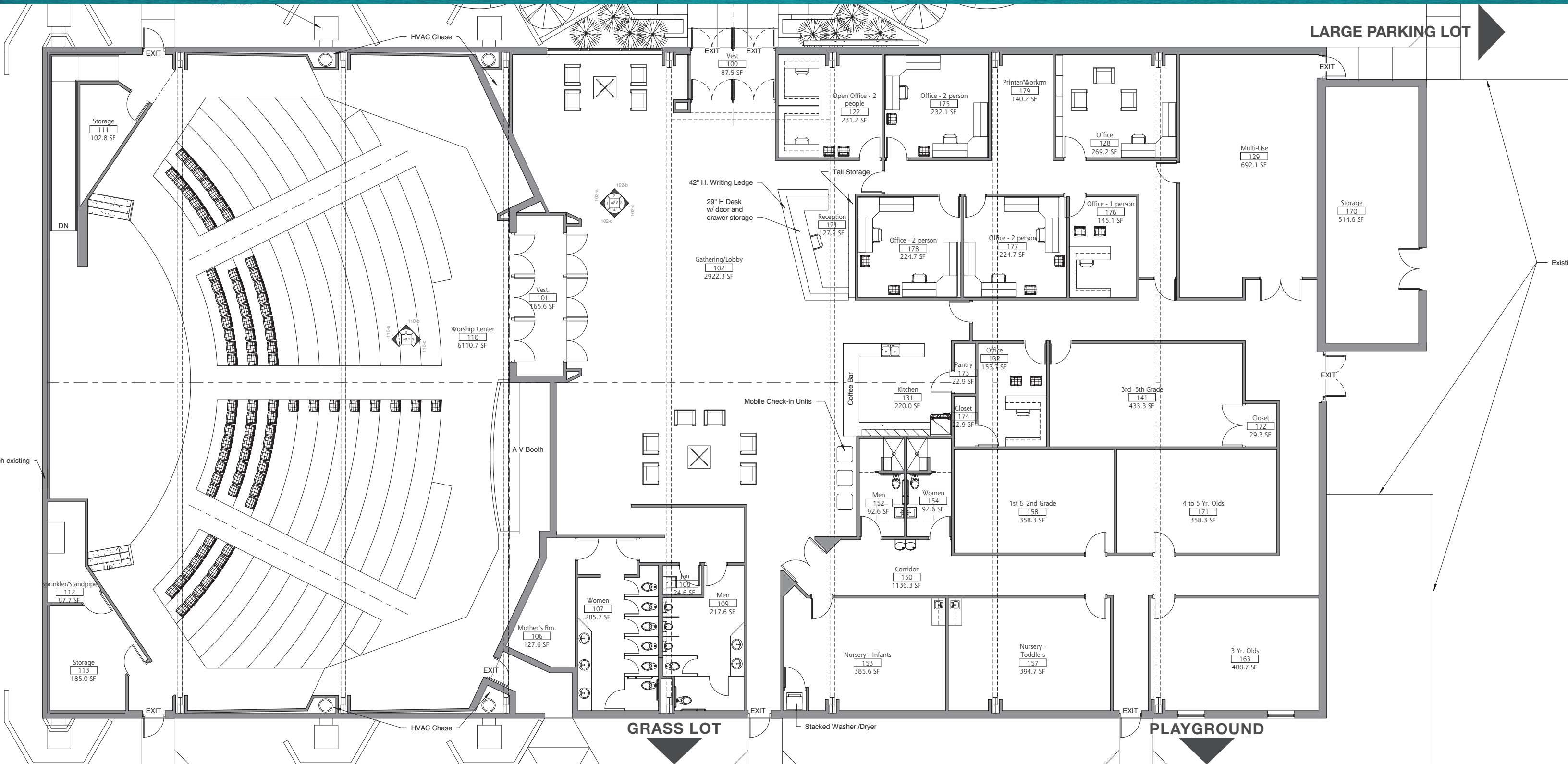
Timeline

7/23/14 – Sign contract and initiate three month inspection period

10/23/14 – Inspection period ends

12/5/14 – Close on building and initiate construction

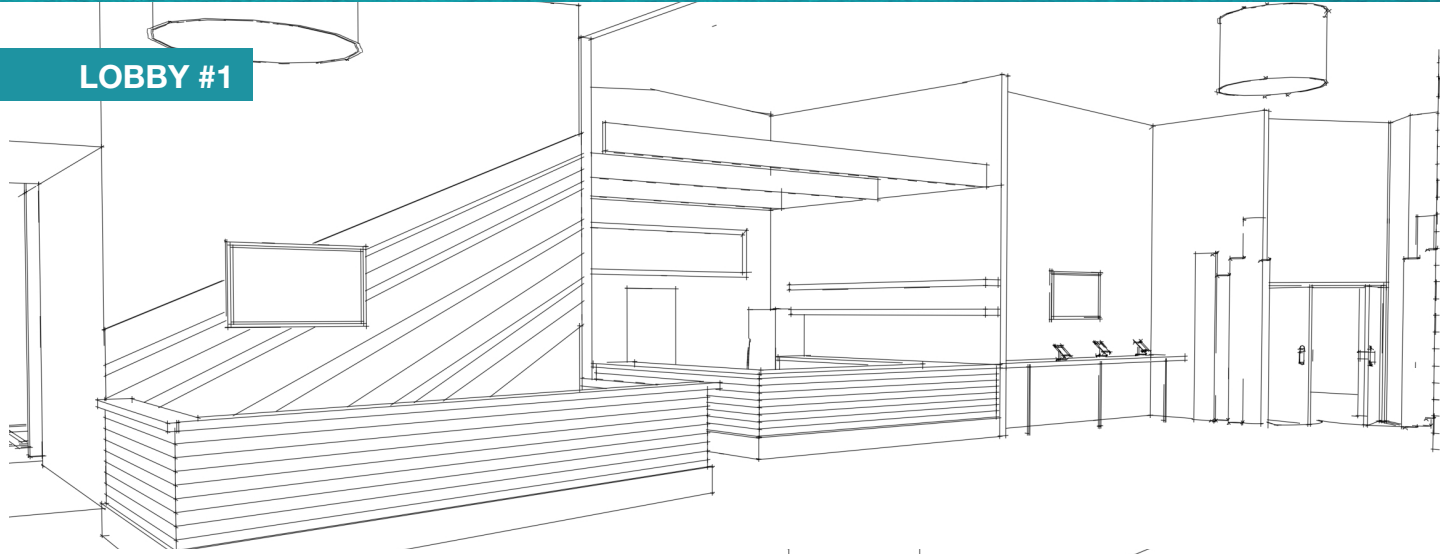
6/1/15 – One Harbor MHC moves into our new facility!



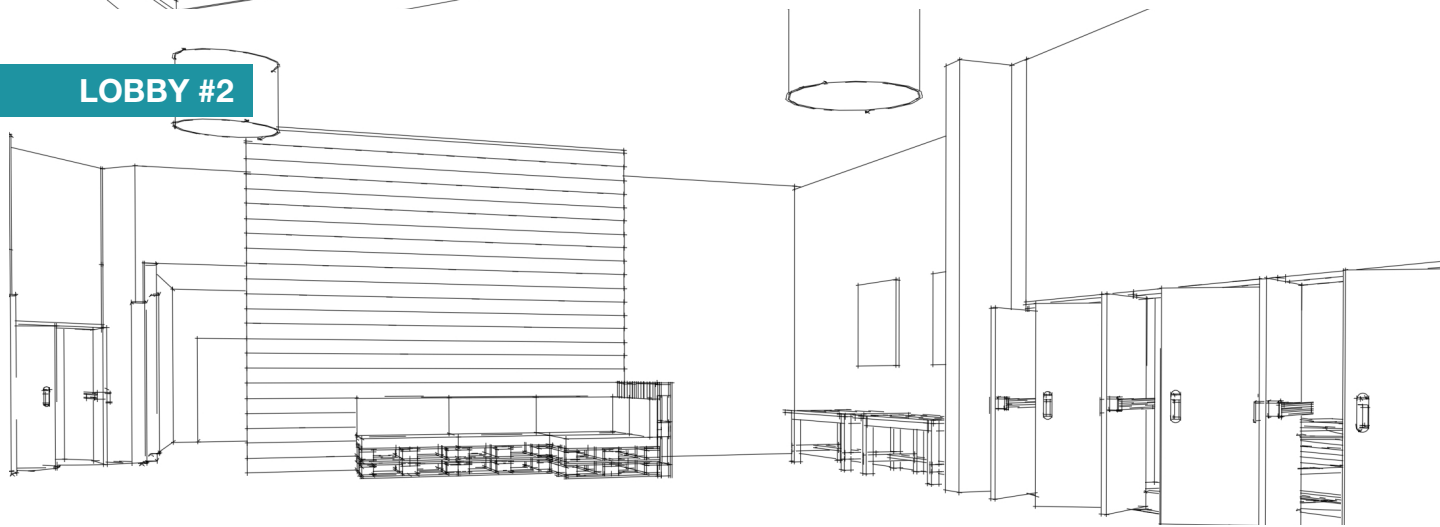
Our Interior Design Team has been tasked with creating a locally inspired space that people in our city love to be in. Here are some images that help to illustrate the feel and layout of our lobby and gathering space.

What will it feel like?

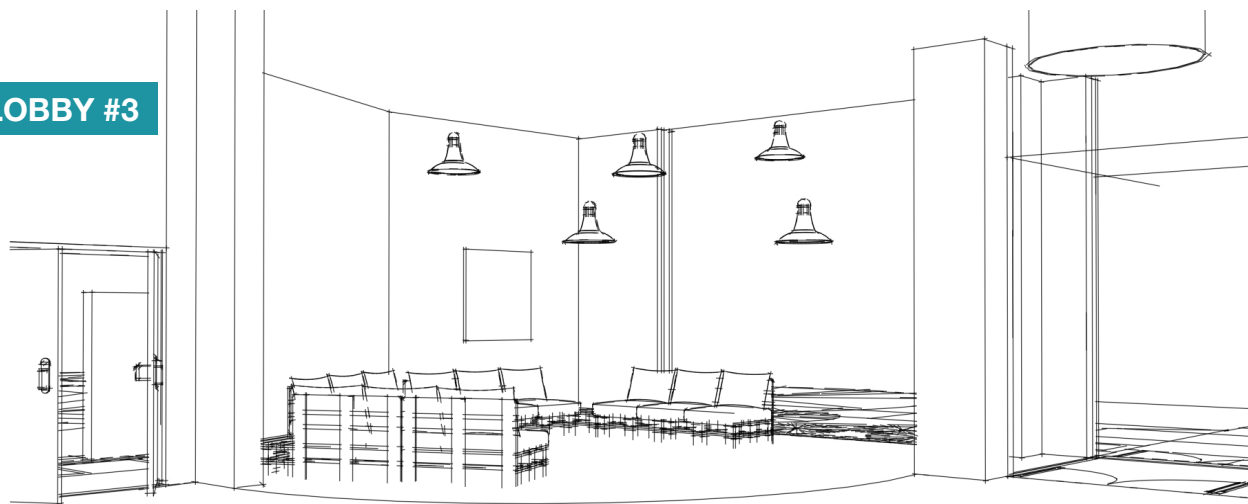
LOBBY #1



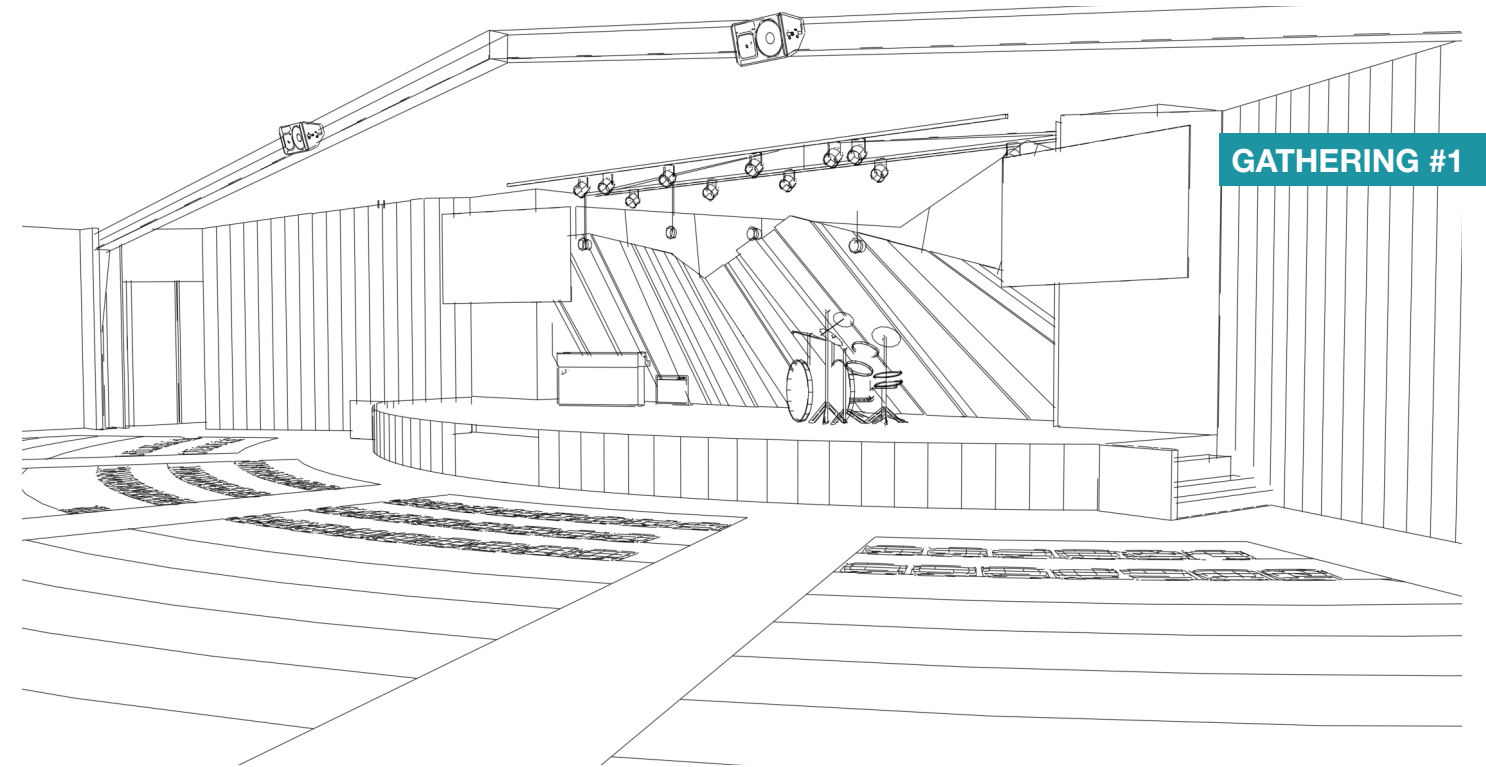
LOBBY #2



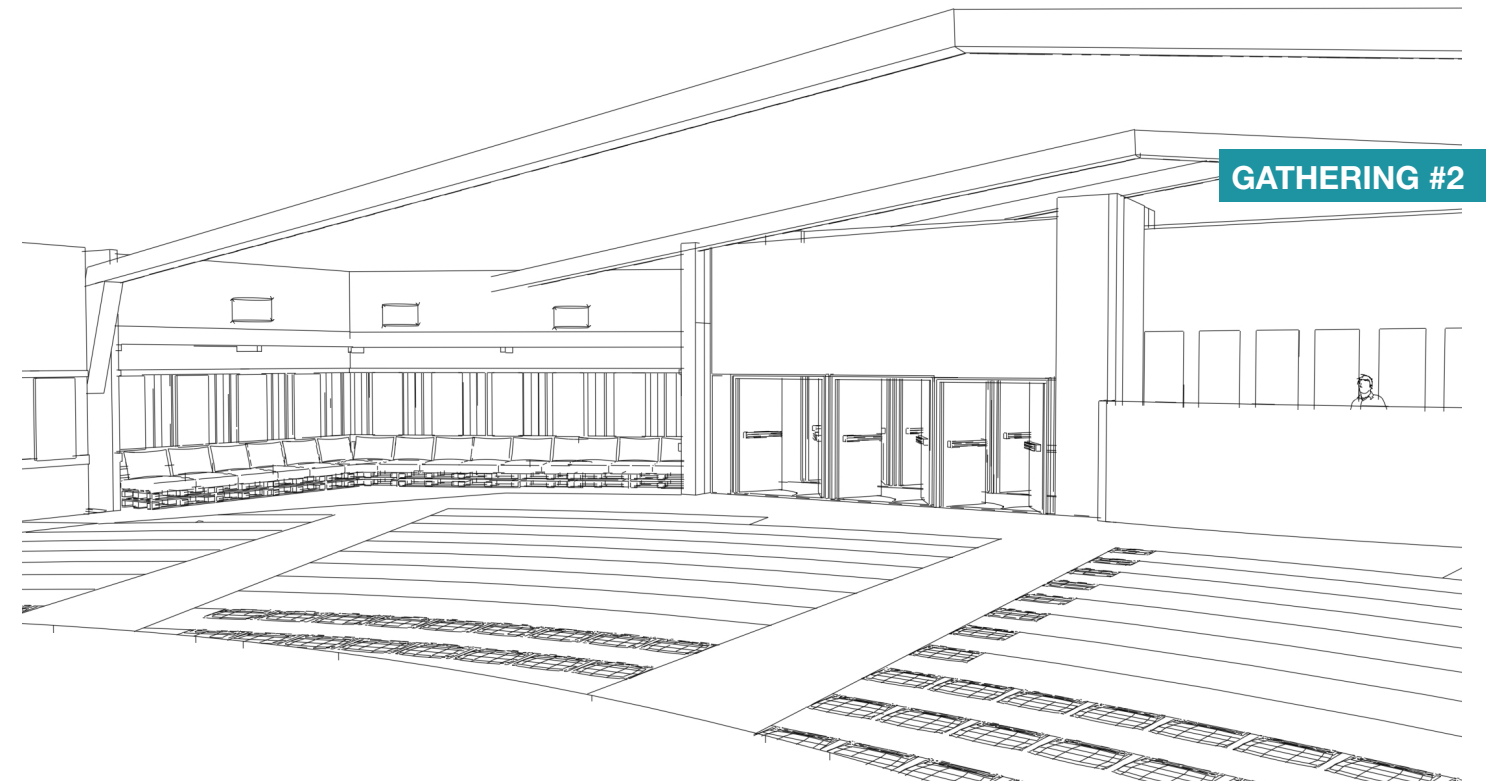
LOBBY #3



GATHERING #1



GATHERING #2



Who is involved?



From the very beginning, One Harbor has enlisted the help of a number of individuals and professionals to help ensure that the church makes the most of this opportunity and gets the most out of our resources. Below are some of the people who have helped thus far.

Building Advisory Team, One Harbor Church. This is a team of eight individuals in the church who have experience in business, lending and construction. The Building Advisory Team was assembled in April to help advise the elders and think through each major decision made thus far.

Charles Francis, AIA, C.R. Francis / Architecture, PA — New Bern, NC. Charles is the project architect.

Betsy Conzelman, Conzelman Engineering, PA — New Bern, NC. Betsy is the project engineer.

Paul Sutton and Will Clark, Tideland Construction, General Contractor — Greenville, NC. Paul and Will love One Harbor, and are the General Contractors on the project.

Jonathan McDaniel, PE, Parker & Associates — Jacksonville, NC. Jonathan, a partner of One Harbor, has donated his time to the site and survey work for the project.

Phil Ling, The Giving Church — Winchester, KY. Phil's firm conducted an analysis of One Harbor's giving base and compared it to 4,000 other churches. He helped the elders confirm that this project is not only "do-able" for One Harbor, but also that it makes wise financial sense. His analysis will be included in our loan package, which will help lenders confidently and accurately assess our financial strength.

Matt Johnson / TEAM JOHNSON, ABR, E-Pro, SFR, CDPE, A-REO, RE/MAX Ocean Properties — Matt is One Harbor's real estate agent.

John Harris, Harris Law Firm, PLLC — John is One Harbor's legal counsel and real estate specialist for this project.

Matt McKay and Matt Cooper, HouseRight — Richmond, KY. Matt & Matt are audio, video and lighting experts who love Jesus and have a passion for the church. They are not only helping with the audio, video and lighting, but also with the interior design.

Interior Design Team. Our Interior Design Team is made up of interior designers, craftsmen and artists in One Harbor, all volunteering their time toward the project.

Who else is involved?

This project will require the help of not just specialists, tradesmen and contractors, but generalists who want to help wherever needed.

YOU.

If you have a specific skill you would like to offer towards this project, please let us know. Maybe construction isn't your strongsuit, but you still want to help. We'll be communicating during the project about when and where we can put you to work.

When can you give?

On November 2, 2014, we will be asking everyone who calls One Harbor home to commit to giving something above and beyond the tithes and offerings towards this project. You will have the opportunity of giving on that day, or indicating what you would like to commit to giving over the next 12 months, 24 months, or 36 months.

How can you give?



▶ INCOME

One-time gifts and recurring gifts provide an easy way to contribute and are tax-deductible. Consider creating room in your budget for a monthly commitment and giving from bonuses, commissions, or future income tax refunds.

▶ ASSETS

Income Producing Assets: Think about contributing interest earned, income from rental properties, or money from other income producing assets.

Giving Appreciated Assets: Transferring appreciated assets (stocks, bonds or property) can greatly enlarge a gift and may provide tax benefits. Additionally, if you donate some of these items, you receive a tax deduction equal to the market value of the gift at the time it was given, and you may avoid paying capital gains taxes. Due to its tax-exempt status, One Harbor Church can sell the asset and receive the full market value less the transaction costs.

Sale of Assets: Sell a piece of property, or personally owned business assets, and use the money earned for this project.

Savings and Investments: Think about your savings and investment portfolio. Is there some element of your portfolio that you feel led to invest into this project?

Some creative giving ideas...

Sell a surfboard.

Skip one coffee purchase a week.

Set up a lemonade stand.

Have a neighborhood bake sale.

Reduce your phone or cable plan.

Drink water instead of other beverages.

Pack your lunch instead of eating out.

Host a yard sale with your Community Group.

Sell an old vehicle or boat.

Do a simplified date night at home.

Skip a haircut or mani/pedi.

Sell unused electronics.

Make stuff to sell on Etsy.

Offer babysitting services.

Cut back holiday gift spending.

Host a car wash.

Sell clothes at a consignment shop.

Reduce grocery budget by \$25/week.

Round up spare change, \$20/couch ☺

Sell unneeded items on Craigslist.

How can you stay in the loop?

Check out the webpage below for the latest MHC Building Project updates.

[ONEHARBORCHURCH.COM/BUILDING-PROJECT](https://oneharborchurch.com/building-project)

We'll also provide updates on
Facebook, Instagram, and The City.

