

**A Resolution to Proceed with Construction of a New Building and
Renovation of Facilities to Support SUMC's Ministries and Missions
May 4th, 2025**

Submitted by: **The Embrace the Spirit Steering Team** – John Swank – Team Chair and Chair of Church Council, Rev. Todd Jordan, Rev. Beth Chenault, Shirley Astwood – Chair of Trustees, Lynn Noesser – Finance Chair, David Klosterboer & Adam Mowery – Co-chairs of Capital Campaign, Bill Koerner – Lay Leader and Chair of Architecture and Engineering Committee, Kevin Larson, Jerry Dusenbery, and Burke Watson

Recommended by: **Strawbridge UMC Architecture and Engineering Committee**

Approved by: **Texas Annual Conference, Southwest District Building and Location Committee (10/7/2024 and confirmed 4/24/2025)**

WHEREAS Strawbridge United Methodist Church (SUMC) is a community compelled by the love of Christ to make a difference in a world of need, and is a welcoming and inclusive community that strives to help *all* find a place to connect and serve, and

WHEREAS several surrounding United Methodist congregations chose to leave the denomination in 2022, and hundreds of former members of these congregations chose SUMC as their new church home, increasing membership from 1,085 at the end of 2021 to over 1,500 in 2024, and

WHEREAS the active membership has increased by a higher percentage as indicated by attendance at worship services increasing from ~250 to over 450 per week, straining available facilities for current members and reasonably expected newcomers, and

WHEREAS SUMC confirmed that new members strongly support its mission, motto and general direction via a congregational survey and visioning exercise in 2023 that identified a need for more a) meeting rooms for adult classes/groups, b) parking, c) designated space for outreach ministries, d) updates and enlargement of children's, youth and choir facilities, and e) infrastructure improvements and major maintenance items, and

WHEREAS Church Council formed building and finance committees and approved conceptual design activities in late 2023; approved pursuing a ~\$7.9 M project, capital campaign and preliminary design activities in March 2024; and subsequently approved a smaller Phase 1 plan with an early cost estimate of ~\$4.7 M and revised funding plan in June 2024, and

WHEREAS these activities concluded in September 2024 with an updated scope and cost estimate for a Phase 1 project totaling \$5.1 M that is forecast to be ready for occupancy in the fall of 2026, and

WHERE AS a Church Conference approved a Resolution to Build and Renovate Facilities to Further Support SUMC's Ministries and Missions on October 21st, 2024 and detailed plans and reliable estimate of cost have now been prepared, and

WHEREAS The United Methodist Book of Discipline calls for approval by a Charge Conference at this stage prior to proceeding to construction:

THEREFORE, BE IT RESOLVED that Strawbridge United Methodist Church shall proceed with Phase 1 to construct a new building and renovate facilities, with a supporting financial plan as follows:

- Scope:
 - A new 10,000 sq. ft. building for adult education, mission group storage and meeting space for SUMC and outside groups using our facilities. The second story of this building shall be left unfinished for future completion.
 - Renovation of the children's education area to provide a) dedicated nurseries, b) a sensory space for those with special needs, c) security doors, d) lavatories updated to current ADA standards, and e) one additional office for current staff
 - Renovations to increase the safety and capacity of the choir room
 - Replacement of all existing roofs
- Funding Plan totaling \$5.69 M:
 - Capital funds available prior to campaign - \$0.46 M
 - Capital campaign pledges - \$3.40 M
 - Non-pledge contributions - \$0.34 M
 - SUMC Member loan in lieu of selling lots now - \$0.30 M
 - 2nd Member Foundation loan - \$1.19 M
- It is anticipated that the work will be completed in October 2026
- Bill Koerner is hereby appointed as Project Manager, who will represent SUMC to all contractors and may appoint a short-term alternate. Key decisions will be made in consultation with the Steering Team and Architecture and Engineering Committee
- If necessary, the Finance Committee and Church Council may endorse/approve overall budget supplements of up to 5% cumulatively

**A Resolution to Mortgage Church Properties as Necessary to Obtain
Loans to Fund Construction of a New Building and Renovations
May 4th, 2025**

Submitted by: **The Embrace the Spirit Steering Team** – John Swank – Team Chair and Chair of Church Council, Rev. Todd Jordan, Rev. Beth Chenault, Shirley Astwood – Chair of Trustees, Lynn Noesser – Finance Chair, David Klosterboer & Adam Mowery – Co-chairs of Capital Campaign, Bill Koerner – Lay Leader and Chair of Architecture and Engineering Committee, Kevin Larson, Jerry Dusenbery, and Burke Watson

Recommended by: **Finance Committee, Lynn Noesser - Chair**

WHEREAS Strawbridge United Methodist Church (SUMC) plans to approve construction of a new building and renovation of the children’s areas via a Charge Conference on May 4th, 2025, and

WHEREAS the funding plan for this construction and renovation calls for funds in part to be raised via loans that are anticipated to require a mortgages on existing SUMC properties, and

WHEREAS The United Methodist Book of Discipline calls for approval of a Charge Conference prior to mortgaging church property, and

WHEREAS SUMC is organized as a non-profit corporation under the laws of Texas, and

WHEREAS the Articles of Incorporation of Strawbridge United Methodist Church vest the management of the affairs of the corporation in its members through the operation of the Charge Conference:

THEREFORE, BE IT RESOLVED that SUMC shall mortgage its existing property as necessary to obtain loans from a member, a member’s foundation and the Texas Methodist Foundation to fund the construction of a new building and renovations estimated to cost \$5.69 M, as planned for approval by a Charge Conference on May 4, 2025. Construction finance is included. The residual sum of such loans after completion of the capital campaign contributions is estimated to total \$1.49 M.

BE IT FURTHER RESOLVED that the Charge Conference authorizes and directs the Chairperson and Secretary of the Board of Trustees (or, if they are unavailable or unwilling to serve, any two officers of the Board of Trustees) to take such actions and to execute and deliver such instruments and documents as they in their discretion deem necessary or appropriate to fully effectuate the foregoing, including, but not limited to, one or more promissory notes, deeds of trust, security agreements, financing statements, modification agreements, renewal and extension agreements, commitment letters, loan agreements, affidavits, certificates, closing statements, agreements and other instruments and documents, and that all actions so taken and all instruments and documents so executed and delivered are hereby ratified and approved as the binding act and deed of SUMC;

BE IT FURTHER RESOLVED that any two officers of the Board of Trustees of the Borrower are authorized to take such actions and execute and deliver such instruments and documents as they in their discretion deem necessary or appropriate to renew, extend, rearrange, modify, amend or otherwise change the terms of the loan without further action of the Charge Conference or any other board, council, commission, conference, committee or other body of the Borrower, including, but not limited to, the execution and delivery of one or more renewals, extensions, modification agreements, and new notes, deeds of trust, security agreements and financing statements; and that the actions so taken and the instruments and documents so executed and delivered are hereby ratified and approved as the binding act and deed of SUMC; and

BE IT FURTHER RESOLVED that all actions taken or to be taken and instruments and documents executed and delivered or to be executed and delivered in connection with the foregoing by or on behalf of the Borrower have been, and hereby are, approved and confirmed as required by the articles of incorporation, and by the Discipline of The United Methodist Church.