

HUMC Land Use Development Forums

We need you to attend and participate in one of the meetings (days and times in the church newsletter). We will give an overview of the church's financial situation going forward and the need and current opportunity for development of the church property.

Agenda

1. Wesley Community Development (Wesley Dev)
 - a. Why we chose Wesley? Who recommended Wesley?
 - b. What they provided – Building usage studies and measurements, charrette
 - c. NC and US Church Giving trends and budget and giving forecasting models
 - d. Ridge Care Senior tentative church property plans. Why we did not work with them.
2. Facet Development / Consulting (David Dial)
 - a. Why we chose Facet? Who recommended Facet?
 - b. What they provided – Development options allowed by zoning and rezoning
 - c. Realistic discussions about development options
 - d. David met with Huntersville Town Planners to discuss development options and potential tradeoffs
3. Information about the CMS Middle School planned directly across the street from church
 - a. Opening August 2028
 - b. Site plans and where ties into Stumptown Road
4. Review of recent one-time large financial expenditures
5. Review acreage associated with church property.
 - a. Total is approximately 28.4 acres. Show amounts by grouping certain areas that can be developed.
6. Peak Development LLC Company (Michael Cox)
 - a. How we came into discussions with them
 - b. Current interest in purchasing and developing some of the church property, including the Overcash property (1.8 acres) to the east of the church.
 - c. Approximate dollar value associated with the current discussions and timeline to begin development
7. Pros and Cons of the Peak Development interest in the church property
8. Summary – Where we have been and where we are now.
9. Feedback – Handout to be provided at the meeting and discussions with Land Use Team members

LAND USE / DEVELOPMENT TEAMS TIMELINE

- Congregational Survey - March 2021 (before Land Use Team created)
- Engaged Wesley Community Development – July 2022
- First Land Use meeting - 8/23/2022
- Land Use Church Town Hall - 9/18/2022
- Congregational Survey on Land Use - Oct 2022
- Financial Models meeting with Wesley Development - 11/17/2022
- Land Use Congregational Forums 3/11-3/16/2023
- Church Charrette - 7/23/2023
- Ridge Care proposal anticipated - October 2023
- Ridge Care provided tentative drawings - January 2024
- Ridge Care Final Response was negative - 3/15/2024
- David Dial (Facet Development) Interview - 4/18/2024
- Land Use Committee Closed - 5/14/2024
- Land Development Team formed - 5/14/2024
- First meeting David Dial (Facet Development) - 5/14/2024
- Second meeting David Dial - 6/17/2024
- Third meeting with David Dial - 7/29/2024
- Final meeting with David Dial - 9/17/2024
- Meeting with Michael Cox (Peak Development) – 10/22/2024
- Tentative proposal from Peak Development – early November 2024

Current Potential interest for Development on East Side of Church and Overcash Property

NOTE: All lines and amounts are estimated until final developer drawings – but should be close to the final numbers.

- The Church portion of the land to be developed/sold is approximately 9 acres, shown as **A** (red tint section - below). The total proposed area to be developed includes all of **A** (red tint section - below) and all of **C** (green tint section - below), which is the Overcash property, which is 1.8 acres. That brings the overall amount to be developed to be 10.825 acres.
- **C** (green tint section - below) is the Overcash parcel/property.
- **B** (blue tint section - below) is the Church property, on the east side that is NOT included in the potential development. This is approximately 3.1 acres or almost 138,000 square feet – for size reference the current gym/sanctuary floor is approximately 6,500 square feet – 1/20th of the 138,000 sf.



One-time large church expenditures

A Pastoral Letter

October 31, 2024

To: The Saints of Huntersville United Methodist Church

From: Paul B. Thompson, Pastor

At our Charge Conference on October 30, our District Superintendent, Dan Pezet, was praising our congregation for the response we have made to the hurricane damage in Western NC. The money given, the supplies donated, the food prepared and delivered, and the prayers offered are all examples of a faithful response to a time of need. Someone commented, "Our congregation always responds wonderfully in times of need." Indeed, it does.

I write to you about a very real and significant need in the life of Huntersville United Methodist Church. In simple terms, we need to get to a level of giving over the next couple of months (November and December) or we are going to have to make some hard decisions that will negatively impact the ministry of the church. We need \$200,000 to meet our current year's budget and \$100,000 to make up for a shortfall that we have encountered due to costs associated with the maintaining of our building. So, we are setting a goal of \$300,000 from now until the end of the year. Additionally, as we have approved a new budget for 2025 that is VERY LEAN and is as tight as we can imagine it being, we are trusting that a higher level of support can continue into 2025.

Over the last year and a half, we have replaced air conditioning systems costing over \$100,000, fellowship hall flooring of another \$20,000, \$10,000 on keeping our bio/wet ponds adequately maintained to pass the county's inspection, and other costs not anticipated. We had reserves to cover those (from the McCaslin estate and PPP, etc.), but those reserves have been diminished.

In addition, because of General Conference actions that they disagreed with, a small but significant percentage of our congregation has moved on or discontinued giving to the church. We can determine that, based on previous levels of giving, we have lost \$70,000+ of annual giving. Put these factors together and it is a perfect storm of difficulty we are experiencing.

Many of you are giving generously already and may be unable to do more. We are grateful for every gift. But, we have learned from past experience that there are some who, when presented with the information and made aware of the need, have responded amazingly well and provided much encouragement. We trust that God will move in the ways that are necessary for the good work that is happening to continue. Offerings should be marked as "General Fund" and not designated to a particular ministry to allow us the flexibility to appropriate the monies as needed.

Thank you for reading this letter. If there are questions, I am eager to answer. We will be highlighting some of this material in the next couple of Sundays. I look forward to seeing you as together we support God's work at this place we love, Huntersville UMC.

All HUMC Property with Overcash parcel shown – with estimated acres groupings

Legend: All acreage is estimated (but should be very close)

4 = 8.4 acres - current building with parking lots, driveway, and nearby portions

5 = Old scout house parcel - 0.67 acres (included in #3 acreage total)

1 = 1.2 acres - UMAR Property

A = 1.8 acres - current Overcash property

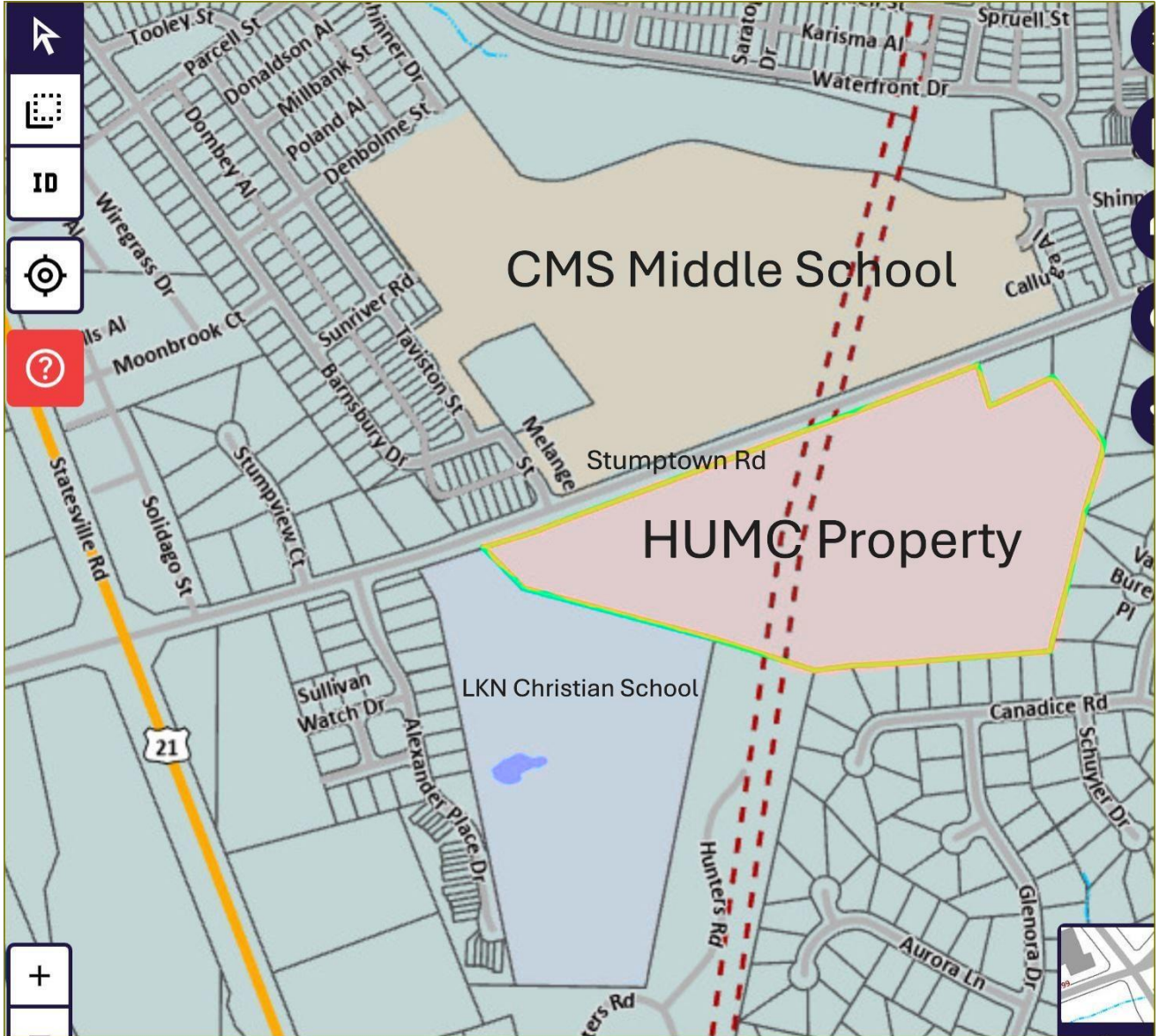
2 = 7.2 acres - West side of property (could be developed)

3 = 12.0 total acres - East side of property (could be developed) includes #5 Old scout house parcel size



HUMC – adjacent to future developed schools

- CMS Middle School – opening August 2028
- Lake Norman Christian School – exact opening date unknown – possibly soon – some buildings on property



Middle School Information

Below is information for the Middle School land that will be on the property directly across the street from the church. This was obtained from a call with the CMS planning rep on November 19, 2024. It was obtained from their site plan.

- a. Opening August 2028
- b. Football field with track, softball field, baseball field, (all 3 fields Astroturf and not lighted), and 2 other designated fields (160' x 300') (maybe soccer, etc)
- c. Main school entrance to align with our driveway
- d. Parking lot paths to accommodate waiting drop-off and pickup vehicles

HUMC Land Development Team

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