



March 29, 2009

Dear Brothers and Sisters in Christ,
God has brought us to an exciting and challenging point at Cherokee Presbyterian Church. This packet supplements the presentation about our move toward construction of our initial worship space. In it, you will find information explaining why we should build, what we are considering building, how we will pay for construction, a list of the leaders engaged in this work and a few words about a potential timeline.

Why should we build? The simple reason to build is that we believe God has both called and equipped us to do so. A church building on our property will serve as a resource for the congregation as we seek to be part of God's work of drawing people closer to himself through Jesus Christ. Construction is a good use of the resources God puts into our care.

What will we build? We plan to build a multi-use building that will provide excellent space for worship and the ministry of the congregation. When the congregation outgrows it as worship space in the years ahead, we will be able to use the building for other purposes. We will determine the final size of the building based on the cost of construction and our capacity to pay for the building.

How much will it cost and how will we pay for construction? We, the members and friends of Cherokee Presbyterian Church, will pay for this building through our giving. We expect to take out a loan to pay for the building. It is essential to remember that our work to raise funds is a matter of Christian discipleship with a financial component. It is not a financial activity with a spiritual component. The initial budget range for the building is \$653,000 to \$730,000.

Who is leading this work? The Guidance Team and its Facilities Committee have done an enormous amount of work to bring us this far. Their contact information is included in the packet.

When will we build? We hope to begin construction in 2009. The success of the Blue Angel Express in April, May and June will help set our construction timeline.

Let me close by reminding each of us to consider every aspect of building construction as a spiritual activity. It is very easy in church construction to lose sight of the glory of God the Father and the deep need of the world. We move toward construction for very practical reasons—mission space, sound financial management, community presence. The underlying and ultimate goal of construction of a church building is to give all glory to God the Father through Jesus Christ. We are building as part of God's work to connect people to himself and one another, to grow people to be more like Jesus and to equip us to serve the world.
Peace and Grace,

V. Blaine Hill

WHY SHOULD WE BUILD?

The fundamental reason to build is of course to give glory to God the Father through Jesus Christ, his son. Our initial worship and ministry space on our property will be a resource as we are part of God's work of connecting, growing and serving.

Here are some tangible and practical reasons to build our initial worship space.

1. We believe Christ is leading us in this direction. Through prayer and faithful reflection, the leaders of Cherokee Presbyterian Church believe we are coming to the right time to build.
2. Better space for worship and ministry. The simple stability of worship and ministry space will allow us to improve what we do. For example, imagine worship in a room which is designed with worship as its primary function, and has other uses. Currently we worship in a set of facilities that was designed for other uses and is able to function as worship space.
3. Unified ministry space. Having our worship, ministry and administrative work in one place will improve our efficiency.
4. A building will provide better and more flexible space for worship and mission. In addition to worship on Sunday morning, imagine a youth gathering after football games, outreach carnivals and vacation bible school, a parenting conference or community youth choir in the building.
5. Building is good stewardship. Leasing our ministry space, renting worship space and setting up each Sunday has allowed Cherokee Presbyterian Church to grow fruitfully. Money applied to construction rather than a lease will allow us to have ministry space for decades to come. The team that works so hard to set up and break down our worship space can direct that energy in new ways.
6. We need the space! The nature of church ministry often means that the adults, children and youth meet at the same time. Our ministry space is often packed quite close.
7. A church building speaks to the stability and longevity of the congregation, most especially to people outside the congregation. Even though we know that a church building is not the church, in South Carolina a building is a major part of people's conception of a 'real' church.
8. 2009 looks like an excellent time to build. Both materials and labor are dropping in price and increasing in availability.

WHAT SHOULD WE BUILD?

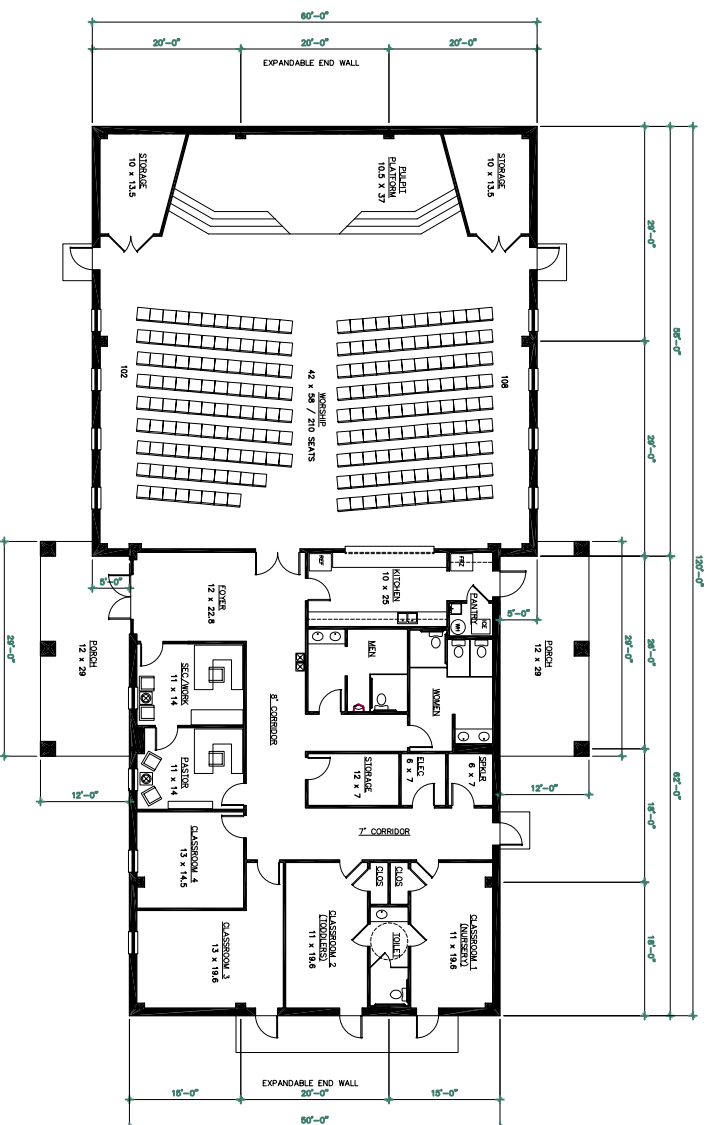
We are looking to build an initial worship facility and multi-use space on the 10.25 acres we own on U.S. Highway 1. When people walk into the sanctuary, we want them to instantly comprehend that they are in worship space. It would include a large open space design for worship that can be used for other events such as meals, a youth rally and Vacation Bible School. The building has been located on the property to the best advantage of the long range life of the church. The design elements draw from the arts and crafts style common to farm structures in our area: angled columns, porches, metal roof, simple and elegant window design. We will probably mount a large, simple white cross in a location where it can be lit and easily seen from U.S. Highway 1. We would have a warming kitchen, bathrooms, office and administrative space and rooms for classes and nursery. There would be very little space dedicated to a single purpose or group in the church.

You can see two potential building plans in this packet. The drawings show 210 chairs in the worship space but we could fit 250 rather easily and as many as 300 chairs. The essential difference between the two plans is an extension to allow for more classroom and meeting space in Option B. Both options have the same area for worship and gathering space. Option A is 6,580 square feet; Option B is 7,280 square feet. No doubt we would all prefer to have the extra rooms. The facilities team is having our construction plans drawn, so we can acquire bids for both plans. Once we have dependable cost projections in hand, we can look at the congregation's financial capacity and decide which plan to build. The plans include expansion access for the sewer and electrical infrastructure, so we could add a scout hut or youth barn.

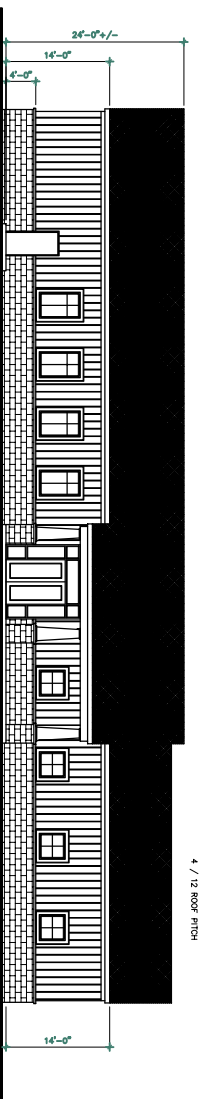
Compare this building to a family's first home purchase. For instance, my family would certainly enjoy another bedroom or even just a bonus room. Some large, old shade trees would be great to have in the heat of the summer. Still the three bedroom house where we make our home is a great place for our family. The children can play, run around, practice soccer and dig in the dirt of the fenced back yard. The boys like sharing a room together. Sure, our stuff gets piled up in the garage, but Laura and I enjoy the freedom to decorate our home in ways we could not do in an apartment or parsonage. It is our home. Currently, CPC is living in space more like a good apartment. It works well for us but a building of our own would be more useful for our mission.

Proposed Draft for Phase I of III Phases
Option A

Cherokee
Presbyterian Church
Gilbert, South Carolina



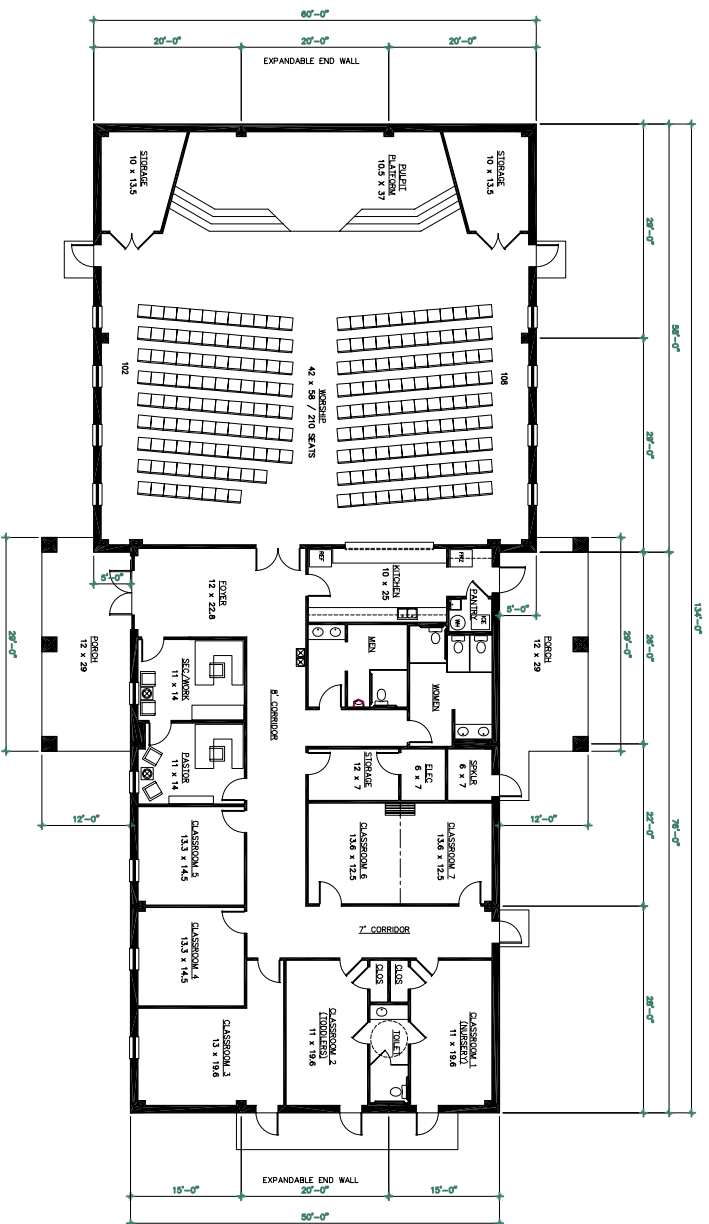
Floor Plan
Scale: 1/8" = 1'-0"
6,580 Square Feet



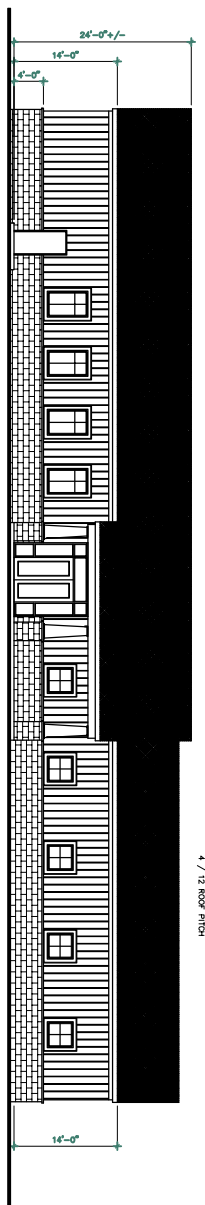
Front Elevation
Scale: 1/8" = 1'-0"

Designed by Craig A. Otto, Architect, Inc.
Lexington, South Carolina
February 4, 2009

Proposed Draft for Phase I of III Phases
Option B



Floor Plan
Scale: 1/8" = 1' - 0"
7,280 Square Feet



Front Elevation
Scale: 1/8" = 1' - 0"

Cherokee
Presbyterian Church
Gilbert, South Carolina

Designed by Craig A. Otto, Architect, Inc.
Lexington, South Carolina
February 4, 2009

HOW MUCH WILL THE PROJECT COST?

The projected construction budget range is \$650,000 to \$730,000. This budget is for the entire finished project and includes soft costs (architect, permits, engineering, plans, etc.) land preparation, construction, finishing; fixtures, furniture and equipment; contingency budget.

HOW WILL THE BUILDING BE PAID FOR?

The Simple answer: We will pay for the construction and maintenance through money given to the building fund and by taking out a loan. Trinity Presbytery purchased the ten acres of land for our use. We carry the responsibility to pay for construction while maintaining our operating budget. Let me remind you that what each of us does and does not do with our money is a matter of discipleship as we seek to follow Jesus. Our giving in no way wins God's love or grace for us. Our heavenly father gives that to us as a free gift in Jesus. God calls on us to give as a way to live out the good news truth that we are made and re-made in his image. God is generous, so we become generous as we grow more like Jesus.

In order to pay for this building, we ask you to make contributions to the building fund over and above your regular tithes and offerings. Because church giving is done over time, we plan to pay for the construction through taking out a loan. The facilities team is looking at a variety of financing options.

Here are some ways you can give toward the construction of our initial worship space.

Blue Angel Express We hope the congregation will contribute between \$15,000 and \$25,000 in contributions to the building fund in April, May and June. Ask yourselves what you think you might be willing and called to give during the capital campaign. Take time to talk and pray about this with your spouse and your children. Then test your budget by actually giving in this pattern over the course of the next three months. Some will find that their enthusiasm for the building may exceed their budget. We want you to experience the joy of sacrificial giving and not feel the burden of this offering. Some will find a surprising delight in giving and more flexibility in the household budget than first imagined. This three month period will act as a demonstration of our current capacity to move ahead with construction.

One time gift Some people have the resources to make sizable onetime gifts from their assets. We are happy to receive such a gift whenever you are able and moved to make it. Some people are excited to make a onetime gift each year in the amount equal to a mortgage payment. This would be about \$3,000 dollars.

Capital Campaign Beginning in September of this year, we will hold a deliberate campaign where we ask every household in the fellowship what you would be willing to pledge toward the construction of our first flexible worship space. We will ask each household to prayerfully consider making a giving commitment over five years. Some families will give weekly, some twice a month, some monthly and some at each quarter of the year. Some families will be able to make large monetary contributions; many will make small contributions. Some of us may decide not to contribute financially to the construction of the building. Each person and each family should make a pledge to give only after prayerful consideration. The training for our

capital campaign team will take place in June, July and August. If you have experience in a capital campaign or would simply like to assist, please contact the chairman, Tom Church.

Incremental giving has an enormous impact over time. This table shows how even relatively small contributions can have a big impact.

Week	Twice a month	Monthly	Quarter	5 year total
\$192.31	\$416.67	\$833.33	\$2,500	\$50,000
\$96.15	\$208.33	\$416.67	\$1,250	\$25,000
\$38.46	\$83.34	\$166.67	\$500	\$10,000
\$19.23	\$41.67	\$83.34	\$250	\$5,000
\$11.54	\$25	\$50	\$150	\$3,000
\$1.00		\$4		\$260
\$0.10				\$26

A special word about children and giving. You may be puzzled to see an amount as small as ten cents listed in the chart. The capital campaign can be an opportunity to teach children about the importance of Christian giving. Over the coming years, you can help your children learn how to respond to Jesus' gift of himself on the cross, by giving in worship. "Train up a child in the way he should go, and when he is old he will not turn from it" (Psalm 22:6).

Your participation in the Blue Angels Express has two very practical and concrete benefits for the building campaign. First, this has the simple benefit to the construction project of adding real dollars to the building fund. It also gives the facilities team a realistic sense of what we might set as a goal for the Capital Campaign.

WHO IS LEADING THIS WORK?

Guidance team: The Guidance team holds the responsibility of leading and planning at Cherokee Presbyterian Church until we charter as a congregation of the Presbyterian Church (USA).

MODERATOR—Rev. Blaine Hill 422-0049 vbhill@cherokeepresbyterian.com

ADMINISTRATION—Steve Tody 315-0016 stjody@quixnet.net

CONGREGATIONAL CARE—Tom Church (Elder) 359-7225 tomchurch01@windstream.net

DISCIPLESHIP Pat Jeffcoat 237-9416 patjeffcoat2pbtcomm.net

Mary Anne Robinson 356-8643 Robinson019@sc.rr.com

FACILITIES—Larry Huckabee 622-8799 huck1@pbtcomm.net

LIFE AND FELLOWSHIP—Sue Amick 808-4408 sue.amick@gmail.com

NCD REPRESENTATIVE—Karen Calhoun (Elder) 732-0476

kkrcnlhn@earthlink.net

OUTREACH, MISSION, AND EVANGELISM—John Bafford (Elder) 892-6301; 312-5980

baffoj@pbtcomm.net

WORSHIP—Charlotte Hargreaves 359-2430 charharg@alltel.net

Facilities team: The team is a committee of the guidance team, charged with the work of planning and executing our construction.

BLAINE HILL—Organizing Pastor 422-0049 vbhill@cherokeepresbyterian.com

LARRY HUCKABEE—Chair/Coordinator – Larry has over forty-three years of Budgeting, Planning and Procurement, Construction, and Information Technology experience in both the Public and Private Sectors. Thirty-seven years of this experience has been in Executive and Management positions. GARY MORGAN—Vice Chair/Secretary – Gary is a local Magistrate. His extensive knowledge of County laws and legal expertise is invaluable. 600-1852

gmorgan@lex-co.com

TOM CHURCH—Capital Campaign Leader – Tom is an Elder and has served on two other building projects for churches.

JAMES GORDON – James is an Elder with 30 years in administration and finance for manufacturing, which includes 8 years as South East district finance manager. 356-4988 jgordon1@sc.rr.com

DALE GRUNSKY – Dale is Vice President of Arnold Construction Corporation. He not only has many years of commercial construction experience, but also served on several church building projects. He is an Elder. 359-7376 dgrunsky@windstream.net

DANNY GRUNSKY – has extensive knowledge of commercial building, codes, and regulations. He manages large property issues for South Carolina Blue Cross/Blue Shield. 808-3623 grunsky@sc.rr.com

MALCOLM LONG – Maintenance – Malcom oversees the maintenance of our office space and grounds. 206-6842 mwrongjr@windstream.net

HELEN PERRY – works in the banking industry – she brings banking and communication knowledge to the team. (404) 702-3554 cell

BETH VAN ALSTINE – is an Elder – she has construction, land/real estate, and accounting knowledge. 600-4667 (m) 359-9377(h) bethvanalstine@sc.rr.com

WHEN WILL WE BUILD?

We will build once we are confident we have the financial resources needed to build and keep our focus on the mission Christ gives us. We cannot allow an avoidable financial crisis to draw our attention and energy away from connecting, growing and serving, so we will build once we have concrete reasons for confidence of our capacity to sustain our capital and operating budget.

The Facilities team is developing several benchmarks to let us know we are ready to continue pursuing construction. We call these green light intersections. The first green light will be to gather at least \$15,000 to the building fund during the Blue Angel Express (it ends June 30). We hope to gather significantly more than this, perhaps up to \$25,000. Another green light will be getting construction bids that fit within the budget of \$650,000 to \$730,000. Another key green light will be our ability to grow the building fund. The facilities team has not set a definite amount needed as our benchmark, but we are considering \$100,000 as a likely figure.

Our most ambitious timeline would have us breaking ground this summer. It looks entirely reasonable for us to break ground this year, if we have the enthusiastic and concrete support of the CPC fellowship. Giving during the Blue Angel Express is one essential way you can help us move toward construction.

Here are some of the present pieces of essential work.

Construction budgeting: James Gordon, Larry Huckabee, Tom Church and Blaine Hill are working to assemble a long range financing model for the building. This looks at a variety of loan options and at the level of funds in hand needed to build.

Construction Plans: Dale Grunsky, Danny Grunsky, Beth Van Alstine, Malcolm Long and Gary Morgan are working with architect Craig Otto to produce the documentation necessary to request bids for the construction of the building.

We hope to have construction bids and budgets compiled before June 1st, 2009.

Some of the ongoing time line will depend upon banks, approval by presbytery and congregational giving.