

Questions Concerning Relocation
Factual Answers for Fair Questions

First Baptist Church, Tallassee
August, 2001

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But we have a nice, beautiful building already!

What we actually have is a worship center with some very attractive features, pretty stained glass windows, and emotional ties. The inside of our worship center is the best space we have.

Some have assumed that, with renovations and improvements, we could continue to use the existing buildings for an indefinite period of time.

Glenn Akins summarized it when he told us that, "This is a functionally obsolete building."

Here are some of the reasons why our space is inadequate for us:

The **preschool building** does not have enough rooms; we already have to use one room in the education building. That means that there is absolutely no room in that building for growth and it means that parents with small children have to go to multiple and scattered places to get their children to Sunday School. The preschool building used to be the pastorium, so it was not designed for its present purpose. The rooms are not all the right sizes. There is not a toilet accessible to and adjoining every room. The windows are too high. The preschoolers are too far from their parents. This building is inadequate and needs to be replaced now.

The **Adult Education Annex (the Rutland house)** and the Youth House are too far from the main building (people have to cross the street in the rain between Sunday School and Worship). For the pastor, the Rutland House is 104 steps from side entrance (between the buildings) and 92 steps from the front door of the sanctuary. It is not designed for its current use. There are no halls, the restrooms are insufficient, and there is no handicapped access. That space also needs to be replaced now.

Our Educational Building is lacking in several ways:

- There are not enough classrooms; so we have to use houses for additional space. Adults and youth are having to cross the street in the weather to and from Sunday School
- Building a hall to join buildings would be difficult; there is not an entrance from the back parking lot now that takes one into a hall. Instead, one enters the kitchen, faces steep stairs, or enters a class (Baraca class). Thus, even if we could attach an appropriate sized building in the back parking lot, we still could not accommodate traffic flow between it and the worship center.
- The halls are not wide enough already (only 6 and 7 feet wide), and certainly not wide enough to accommodate growth
- The second floor layout is outdated and the rooms are too small.
- There is no elevator to the second floor.
- The walls on the ground floor are immovable
- The fellowship hall is rated for a capacity of only 92 to 140 people (at the July 1, 2001 fish fry, there were 147 people present; there were about 140 people packed into the hall and around 7 outside or in the kitchen).
- The stairs are very steep, especially the back stairs.
- There is not a good place for a welcome center
- The building looks like an old building and there is a limit to what renovation can do about that – as Gary Nicholson told us, our *facilities are visually in the 1950's*. Our church facilities are not as nice as the homes in which most of our members now live.

The Lack of Space Impairs Our Growth

Sunday School Board Architect, Gary Nicholson told us in 1997:

Space will not make your church grow. However, it can limit your growth. It seems that your church fits the pattern where a church grows to a certain point and then

hits a “glass ceiling”. That process can be very frustrating to a church. Some churches hit this glass ceiling and start looking for the cause of the problem and accusing each other. That causes the church to decline. Thus, the glass ceiling problem solves itself. . . and the church doesn’t understand what the problem is. I think it is very possible that the lack of space is limiting your growth.

As someone said, “A church will never grow to require the space it does not choose to provide.”

Even our worship center has problems which cannot fixed:

- It cannot be expanded and enlarged
- There are no restrooms that are accessible for the handicapped- without going outside
- The “step down” under the balcony
- The noise of the air conditioner and heating system
- There is not a good close place for a drive through

Parking

First Baptist Church has 49 paved on-site spaces: 32 behind the Education Building, 15 by the Youth House, and 2 handicapped spaces marked on Dubois Street. In addition, we have two gravel lots that are less favored, because they are less convenient and because the gravel is hard on women’s shoes.

The Tallassee zoning ordinance for churches requires “One (1) parking space for each 3.5 seats in the main assembly area (based on 18” seat width), or in the case of general purpose rooms without fixed seats, there shall be one (1) parking place for each thirty five square feet of floor area” (OFF-STREET AUTOMOBILE STORAGE; NON-RESIDENTIAL; CHURCHES, COMMUNITY BUILDINGS, AUDITORIUMS AND PLACES OF PUBLIC ASSEMBLY, 61.7 b, page 30).

With our worship center, that would calculate out to 70.74 spaces. Without the gravel parking lots, we would be in violation of the zoning ordinance.

By actual count, First Baptist Church has averaged 1.98 to 2.2 people per car. So meeting code is not enough for our church. The national average is currently around 1.7 per car, but younger families with children bring up the average.

According to the *Rules of Thumb* published by the Architecture Department of Lifeway, under, “Parking Ground Coverage”:

“100-110 spaces per acre used for parking only. (Assumes efficient layout with parking on both sides of driving lanes and allowing for some landscaping and general access.) Note: 90° parking on both sides of two-way driving lanes is generally the most efficient layout for parking.”

When a parking lot is 80% or more full, for growth purposes, it is full. The 80% rule applies to parking, just as it does to all growth space in the church. Even during summer vacations, First Baptist Church is never below 80% in the side and rear parking lots during Sunday School. 80% would mean an average of 26 of the 32 spaces in the back parking lot and 12 of the 15 spaces in the side parking lot taken – averaged out over the course of the entire year. Put another way, if six or fewer spaces in the back parking lots are empty the parking lot is full. It is recommended to have unused spaces so that visiting prospects feel that there is room for them and that the church is convenient.

The location of the present buildings on the block is not advantageous to growth. Jamie Baldwin of the Sunday School department of the State Board of Missions tells us:

Even if you were able to purchase the entire block, your buildings are not situated in a manner to move your people from parking to Sunday School to worship.

In other words, because the buildings are on the corner of the block, it is not possible to surround the building with convenient parking and entrances.

Land

At our present location, we own a grand total of 1.62 acres; this includes the worship center, education building, the youth house, the Rutland house, the side parking lots and the two gravel parking lots. If we were able to secure the entire block on which the main buildings are located, it would amount to 5.12 acres, though some of that may not be usable. Thus, to run 500 people we would have to own the entire block. To run more, we would have to cross streets to parking or to buildings.

If you add 1.62 acres to the on street parking we use (50-55 cars per typical Sunday – at 100 cars per acre, that’s worth a little over a half acre to us), you will get 2.12 to 2.17 acres. At 100-125 people in attendance, at one time per acre, that calculates out to our Sunday School attendance.

The lesson is, if we want more people, we need more land.

Inadequate Building at an Inadequate Site

“...I do not believe the building is fixable (or is, in my jargon, in quad 4 [poor quality building located on a poor site])... My conclusion is based on the fact that the space is not designed for flexible use, not expandable, will require undue modifications, (disproportionate cost for space gain) to bring it up to code for long term use, and is ultimately a poor stewardship choice for the dollars required to do what needs to be done.” -- Glenn Akins

Two Dimensions: Facilities & Location

Space and Facilities	Good	Good Space Poor Location	Good Location And Good Space
	Poor	Poor Location Poor Space (Time to Relocate)	Good Location, But Poor Space
		Poor	Good

Location

More from Akins...

There are three factors at work here at your present location:

- ***Complexity*** – *There is no unit you can get to in a straight line. The complicated layout makes it harder to find classes. Unchurched people don't like that.*
- ***Commitment*** – *You have a higher commitment to put up with poor space which the unchurched don't have.*
- ***Anxiety*** – *Children like to know where their parents are; if they don't, they feel anxious. Being in different buildings adds to that anxiety. Committee member Keith Butler observed that members of his family have been located in four different buildings during Sunday School.*

You have a series of buildings, which were strung together over a period of years, which provide an uneven distribution of people. The different kinds of space -- parking, fellowship hall, preschool, adult space, everything – should provide balanced space so that it all comes together.

There are different kinds of space which create barriers to growth and set growth ceiling for a church:

Parking is the first: How much (the national average is presently around 1.7 people per vehicle), distance to, spread out around different parts of the building, out front and visible.

The second is Worship. Going to two services has helped you there.

Third is Education Space. You are rapidly coming to the point where you will have saturated the possibilities by doing things like adding the operable walls in the fellowship hall and using houses around you for classroom space.

Fourth is Fellowship Space: you are past full on that now.

Fifth is Recreation Space. Upward Basketball is your first experience where you have become dependent on outside resources to carry on an ongoing ministry. [At another time he added that Street Parking is another such example]

We Cannot Fulfill Our Mission at This Location

Gary Swafford wrote us to say,

To remain in your present location is to accept limited growth, even with the purchase of property, building modification, and remodeling.

But We haven't Thoroughly Investigated Expanding at Our Present Location!

In fact, nothing has been more desperately attempted.

We took every cost effective step we could to utilize the space we have

In late 1996, we moved the youth from the second floor of the education building to the Sisson house, which the church owned and had been renting out. The February 15, 1998 Long Range Planning Committee report stated that, "First floor space is right now at a crisis point for us" and recommended the installation of the operable walls now in the fellowship hall. The report warned, "This will meet the needs we already have; it will not provide growth space." In August 2000 we went to two morning worship services. The positive impact this had on Sunday School attendance was almost immediate and was noticeable. Two worship services helped our Sunday School attendance, but now the lack of Sunday School space is preventing us from fulfilling our full potential in Sunday School or worship.

We repeatedly attempted to purchase property around our present location

Almost without exception, for two years, the monthly deacons meeting agenda included a report from the Property Acquisition Committee.

The church did manage to purchase *some* property: In the summer of 1999, we purchased two back-to-back lots from a church member. These properties are now the gravel parking lots. In April 2000, we purchased the "Rutland house" from another church member. This is now the adult education annex, used by the Pairs and Spares Sunday School Class (and was used by the middle adult class). However, these owners were members who take a personal interest in the church and gave us generous prices. The gravel parking lots aren't used as much as hoped, but we were anticipating the possibility of securing the Solomon house at the time; this parking would have been convenient to any church building constructed there. Presently, we are parking 10 to 15 cars there most Sundays (that's 20 to 30 people). Thanks to them, we have been able to continue our growth in attendance, patch job, though it is.

Other properties were investigated...

The vacant house, located at 301 James Street, on the corner of James and Ann, and on the same block as the church, was inquired about, but has only recently become available. The asking price is \$17,000.

The house, on 308 John Street has been unavailable for sale; this was investigated and reported to the deacons in their September 12, 1999 meeting.

The rental house located at 310 John Street, across the alley from the church kitchen. In September 1999, the owner offered to sell us this property for \$60,000. The deacons made a counter offer of \$40,000, which was rejected. In November 1999 the owner's offer was at \$57,000, provided he could keep the cabinets and the best of the air conditioners. The deacons, feeling this price was more than we wanted to pay, rejected his offer on November 28, 1999.

The two rental houses located at 303 James Street, next door to the gravel parking lot: In March 2000, this lot with two structures were made available for \$60,000 (\$75,000 minus \$15,000 donation to church).

The house located at 106 South Dubois across the alley from the youth house was available in September 1999 for \$65,000, but it was across the street and the Property Acquisition Committee recommended against purchasing it. It is now available again for \$71,000.

It was repeatedly stated by many church members that these prices were more than the church needed to spend for the amount of land we would be getting.

We were unable to secure numerous properties...

[Redacted Portion]

When this sequence of events happened, the Deacons saw that the door to further property acquisition had been closed and directed the Building Committee to find a way to build on the property already owned by First Baptist Church. This took place on June 25, 2000. The sub-committee studied the situation and recommended requirements for the kind of building that would be needed. However, committee member Keith Butler personally measured the back parking lot and showed that a suitable building could not fit in the back parking area. [See page 11 for more information on this subject]

The alley proved to be a serious obstacle to building at our present location. In order to have contiguous access to John Street Properties, the church would have to own the alley. To accomplish that, it might be necessary to own the entire block. Building across the street would present the same problem -- in that, to have enough room to build, we would need the alley on that side of the Dubois.

How Relocation Came Up (Again)...

It was not long after all these attempts to purchase property had failed and it proved impractical to build in the back parking lot that, on September 25, 2000, [Homeowner with land] offered to sell to the church approximately 5 to 6 acres on Gilmer Avenue [redacted]. [Two other members] also offered to sell us approximately six acres by the armory.

On October 1, 2000, the deacons toured both of these properties and there ensued a discussion about relocation and the investigation of other properties away from our present location. Later, after inquiries were made, a letter was received, dated November 6, 2000, in which [a landowner] offered to sell us approximately 25 acres for \$5000 per acre. In December 2000, the church voted to make this purchase.

It has appeared manifest to many of our members that the Lord closed the doors to purchasing properties on James and John Street and that He opened a different door to lead us in a different direction - to relocation.

Why can't we expand our facilities here?

Three issues concerning the feasibility of staying at a church's current location are addressed in an article by John R. Throop:

- **Beware the Difficulties**

Before committing to a redesign, reconstruction, or enlargement of existing facilities, churches should be aware of problems that will affect that decision. Some of the problems:

- **Building restrictions.** *"My first question always is, 'What are the site limitations?'" says Richard Colavita, national church planning director for Myler Church Building Systems. "A thousand acres won't fill up, but three acres will in a moment." He says a church must be clear about whether its vision is for growth or maintenance. If it's growth, there are limitations on what a site will handle. If it's growth, there are limitations on what a site will handle. He suggests allowing 125 people per acre in a single gathering format.*

That rule of thumb won't hold if a church is determined to build where it is, however. "Quite often the church is locked in, but it will build anyway," says Darrell Eggleston, president of Century Builders. "It doesn't solve all the problems, and it doesn't help with long-range planning."

- **Parking problems.** *This is a huge issue for a landlocked church. "The number-one factor for the unchurched is parking," Colavita says. Most churches require one parking space for every 2.5 sanctuary seats. That ratio is a little lower in Florida and California and higher in urban centers. Allow 30 percent more parking if your church is in a growth mode.*

Churches must ask if expansion efforts can be supported by parking, not only because people require it but because many communities have specific zoning regulations for public-assembly facilities. Consider setbacks from streets and sidewalks and landscaping in any plans as well, since zoning ordinances govern these elements.

- **Building codes.** *All new construction or renovation of existing facilities must conform to today's building codes (even if the old structure predated such codes). That includes making a building more accessible for the disabled. As Colavita warns, "There have been many changes in codes over the years, and it could be a nightmare bringing existing space up to code." Renovating a turn-of-the-century building could be more expensive than starting from scratch. "If you're forcing it, be prepared for surprises," says Eggleston.*

Up, Up, or Away: Creative tips on how to make the most of your landlocked situation, by John R. Throop Copyright © 2000 by the author or Christianity Today International/Your Church Magazine. July/August 2000, Vol. 46, No. 4, Page 26

Why Can't We Build in the Back Parking Lot?

In July 2000, when the deacons directed the Building Council to find a way to build on property the church already owned, the only property contiguous to the worship center and the main education building was the back parking lot. The committee began to study guidelines for the kind of space needed. Building needs requirements were established for a preschool and children's building. The building conceived by the committee was a two level building. Preschoolers would be on the ground level and children on the second level. It would provide eight preschool rooms on the ground floor, meeting the guidelines provided by denominational leadership (multiple sources).

Even built to these guidelines, the space would still be located at a greater distance from the worship center (both the present worship center and any conceivable future location for a worship center) than would be considered ideal. Parents like to be close to their children. From the beginning, this was regarded as a weakness. It was also recognized that our best parking would be displaced and this, too, was considered a disadvantage.

Keith Butler is a member of the Church Program and Building Plans Sub-committee. He is employed as an estimator/contractor with K.C. Nummy. They are a design and building firm that works primarily with churches. He personally measured the back parking lot area. He reports:

I am of the opinion that a building of adequate size to fulfill educational space requirements will not fit on the available space without terminating the alley and encroaching on neighboring properties. I am basing this upon footage requirements as outlined by the committee several months ago. A building such as outlined, with covered drop off capabilities will be in excess of 120' long. When coupled with a set back sufficient safely manipulate a full size automobile through a drop off will infringe on the alley.

The city building code provides for certain offsets that would be applicable to this situation:

- An offset of at least twenty feet from Dubois to the building in order to prevent visibility problems for those coming onto the street out of the alley.
- An offset of 10 feet, one inch between the present education building and any new building. With that, the view would be ugly brick walls. The offset could possibly be averted with a substantial firewall, but it would also close off windows to the present education building, and leave the new preschool and children departments without windows on one side of the building. The guidelines for preschool and children's space call for windows. Abutting a new building up to the existing building could result in forfeiture of numerous grandfathered building issues and require the entire facility to meet current code.
- The alley is 18 feet wide (we presently have parking stripes which are technically in the alley).

Even if it were possible to design an adequate building that would fit there, it would displace 32 of our best parking spaces. At approximately 2 people per automobile, that is close to sixty people who would experience greater inconvenience to come to church.

What about swapping space -- for example, converting existing space into space for preschool and children and then building some other kind of space in the back parking lot?

It would not be possible to convert the space in the fellowship hall or on the ground floor of the education building, into quality preschool space. The rooms in the education building are not the right

size and the walls are immovable. Rest rooms could not be located between classrooms. And even if moving walls were possible, all the space on the first of the education building and in the fellowship hall, combined, does provide adequate space for a sufficient number of rooms. The building is long enough, but not wide enough.

Why Not Build Across the Street?

“In planning, if you have the option to avoid building across the street, you need to avoid it, if at all possible.”

-- Gary Swafford, Alabama Baptist State Convention, State Board of Missions

Reasons not to build across the street:

1. The building we need would not meet zoning ordinances.

The Rutland house lot: 166.7 feet deep from James street and 67 feet wide.

The Youth house lot: 84 feet deep from Dubois and 60 feet wide on the front side.

Side Parking lot: 84 feet deep from Dubois and 99.1 feet wide.

Each of these lots is irregular in shape, so the numbers are approximate.

The houses are currently zoned R1. Lee Burton, at City Hall, informs us, that for us to build, we would have to seek to have them rezoned as Institutional. The Zoning Ordinance of the City of Tallassee (Section 79.9.2 Institutional District, page 60) requires that the minimum size of the front yard be 50 feet and the side yards be at least 50 feet on each side. The maximum building area is “Twenty-five percent (25%) of the gross lot area.”

The properties are separate, but it should be possible to get them to be considered as one property. Together, all three lots (Youth, Rutland, and side parking lot) add up to a rough total of 25,171.7 square feet. When we thought we might be able to build in the back parking lot, the Church Program and Building Plans sub-committee put together specifications for a building that, with the drive-through, is in the neighborhood of 7262 square feet – almost 29% of the gross lot area. That is in excess of the maximum 25% allowed by the zoning ordinance. Additionally, we couldn’t meet the zoning ordinance for the minimum front and side yard sizes. Even if zoning were not a problem, we would not have enough land to expand the building to take care of later growth. And we would lose our most convenient parking lot.

The building specifications put together by the Church Program and Building Plans sub-committee called for preschool space on the ground floor, children’s space (some of which could be used for other age groups until it filled up). A drive-through was part of the plan. The ground floor preschool space would include eight rooms at 30 by 18 feet (absolute minimum 25 by 16) and ten-foot wide halls. It would be possible to expand by adding more rooms to accommodate future growth. If the building is to be ever be used for a daycare, then their requirements call for 12-foot halls and the 30 by 18 room size. In a preschool building, the rooms have to have the length going away from the hall (to reduce the amount of space which is hidden from the door windows). Thus, the building would be approximately 64 to 76 feet wide. With drive-through, the building would be in excess of 120 feet long.

2. The danger of crossing the street

One accident – ever – would be too many. Of course, no one thinks there is such a thing as an “acceptable casualty rate.”

To avoid this risk, we could:

- Incur the ongoing expense of crossing guards or police to help cross the street
- Get permission and spend the money to dig a tunnel under the street, as the First Baptist Church of Montgomery plans to do under South Perry Street.
- Get permission and spend the money to build a walkway over the street.

3. **No one wants to cross the street in the rain; this would not be a selling point for prospective members.** Who would we “volunteer” to do that? Somebody else’s class or our own?
4. The space we need most is for preschoolers and children – according to the guidelines, **preschoolers, younger children, and senior adults should be under the same roof as the worship center.**
5. **If we have to remove the buildings now located on the property to prepare for construction, we would have to secure replacement space for the classes presently meeting in them.**

Other comments on this subject from Gary Swafford:

“If at all possible, avoid building across the street. If you have no other option but to build across the street, then your older children, youth, and young adults should occupy that space. Preschool and senior adults should be kept under the same roof as the worship center.”

“Parents need to be in close proximity to their children.”

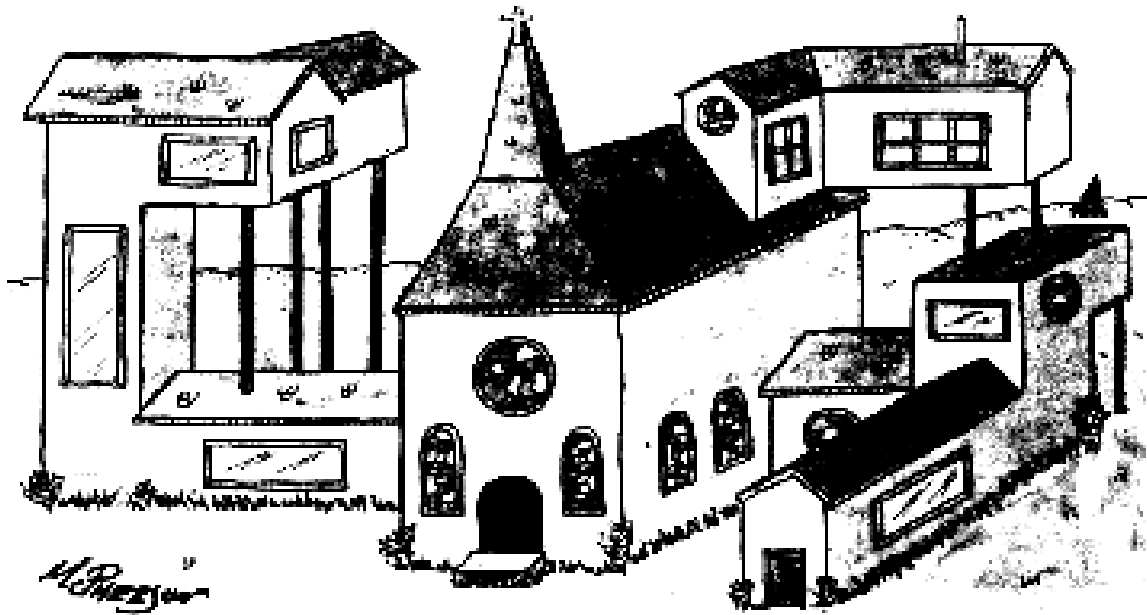
“Access – in and out – from the parking lot with a covered drive-through is not only for senior adults and the handicapped, but also for parents with preschoolers. Easy access... where a parent can conveniently drop off all her children at one place is the ideal – to avoid a mother having to leave a child in a van while she takes another child into another building.”

“Most churches work very hard to avoid ‘across the street buildings’.”

“About the only time you ever want to build across the street is when you plan to eventually move everything across the street and abandon your present buildings.”

Gary Swafford is with the New Work and Church Building Services Department at the State Board of Missions of the Alabama Baptist State Convention.

Trying to Add the Additional Facilities We Need at Our Present Location Would Leave First Baptist Looking Something Like This...



The Milton Springs Church was desperately in need of a master plan.

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Can we afford to build a whole new building?

While we could not afford to build an entire complex all at once and move into the new facility on a given Sunday, we can afford to build in phases. Can we raise the needed monies? Yes.

Lifeway's church architecture department provides rules of thumb for church building projects. Regarding finances, they state:

FINANCES

Maximum Debt (Total building debt excluding parsonage):

- *2 to 2½ times annual income of previous year*
- *Recommend no more than 25 to 30 percent of annual income go to debt retirement*

Capital Fund Raising:

(Results depend on commitment to project, the quality of the church's fellowship, the church's giving potential, and the need for the project.)

Average fund raising results for building program and/or debt retirement:

- *Pledged: One to three times (on occasions more) previous year's budget income, paid over a three-year period.*
- *Receipts: 90 to 100 percent of amount pledged.*

John MacLaren, in the Stewardship Development and Cooperative Program Support office at the Alabama Baptist State Board of Missions met with the Finance sub-committee. The State Convention has a capital fund campaign called, *Challenge to Build*. It is similar to, *Together We Build*, offered by LifeWay, only less expensive. MacLaren has personally led 105 *Challenge to Build* campaigns and, combined, his office has led over 400 of these campaigns in the past 21 years.

He reports that in a *Challenge to Build* capital fund campaign, a church will receive, over three years, an amount equal to 1½ to 2 times its annual undesignated receipts, and that an amount three times the church's undesignated receipts is not unusual.

When Glenn Akins was here on his first consultation, he was asked about this specifically:

Question: John McClaren told us that with Challenge to Build, we would get 1.5 to 2 times the amount we receive undesignated for the building program – and that this would be on top of undesignated receipts – in your experience does it really work that way?

Answer: Yes. Good rule of thumb. Because you are asking for new money. And if your leaders articulate a clear compelling vision for the future you will get an amount three times your annual undesignated giving.

Question: Do you think we can afford to move?

Answer: Sure. I think you need to move and I think you can afford to move. The question on the finances is how much can we afford to do at any one time? What are the phases that we need to think about? Might the earliest phase include some of you being here and some others being at the new location, for a while. Think in terms of a campus or a satellite approach. Like branch banks, branch libraries, east and west campus, whatever you want to call it. Then you build phase two and you deal with the present location in some other way. You may sell it or you may start new ministries that you don't have now, or start a new congregation that better matches the neighborhood. You don't have to make that decision up front.

Morgan Bailey, at Santuck Baptist Church, here in Elmore County states:

Currently, we are involved in our fourth consecutive CTB [Challenge to Build] campaign. These campaigns have enabled us to remain focused on ministry and missions. While we have spent over two million dollars on buildings in the last ten years, none of that money has come out of our budget. At the completion of this, our fourth CTB, we will have raised approximately \$2.3 million. During this same period of time our membership and budget has grown over five times. CTB is an essential tool for church leaders who have vision for church growth and church health.

Our current total budget is \$416,289. Churches that have similar budgets and which have recently completed *Challenge to Build* campaigns are listed below:

Church	Previous Year's Budget	Total Commitments	Ratio (X Budget)	Project
Santuck	\$453,000	\$1,030,000	2.27 X	Education, Nursery
FBC, Hazel Green	\$391,105	\$414,000	1.6 X	Worship Center, Offices, Rest Rooms
Pine Grove, Centre	\$388,492	\$710,040	1.82 X	Christian Life Center

Basing likely *Challenge to Build* receipts on the current budget of \$416,280, we could receive:

1.5X	\$624,433	2.5X	\$1,040,722
2X	\$832,578	3X	\$1,248,867

According to Davis Byrd, of the Architecture Department of Lifeway (July 31, 2001), it costs approximately \$80-85 per square foot to build general education space, around \$95 for preschool space, and \$110-115 per square foot to build worship space. Jerry Patterson, of the Morgan Baptist Association, stated at the 2000 Building Committee Training Conference that an education building with a 40-50 square foot "footprint" would provide sufficient space. Using the 50 square foot footprint and the \$85 amount, educational space for a capacity of 300 would cost \$1,275,000, and it would cost \$1,700,000 for 400. At the rates given by Byrd, we could for example: build an education building with twelve adult classrooms and a capacity of 240 people for \$448,800. And/or, at \$95 per square foot, we could build a 7000 square foot, eight-room preschool building "done right" for around \$665,000. And/or a fellowship hall seating 300 at the optimum recommended space of 15 square feet per person for \$608,725 –

including the institutional kitchen and its equipment. With operable walls, some of such fellowship hall space could be used for education. Please note: these are only examples and are not part of the motion.

So the answer is yes - with the right plan and if First Baptist Church embraces the spirit of mission and ministry, we can afford to relocate.

"God's work done in God's way will never lack for God's supply" – George Mueller

Staying would not be good stewardship

Because staying, just to get started, will require that we purchase lots with houses on them. We will not always be able to purchase these properties at the appraised values; some owners will insist on more than appraised value. Consider the last known prices for nearby properties:

House 1	\$55,000
House 2	\$57,000
House 3	\$95,000 (as of 9/27/00)
House 4	\$17,000
Houses 5 & 6	\$60,000 (\$75,000 minus \$15,000 donation to church)
House 7	\$71,000 (advertised price; ad states house appraised for \$74,000)
Total	\$355,000

This would add up to approximately 1¾ acres; at a rate over \$202, 000 per acre.

This still would not be enough land and it would not include any of the demolition or construction costs. The above list also does not include three lots on the southeast corner of the block on which the main church campus is located.

There is a limit to how many houses the fire department would need to burn for practice. Since the houses would have to be removed or demolished in order to build on the lots, Glen Baggett investigated the cost. He reports that the average cost for moving the old houses would be in the neighborhood of \$8000 per house. Having them demolished would be about the same amount of money – about \$8000 each (some houses more, some less). So there would be an additional expense in clearing the houses off of the lots. Since the lots average a little less than 3/10 acre each, that would mean that before construction could begin, we would have to spend upwards of \$24,000 per acre to remove the houses on the lots. Once the cost of removing the houses off of the lots is included, the price is then in the neighborhood of **\$225,000 per acre** – without the first brick being laid. If you use the lots for parking, then it comes to \$2,250 per parking space, not counting surfacing the lot.

Saving money is not a valid motive for staying

Gary Nicholson discussed the idea that saving money is an advantage to staying the way we are, saying:

Financial - Cost less?

The question mark is because I'm not sure that is a valid reason to stay here. That's just taking the easy way. You might be able to grow a hundred the way you are, but a hundred people long range might not be enough to satisfy the vision. How much you can grow here will probably depend on your ability to purchase property.

In response to question on the prudence of studying how much it would cost to stay at the present location and how much it would cost to relocate and then making the decision on the cost comparison, Glenn Akins replied:

That's the wrong question. Because you are focusing on dollars and not on the mission of the church. What is the criteria on which we need to base the decision? "What's the vision for ministry?" What are we going to be when we grow up? What are we going to be about? The next question is: "Can we do or be that here?" What you are teaching me this weekend is: You can't do what you are already doing here. You are already past that limit. So this is not a dollar issue. It is: Are we going to be faithful to what God has entrusted to us? If we want to limit Him, let's stay here and keep patching the place up. Or if we are going to be faithful to Him, let's get on the horse and go. If you back me up all the way to the wall, the question is, Are you going to be faithful and obedient to what entrusted to you or not?

We have never borrowed money before!

In fact, we have borrowed money before, just not in the immediate past. We simply haven't constructed any growth space in the last half-century. The present education building was constructed in 1952. But, during the times when this church was seeking to grow, borrowing did occur.

Here are some examples of times when the First Baptist Church borrowed money:

- 1919 built current sanctuary and borrowed large sums, 18 men signed notes
- 1920 borrowed to cover construction and operating costs. Debts were not repaid until 1924, and building was dedicated after that
- 1929 borrowed to install steam heating system
- Church bonds were sold in 1950 to build the educational building
- 1957 renovation of sanctuary and educational building, borrowed \$8,000 out of \$21,000 for project
- 1962 assumed responsibility for \$6,000 in bonds at a sister church after a split there

Shouldn't the First Baptist Church be in the center of town?

There is not a Biblical passage that indicates that. And the historic district is no longer the functional center of trade in town; trade is decentralized. And if anything were to happen in regard to the Hotel Talisi, the old downtown area would become even less regarded as the center of activity in town.

First Baptist is no longer a neighborhood church. Few prospects or members live in the community near the church. Only one active family that has joined First Baptist Church in the last five years lives in the neighborhood.

Take our active deacons as a sample group. They live an average of 3.7 miles from the church and an average of 4.1 miles to the front of the new property— a difference of only 4/10 of a mile. The chart below indicates that not one of the fifteen current active deacons lives in the same neighborhood as the church and that nine of them drive at least four miles to get to church now. As far as making the church less centrally located, moving to the new property would not be a factor.

ACTIVE DEACONS	Present	New Property
0 to 0.5 miles	0	0
0.6 to 0.9 miles	2	1
1.0 to 1.9 miles	4	5
2.0 to 2.9 miles	0	0
3.0 to 3.9 miles	0	1
4.0 to 4.9 miles	2	1
5.0 to 5.9 miles	6	2
6.0 to 7.9 miles	0	4
8 to 8.9 miles	0	1
9 or more miles	1	0

Relocation toward the new property is in the direction of the newest growth; this is where we will find the most prospective new members. The hospital, the elementary school, and the newest pharmacy are located there. The new homes are closer to that location than to the old downtown area. Distances to the new subdivisions are listed below:

	Present	New Property
Cricket Hollow	3.1	2.2 miles
Clairewood	1.0	2.2
Indian Springs (Dark Corner Rd)	6.5	5.0
New development, Indian Trail Road	1.9	0.4
Woodbridge	4.2	4.2

A congregation may have been at its present location for a number of years, but this is not a primary reason to stay there... The previous leaders were wise enough to evaluate each location on its merits rather than for any traditional value. In that same spirit it is important for a congregation to evaluate any current location before adding more buildings.

Kennon Callahan, Building for effective Mission: A Complete Guide for Congregations on Brick and Mortar Issues

If the Church Relocates Wouldn't We Be Deserting the Neighborhood?

Some have wondered if we wouldn't we be abandoning the neighborhood. Glenn Akins understood this sentiment, stating that, "Sometimes, churches feel guilty about leaving a neighborhood, like they have deserted them, or something." He answers:

There is nothing you can do as a church to control the quality of your location. Your church staying there does not stop anything from happening to the community.

In the last few decades, the neighborhood has seen more houses become rental property or become vacant, the church remaining located in the neighborhood did nothing to prevent that from happening. There are dying churches in many changing communities who, by their presence, are doing nothing to change the trend of the neighborhood.

Again, First Baptist is no longer a neighborhood church. As the 1975 Long Range Planning Committee reported, "...First Baptist members no longer live 'just around the corner from the church' but all over the Tallassee area..."

Isn't a twenty-minute "drive time" to church an unrealistically large area?

No, twenty minutes is realistic. First Baptist ceased being a neighborhood church long ago. More and more members are driving greater distances to attend the services here.

Consider this sampling of these regular attenders who are now coming from the distances indicated below:

The R family	17.2 miles	2 people
The S family	15 miles	3 people
The Mc family	23.4 miles	2 people
The C family	11.0 miles	2 people
Mrs. H	13.5 miles	1 person
The M family	14.1 miles	2 people
The E family	14.1 miles	2 people
The S2 family	9.7 miles	5 people
Mrs. D	9.8 miles	1 person
The D family	13.0 miles	<u>2 people</u> 22 people

These people are all regular attenders. Together with their children, they comprise a number almost equal to 10% of our average Sunday School attendance. The fact that they are able to make this commute conveniently indicates that this distance is not a problem. Should we decide to make a concerted effort to reach that entire area, it is realistic to see First Baptist becoming a regional church.

Since When Has Relocation Been an Option Anyway?

Discussion about relocation has taken place for decades. Carol McDaniel recalls, as early as 1960-62, hearing her father, Stancle Ingram, Bureon Ledbetter, Sr. and Rob Cottle discussing this subject and agreeing that, eventually, the church would need to relocate.

The first Long Range Planning Committee discussed relocation in 1975. In Bless Their Hearts, David Bentley records on page 78, that the committee "took note of community changes and population directions" and "made the determination" to:

1. *Stay at the present location*
2. *To improve facilities; and*
3. *To develop a package of new programs*

In 1981, Rob Cottle established a fund at the Baptist Foundation of Alabama for the purpose of funding future "relocation and/or building plans" (legal document, signed September 1, 1981).

The 1987 Long Range Planning Committee had obviously had the relocation discussion in mind and attempted to provide a rationale for the decision against such a move. Things would not work out as they anticipated and hoped when they said:

The church is located in a "changing" area. The area should experience renewed interest and renovation. Even though most of the homes in the immediate area are older mill houses they are in repairable condition and many will be improved.

The 1993 Long Range Planning Committee also dealt with the issue:

...It appears to be the consensus of the Long Range Planning Committee that the congregation of First Baptist Church, Tallassee, shall remain at the present site...

Lyle Schaller is considered one of the foremost experts in church growth. He wrote:

The overwhelming majority of congregations that do finally relocate their meeting places have previously rejected that course of action at least once or twice.

Lyle Schaller, "What Went Wrong?" Net Results, January, 1998

Davis Byrd of LifeWay Christian Resources directs the Southern Baptist agency's church architecture service. A Baptist Press article quotes him:

"Churches that move usually are responding to an inevitable step if they are going to survive and thrive," he continued. "Most say 'no' to the idea of relocation the first time or the first few times it is suggested because it is such a radical change. "If the most plausible option is to relocate, the subject will continue to come up. If a consensus cannot be reached, those who want to survive and thrive will leave, and the others will stand watch until the last one departs," he observed.

Repeated discussions of moving the church generally indicate the subject is the right one to pursue, Byrd said, because the factors that brought it up to begin with still exist.

*"Church relocation may be 'only option,' architect says"
Baptist Press article by Charles Willis, Nov 3, 1998*

So how did we run as many as 350 before – and if we did it before, why can't we do it now?

In 1997, Gary Nicholson, of the Architecture Department of Lifeway addressed this question during an on-site consultation with us:

I often have someone say something to me like, “This church ran 400 in this building in the fifties; why can't we run that now?” Most people are not satisfied with the space that they were satisfied with in the fifties. Most Baptists are rising in their economic status, a First Baptist Church particularly. That means the members live in larger homes. In the fifties, 1500 square feet was considered a pretty decent house. Now 2000-2500 square feet is more common. We are not satisfied with the same amount of personal space as we were thirty or forty years ago. Because of that, I expect that your church will need to provide space at or above the recommended space amounts per person.

Another reason is that **we used space in the past that we would not now use**. The Dome room is an example; no one would consider walking up those dangerous steps anymore.

Some space has been displaced. One classroom was lost when the restrooms were upgraded. Pews were lost when the sanctuary was remodeled in the 1980's and the platform was enlarged. Today's preference for age graded, co-ed classes means that the Baraca Class will have fewer male members to pack into the chapel – but we will have to provide space for those people somewhere else. The little rooms off the two department rooms on the second floor of the education building are examples of antiquated space; the rooms are considered way too small by today's standards.

Eighty percent full – by today's standards – is full.

Again, to quote Gary Nicholson:

Eighty percent full is what you can average in attendance. That is, what you can average. Some Sundays will be less than that, some more. When you are 80% full in your worship center, there are available seats. However, a visiting family of four will want to all sit together, yet will have trouble finding four seats together. So, at 80% most buildings are about saturated.

I think that what you are going to encounter with the land you have and your existing buildings is a “growth blockade” of somewhere around 220 people.

With the acquisition of the Rutland house and the addition of the operable walls, we have been able to surpass that number, but we are running out of such quick fixes. There is a growth blockade.

But Tallassee isn't growing, is it?

It is true that numerical growth is not occurring *inside the city limits*. The census numbers report that the population of Tallassee declined by 688 (or 12.2%) from 1990 to 2000 - 5,622 to 4,934. The population is exactly what it was in 1960, 4,934. However, **growth just outside the city limits is taking place.**

Echoing information previously reported to us by Glann Akins, Dr. Don Bogie, of the Center for Demographic Research at Auburn University at Montgomery, sent the following:

Population of Tallassee Area Census Tracts, 1990 & 2000

Census Tract	Total Population 1990	Total Population 2000	Numerical Change 1990-2000	Percent Change 1990-2000
304 (Tallassee)	6,591	7,169	578	8.8%
305 (Eclectic)	3,770	4,315	545	14.5%
9927 (East Tallassee)	5,452	5,639	187	3.4%
TOTAL	15,813	17,123	1,310	8.3%

Source: U.S. Bureau of the Census. Compiled by the Center for Demographic and Cultural Research, Auburn University, Montgomery.

New developments in the area are outside the city limits (Clairewood is the exception), but they are in the Tallassee trade area. They include:

- o Woodbridge (37 lots)
- o Indian Springs (Dark Corner Rd)
- o Cricket Hollow
- o New development on Indian Trail Road

Secondly, we could reach a greater percentage of the people who live here now... even without population growth. Glenn Akins' estimate of 805 people as our maximum mission potential is based on the 2000 population, not on projected growth. He told the council:

You can be running between 600 and 700 people in attendance, in five to seven years after you are in new facilities. That is not a number I am pulling out of the air; it is based on a formula.

Third, Montgomery is growing eastward as we watch. Tallassee is only 22 miles from the Montgomery city limits. Elmore County's growth on the western side of the county is well known. The Elmore County population increased by 33.9% from 1990 to 2000 – an increase of 16,664 people. It would be unreasonable to think that such growth will never come here. Dr. Bogie stated that the overall movement for the last 50 to 75 years is "out" and that he expects that trend to continue. Gary Swafford, of the New Work and Church Building Services Department at the State Board of Missions of the Alabama Baptist State Convention wrote us:

Future growth is certain. The speed and amount may vary but in 30 to 50 years Tallassee will have grown tremendously. Regardless of how the Northern By-pass comes around Montgomery or Interstate 85 gets connected to Meridian Mississippi, Montgomery's Eastern shift will continue to influence residential increase in Tallassee.

What if we get in the middle of this project and the pastor leaves?

Our pastor has shown an interest in one principle thing – growing the First Baptist Church of Tallassee into a great church, spiritually as well as numerically. A church moving in that direction will be able to keep him.

But suppose our pastor was to leave, what kind of man would we want to have follow him? Would that kind of person be more excited about the prospect of coming to a church that voted to relocate and pursue a fresh vision or one that voted against it? Most pastors would perceive a church that would do the former as alive and visionary and the later as a dud.

When asked this question, Glenn Akins suggested three things:

1. *Do things to encourage your pastor to stay.*
2. *Make sure you don't have a pastor-focused church.*
3. *Make sure you don't have a pastor-driven building program- the church must shoulder the burden of building, not the pastor.*

What about the stained glass windows?

We can take the windows with us; the First Baptist Church of Birmingham relocated and did that. There is a company that does this located in Alabama. They have been contacted and are coming to give us a price. First Baptist Church, Birmingham relocated and took their stained glass windows with them.

What would happen to the buildings we are in now?

That does not have to be decided at this time. We will probably need the present buildings as we use both locations before completing the process of migrating to the new site. Then, once that process is complete, we could make that decision.

Options may then include:

- Selling the building to another congregation [would mean] that [someone] would continue using the facility with an appropriate sense of decorum.
- Using the facility for other ministries: Christian fine arts, crisis pregnancy center, counseling, etc.. These could possibly be done in partnership with other Baptist groups.
- A combination of selling some of the houses we own and using some of the buildings for other ministries.

What Would Relocation Be Like?

First, a **Ministry Plan** would be formulated and then, based on that, a Master Site Plan.

The **Master Site Plan** would be developed together with an architect. It would lay out a general plan for future buildings. It would anticipate such things as the best place for each building in each phase of development and how to connect each phase for the best traffic flow (people and cars) for future growth. Actual construction plans would be made only for the first phase, at that time.

After the church approved the Master Site Plan, then there would be a **capital funds campaign**, such as Challenge to Build.

We would not be able to build a complete complex all at once so that one Sunday we would be meeting at one location and the next Sunday we would be meeting the new location. We would build in the first phase what we could afford to build. And, we would build the space that we need most at the new location. Meanwhile, we would still use space at our present location until we have completed construction of enough phases to move to the new location.

Examples could include (and these are only some of the possibilities and are only examples):

Preschool Building and Fellowship Hall - phase one at new location

Fellowship Hall could be used for midweek services, church banquets, and wedding receptions

Everyone would meet at present location for Sunday night services

Everyone would meet at new location for midweek services

Young adult, Preschool, and Younger Children could have Sunday School at new location

Church bus could shuttle people between two locations on Sunday morning

It could also be possible to have the early service at the new location

Recreational/Multi-purpose Building and Sunday School Space – Phase one at new location

Multi-purpose building could double as fellowship hall for big events

Older Children, Youth, and their parents could meet at new location for Sunday School

Building as Much Education Space as we can afford to build at once – Phase one at new location

Church bus could shuttle people between two locations on Sunday morning

A drive-through could be constructed at both locations

Senior Adults would meet for Sunday School at present location as long as we use the worship center at the present location

Phase two would involve other types of space

These are examples and are NOT part of the motion. A recommendation would be brought to the church for approval concerning a Master Site Plan and a plan for the transition would be part of that.

What about a Daycare?

The motion before the congregation does not call for specific buildings. That will be decided later as the church develops a Ministry Plan and then a Master Site Plan. However, should the church choose to relocate and to provide a daycare ministry, it would be possible to provide space which meets *the Minimum Standards for Day Care Centers and Nighttime Centers* prescribed by the Department of Human Resources of the State of Alabama (effective, January 22, 2001). Our present facilities are not suitable for that purpose.

Why don't we have the entire package to vote on now – with a Master Site Plan and everything?

Because that is simply too much to decide and to vote on at once. An issue as big as relocation needs to be considered on its own merits, taking one step at a time. Second, having to vote on an entire package, in all of its detail, would lead, for example, to people voting against relocation because they didn't like the design of the proposed building; it would confuse the issues. Third, it would be poor stewardship to invest in Master Site Plans we might not use; such plans are very expensive. Fourth, the motion calls for each subsequent decision in the process to come to the church for approval. A vote for relocation is not signing a blank check; the church will continue to be involved in the decision making process.

What Biblical principles speak to this issue?

The church is composed of God's people, and is not a building

"For we are God's fellow workers; you are God's field, you are God's building" 1st Corinthians 3:9
"You also, as living stones, are being built up a spiritual house" 1st Peter 2:5

In the New Testament, God has not set aside an exclusive place for worship

"The woman said to Him, 'Sir, I perceive that You are a prophet. Our fathers worshiped on this mountain, and you Jews say that in Jerusalem is the place where one ought to worship.' Jesus said to her, 'Woman, believe Me, the hour is coming when you will neither on this mountain, nor in Jerusalem, worship the Father. You worship what you do not know; we know what we worship, for salvation is of the Jews. But the hour is coming, and now is, when the true worshipers will worship the Father in spirit and truth; for the Father is seeking such to worship Him. God is Spirit, and those who worship Him must worship in spirit and truth.'" John 4:19-24

Even in the Old Testament, when Solomon dedicated the Temple, he made a similar point as he prayed, "But will God indeed dwell with men on the earth? Behold, heaven and the heaven of heavens cannot contain You. How much less this temple which I have built!" 2nd Chronicles 6:18

The church is to be driven by one overriding purpose, the Great Commission

"Go therefore and make disciples of all the nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, teaching them to observe all things that I have commanded you; and lo, I am with you always, even to the end of the age." Matthew 28:19-20

"...I have become all things to all men, that I might by all means save some. Now this I do for the gospel's sake..." 1st Corinthians 9:22-23

God's people should beware of the danger that over time, objects made at God's direction and used by Him could become objects of worship, instead of God Himself.

See Numbers 24:1-9 together with 2nd Kings 18:1-4. One indication of this kind of misplaced worship could be when God's people cling to such an object at the expense of their God-given mission.

Wise decisions are made with the help of good advisors.

From Proverbs:

"A wise man will hear and increase learning, and a man of understanding will attain wise counsel" (1:5)

"Where there is no counsel, the people fall; but in the multitude of counselors there is safety" (11:14)

"The way of a fool is right in his own eyes, but he who heeds counsel is wise" (12:15)

"Without counsel, plans go awry, but in the multitude of counselors they are established" (15:22)

Numerous consultants were asked to look over our situation among them the State Board of Missions' Gary Swafford, Jamie Baldwin, and Dr. Rick Lance. Glenn Akins from the Illinois Baptist Association has reviewed our situation extensively and consulted with us. They have all recommended that we relocate, stating that we cannot fulfill our potential at our present location.

For example, Dr. Lance (Executive Secretary-Treasurer of the State Board of Missions and former pastor of the First Baptist Church of Tuscaloosa) looked over our present location and the Hornsby property (shortly after they offered to sell) and was encouraging about the concept of relocation. [Sentence Redacted] He also stated that moving to the west side of town on Friendship Road looked promising. This was before the availability of the Friendship Road property was investigated.

More Questions to Consider:

- Do we believe that this neighborhood is the best location for First Baptist Church for the next fifty years?
- Will the congregation's leaders fifty years from now feel that we exercised wisdom to stay at the present location? What will we tell our grandchildren?
- Will this decision be made for the sake of the people we need to reach or for ourselves?
- This church has not built new growth space in the last half century; is it not time to do to something visionary?
- Has anyone produced any evidence that we could *better* fulfill our ministry at our present location?
- Can you name one reason for staying in this location that is related to the mission and ministry of this church - and that is not actually motivated by a sentimental attachment to the memories in this building?

Can you Guarantee that this will work?

...We may do nothing because we have developed analysis paralysis. We may have become too sheltered where we are. We may be in a state of denial regarding the long-term viability of the present location. We may be looking for an unrealistic level of certainty in making decisions.

Many choices in life have a 60 to 70 percent level of certainty. Few decisions have a 90 percent level of certainty; to wait for that is unrealistic.

Yet in all these instances, by doing nothing we lose the moment...

Kennon Callahan, Building for Effective Mission

"The decisions that First Baptist Church makes in the next few months will determine your future. You have done your homework; you have all the information that you need to make the decision "to move" or "not to move". A decision "to move" would form the platform on which to elect a transition committee that will focus mostly on master site plan and first unit building since you already have new property." -- Gary Swafford

It is never possible to guarantee success; it is only possible to deserve it.

[Observer's summary of belief of] Winston Churchill

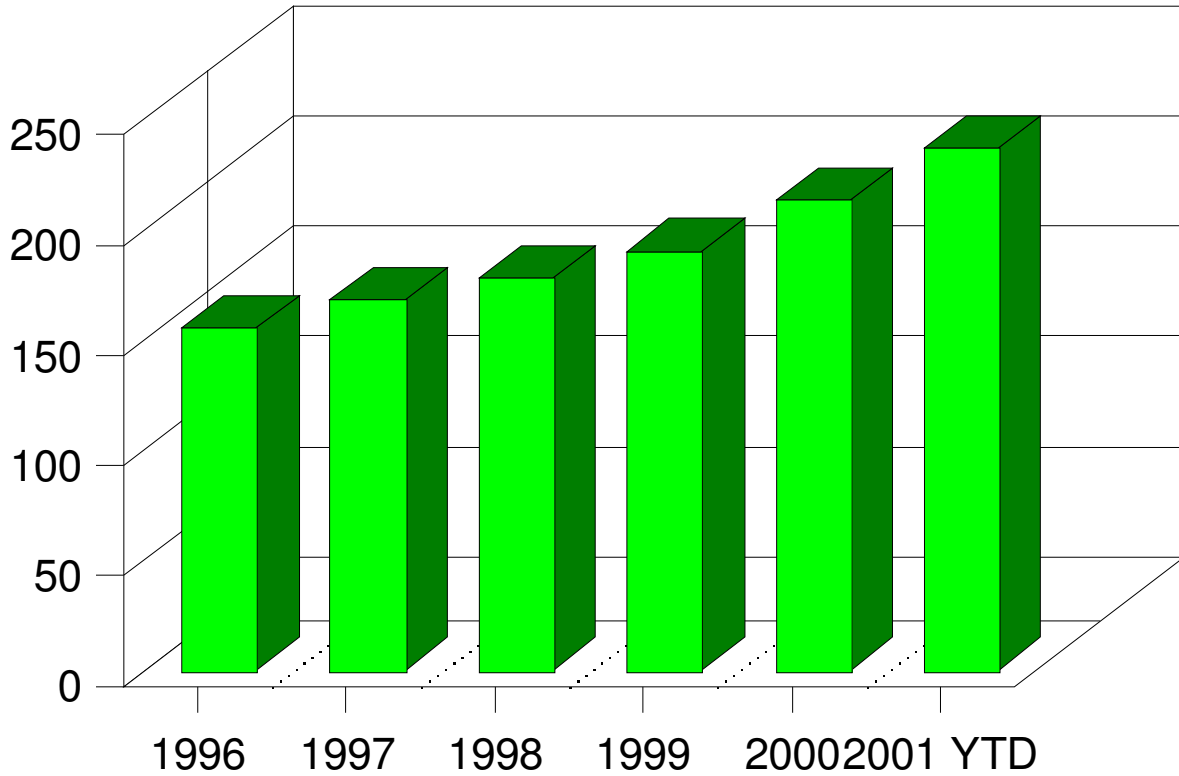
Supplemental Material from the Presentation on Relocation

Contains: Sunday School and Parking Information

Most of the following material was part of the August 5, 2001 presentation

Our Sunday School has Been Experiencing Exceptional Growth

Sunday School Attendance



1995	1996	1997	1998	1999	2000	2001 ytd
154	155	168	178	190	213	237
	+0.1%	+8.4%	+5.9%	+6.7%	+12.1%	+11.3%

Years reflected are for the Sunday School year, which presently begins in September.

A plateaued church is defined as one that has experienced less than 10% growth, and less than 10% decline over a period of five years. By this definition, 52% of all Southern Baptist churches and 75% of all Alabama Baptist churches are plateaued or are in decline. In contrast Sunday School attendance at First Baptist Church has grown by 54% over the five-year period represented above.

Our Sunday School has Continued in a Growth Pattern

In 1999 the staff prepared a forecast for Sunday School growth, based on recent trends.

Year	Forecast	Actual
1999	NA	190
2000	215	213
2001	234	237 ytd (with one month to go in SS year)
2002	261	(We had 257 on Sunday, August 5, 2001)
2003	287	
2004	311	
2005	335	

A High Percentage of Our Class Rooms are Filled Beyond their Recommended Capacity

Class	Room Number	Square Feet	Capacity for Age Group	Attendance Jan. 7 - Mar. 4 2001		Attendance August 5, 2001	
				Percent Filled		Percent Filled	
Younger Bed Babies	170	289	8	7	88%	8	100%
Older Bed Babies	PS1	221	6	4	66%	6	100%
One Year Olds	PS2	442	13	7	53%	8	62%
Two Year Olds	PS3	145	4	5	125%	5	125%
Three Year Olds	PS7	247	7	8	114%	9	143%
Pre-K & Kindergarten	PS5	364	10	8	80%	9	90%
Grades 1-2	204	144	6	7	116%	8	133%
Grades 3-4	207	112	4	4	100%	6	150%
Grades 5-6	230	204	8	6	75%	6	75%
Youth SS Assembly	YH2	403	20	21	105%	20	100%
Grades 7-8	YH3	212	18	12	66%	14	78%
Grades 9-12	YH2	403	20	6	30%	8	40%
College-Career	260	204	17	8	40%	6	29%
Young Adult SS Assembly	270	600	30	41	136%	45	150%
Young Adult Lecture	270	600	60	22	36%	27	45%
Young Adult Discussion	250	255	21	18	86%	18	86%
Middle Adult Couples	FH3 & FH4	392	32			15	47%
Middle Adult Couples	AA4	228	19	17	89%		
Pairs & Spares	AA1	200	17	12	70%	16	94%
Gleaners	FH1	196	16	12	75%	12	75%
Dorcas	FH3	243	20	15	75%	17	85%
Deborah	180	204	17	10	58%	14	82%
Lilly	Sanctuary			4		7	
Baraca	Chapel		105	31	32%	34	32%

Lifeway (formerly the Sunday School Board of the SBC), recommends 35 square feet per preschooler, 25 square feet per child (grades 1-6), 20-22 square feet per person in youth and adult assembly rooms, and 12 square feet per youth or adult in classrooms. The Baraca class capacity was calculated at 20 inches per person. On the day of the committee's report (August 5, 2001), eight of the twenty-one teaching units were at or above their recommended capacity and thirteen units were in excess of 80% of the room's capacity. The rule of thumb is that when a class reaches 80%, it will stop growing.

How Much Parking Could We Obtain at Our Present Location?

Surrounding Properties and the Amount of Acreage Each Would Provide:

(One Acre= 43,560 square feet. These lots are irregular in shape and numbers are approximate.)
(This list includes the Lilly house that is not on the list of houses for which we have had a price)

House 1	.34 acres
House 2	.22 acres
House 3	.28 acres
House 4	.27 acres
Houses 5 & 6	.25 acres
House 7	.23 acres
House 8	.28 acres
Total of the above	1.87 acres

Entire Block on which present Worship Center and Education Building are located: 5.12 acres

So How Important is Parking?

"The number-one factor for the unchurched is parking"

-- Richard Colavita, national church planning director for Myler Church Building Systems.

Years ago, I came over to Dallas from Samford University when I was a college student, a preacher boy. Three of us drove over to the "school of the prophets," First Baptist Dallas, to hear Dr. W. A. Criswell talk about being a pastor. I can remember Dr. Criswell saying, "Now, boys, there are three P's you need to do to have a good church." I had my pencil ready to write down these important factors to have a great church. "Number one," he said, "is preaching." You've got to have Bible preaching. I said amen to that, and I was writing down. He said, "The second P, and I thought he would say spiritual things like prayer, praise, something. He said, "The second thing is, you've got to have parking. You won't grow a church without parking." He said, "The third P is you've got to have preschool space." That's right. He said, "If you don't have preaching and parking and preschool space, you'll never with have a great church."

*Dr. David Dykes, 1999 State of the Church Address, Green Acres Baptist Church, Tyler Texas
<http://www.gabc.org/PDF%20files/PDF%201999/PDF%20S-1999/S-103199.pdf>*