

The Crossing @ TBC
Questions & Answers April 2010

These are all the questions – and our current answers – that were raised during the feasibility study. Most people only had one or two questions, but if you consult widely you get a high number. To answer your specific question(s) please skip to the appropriate section.

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If you have additional questions, please contact us at thecrossing@tbc.org.nz

Mission

1. I think the Crossing is a great idea but I am doing something else. If I don't back the Crossing am I going to feel pushed out? *Absolutely not. Crossing as a building and as a collective name for some of the ministries is just one opportunity in which we are making the most of to demonstrate our community focus. There are many amazing ministries already and we pray many more to come that will be outside of the Crossing i.e. home, work, sports based ministry etc*
2. Shouldn't we focus on being missional first and then build a building to facilitate them? *We think these to go hand in hand. We are already focussing on growing as a mission focused group of people. We will keep doing this and listen to God and each other for ideas of how to do more. But we need a facility that can support all the work that is being and wants to be done.*

God

1. How do we/ will we know that God is behind this? *Jonathan will be circulating a paper which is his personal take on this question. However, as a Baptist church, we believe that in the final analysis God speaks to us as we meet together to pray and seek the mind of the Spirit. If, as we meet, discuss and vote on the 17th May, we have a clear result, then we consider that God has spoken to us.*

Community

1. Are we clear on the needs of the local community? That we are building a building and will be running courses that they want? *We have established that there is need for courses and ministries that support people in parenting, life skills, relationship and finance. More work needs to be done on establishing effective courses and ministries in this area. The building will be intentionally multipurpose to allow us to be flexible and responsive to the ever growing and ever changing needs that we discover in our community over the next 10-20 years.*
2. What collaboration has been done to make sure our facility and courses are not duplicating what is already happening? *There is no facility that is like the one we are proposing in the Titirangi area. Lifewise in Glen Eden have a facility that they operate out of. They are excited at the thought that we are potentially joining them in this area. There will be some*

programmes that are similar to what other providers offer, but the marketplace of needs is far from saturated.

3. Who are we working with to show collaboration? *So far we have consulted with organisations like Glen Eden Baptist, Lifewise Ministries, Baptist Union NZ, Parents Inc., Alpha, Kaurilands Primary School, Glen Eden Intermediate, Konini Primary School. Colaboration is limited at this stage because our facilities and mission base is still underdeveloped. We hope for partnerships to develop with these and others in future.*

Leadership

1. I am concerned that the current leadership of TBC will be able to handle the operation of the Crossing. *We have heard this concern and agree. There are reviews underway now to look how we restructure. There will be opportunities for input and communications regarding these ideas in the coming months.*

Vote on the 17th

1. Can non members vote? *Yes. Members and non members will be able to vote. It is important that everyone get an opportunity to have a voice. However, in the unlikely event that there is a material split of opinions, only the membership vote will be binding.*
2. What is the question we are being asked to vote on?
We as a project team recommend, "to move forward on this and give it our best shot". This will be 1 vote for three high level components:
 1. *to commission the Concept Plans for the Crossing Building.*
 2. *to commence the fundraising.*
 3. *to start the legal / trust framework development.**The money for this would come from a combination of donation and/or slight mortgage increase. The expected cost is approx. \$50-60k.*
3. What happens if the vote is no? What are the next steps? Will we still need to spend money on the current building? If so, how much? *If the vote is no, the current facility will still need money spending on it to maintain it. How much we spend depends on what we want to do with it. We will have to go back to the drawing board to determine what the purpose of our buildings are and how we can effectively use them for mission and ministry in the future.*

Building

1. Is the intention to build the drawing that we've seen? *No. The drawing was just to draw a line in the sand to be able to get a vision for what a new facility may look like. The concept drawings may look very different. As the drawings progress there will be opportunity for input.*
2. There seems to be lots of buildings/facilities around, why don't we just use somewhere else? *There are odd spaces available in various locations, but little that offers us the possibility to provide a range of services that are integrated around our mission. It is our belief that Titirangi/Glen Eden is seriously lacking in quality/purpose built facilities for doing community ministries. There is certainly nothing that will allow us to grow and sustain significant community ministries for the next 10-20 years; notably it will simplify the running of the ministries for us.*
3. Are we still intending to redevelop the school facilities? How does this impact the Crossing? *We still have a fantastic relationship with the School and are still talking through their requirements. They are currently refurbishing and have another specific project the Ministry of Education need them to complete, after which (circa a few months) we will go back to the drawing board on their and our needs. No impact to Crossing Project.*
4. Can we see floor plans not just concept drawings *At the moment there are no concept*

drawings or floor plans. The purpose of the meeting on the 17th May is to decide whether we want to commission these plans.

5. Are groups outside of TBC going to use the facilities? If so, will we rent them out? Can anyone use them? *Community Groups outside of TBC will be major users of the facilities. The discussions of rent are currently underway. Our Vision is for the building to be utilised to the communities benefit to its maximum! We are yet to decide what restrictions there might be on the use of the facilities.*
6. How are we sure the building is not going to be empty? *Community groups locally are in need of facilities. TBC also needs a facility to support ministries. We will not have grown our ministries to the point of maxing out the building by day 1. Without going too big, we are looking to build something that will allow us to grow for some years into the future.*
7. Why don't we rent out the existing buildings we have to groups to increase ministry support and see how that goes first? *We could, but feel this would be a short term option and still not give us the space required for the existing ministries let alone wanting space to support new emerging ministries. Also the additional setup required for each session makes ministries work harder – we want to make it as easy as possible for anyone in TBC to live out their calling.*
8. Why are we not building for more seats in the Crossing building so we don't need to meet in the school and pay rent there too? *The cost of having to do this option is huge. We would have to buy several more adjacent properties or acquire enough space for the auditorium, Car parking and children's ministry space needed. This would put the price of the project up considerably, just purely to cater for our needs on a Sunday alone.*

Build Cost

1. Is the \$3.5m build cost based on drawings we've already seen? What if the building design changes? *The building costs for a building of approximately 1,200 m² are estimated to be about \$3M. Whilst this is an estimate we will endeavour to build for a cost approximating this amount. We will design a building that is fit for purpose then, depending on costs, build as much as we can afford, i.e. building it in stages.*

Operating Cost

1. What is the operating expenditure and what is that figure made up of? Where can I see a business case? *We are looking at bringing on a full time role in 2012 and possible another in 2013. This would increase costs by about \$120K in 2012 and this would rise to about \$190K in 2013 (i.e. an extra \$70K in 2013). The main cost in 2012 would be the for a Manager – about \$100K and additional costs in 2013 would be for a further support person plus various additional costs related to the new building such as increase ministry spend and facility related costs – Cleaning, electricity etc.*
2. How as a church are we intending to cover this, if already offerings are behind budget? *Part of the fundraising work will be to secure ongoing funding for the facility. The money could be from sponsorship, wills. Etc We also see a lift in giving to the church as a result of the crossing. Currently our budget grows at 10% per annum due to a growth in the size of the congregation. In 2013, we see this rising to 20% as a direct result of the enthusiasm created by the crossing.*
3. Will this be on top of the existing running costs of TBC? *Yes, the \$130-\$200K are in addition to the current budget of the church.*
4. How will Crossing costs be managed? i.e. Trust establishment? *Some work has been done on this already but a team is being assembled to review the legal and financial pro's and con's of all of the options. As the team works through this, so we will all be updated through regular comms on their progress.*
5. How much contingency is built into the operating and capital costs? *There is about \$200K*

of contingency built into the building CAPEX budget. The operating costs have no real contingency as they allow for certain costs to arise and are budgeted accordingly.

Cafe

1. Is the Cafe going to be run/operated by TBC to cover Crossing costs? (income generating) Or separate franchise? *We have not decided on that yet.*
2. How will it be staffed? *We have not decided on that yet.*
3. Why would people go there rather than the 6 already in Titirangi village? *Because it is a great café that is particularly family friendly (i.e. has gated playground for children – only one in Titirangi to provide this service for families)*
4. Can we see a feasibility study and business plan? *If we as a congregation decide to go ahead with this idea then a business plan will be developed.*

Other

1. What is the origin and meaning of 'The Crossing'? *Geographical: It is located at a busy pedestrian Crossing. Philosophical: It represents our desire to cross and intersect with the life of our community with relationships, partnerships and service. Theological: It speaks of HOPE as we seek to positively impact people in helping them Cross over from one place to another in their lives.*
2. How are we going to staff the new building? *Not entirely sure. For starters all current TBC employees would find their workspace there. We will need to employ a Centre manager as early as financially possible. We expect that soon after the building opens, a office administrator may be needed.*
3. How do we ensure we don't have pastoral burnout? *We will have to make sure we manage this well. Timely appointment of a Crossing manager will play a role.*
4. I've been at the Church for a few weeks, What is this Crossing thing all about? How many years has it been looked into for? *Please contact Grant Warner if you would like reading material on this.*
5. Who is the leader of the Crossing? Is it Jonathan? *We are looking at bringing in a person to head up the Crossing. This will not be Jonathan.*
6. Who/where do I go to if I have questions over the next few weeks about the Crossing?
 - *At the end of each Sunday morning Service there will be 'Crossing Coffee Corner', this is an opportunity for you to bring yourself and coffee over to the Crossing Team and talk through any questions, concerns, thoughts, clarifications that you need. We have less 4 weeks until the vote – ask away !!!*
 - *There will be the opportunity to use on-line tool to get in touch with the team*
 - *After this home group, if you would like further clarification on something then as a home group you have some options. These are to either provide all the further comments to your home group leader who can either email them through to the team an/or you can request that the Home Group leader meets with the Crossing Team and talks them through. We are open for what works best for you.*
 - *If you don't have internet access or are not in a Home Group, please make use of the Crossing Corner. If you can not get to Sunday morning Services but still would like to talk questions, clarifications through then please contact the office who will arrange the best way for the Crossing team to get in touch.*

God Bless.