

UPDATE TO THE CONGREGATIONS FROM THE TRINITY VILLAGE TEAM
(To be used as a bulletin insert by all three downtown congregations, April 22, 2007)

The Trinity Village Team, consisting of members of each the three churches, with the pastors serving as ex-officio members, has been meeting on a regular basis. The objective of the team has been to identify the issues that will need to be addressed and answered if Trinity Village is to become a reality. These issues include not only the three sanctuaries, but also what projects we would like to see included - senior housing, workforce housing, a Christian school and are these projects feasible. And the first question has been: How and where do we find the answers?

The Trinity Village Team (TVT) has located a development company that specializes in working with not-for-profit organizations. This company works with an organization on strategic planning, feasibility plans, market analysis, financing and then through all phases of construction management. There is also the possibility of it continuing as property managers after the project is complete. It has worked on projects involving senior housing, affordable housing, and childcare centers. It has worked on new construction as well as renovation of existing structures. The company is UniDev, LLC.

This company has been contacted by the TVT for further information regarding the possibility of working with them on Trinity Village. After initial conversations, the TVT is preparing a set of questions, issues, and concerns that they would like UniDev to respond to in order to determine if there might be a working relationship.

UniDev has the expertise to assess the plans for Trinity Village and make a determination as to the project's feasibility. It would be able to answer for us the questions of level of risk to each church, the potential revenue, the management of all aspects of Trinity Village including the commonly used areas as well as the income producing areas, and sources of outside funding. Their experts would be able to analyze the financial situations of each church and the impact of this project.

The Trinity Village Team assumes that there are other development companies that specialize in working with not-for-profit organizations on projects like these. We are attempting to locate and contact them as well for comparison. But the TVT is excited to locate the expertise it has been looking for. The TVT feels it will finally be able to obtain the answers to the financial and feasibility questions we have all been asking.

As further negotiations are made with UniDev, or other development companies like it, the TVT will continue to update the congregations. No decisions will be made, nor funds expended without the approvals of the three congregations.