

A Home for St. Anne's



“Taking Root in Love”

Dear St. Anne's Family,

I am pleased to share with you the information you will find in the following pages. As I hope you all know by now, we are looking at acquiring a space our own, and we are well on our way to making that a reality. After our worship service on April 19th, I showed you all a few pictures of the sites we are looking to buy. The Lighthouse bookstore is located at 2104 Main St. in Conway, at the intersection of Main St. and Millpond Rd. The hope is that this packet will allow you to begin taking a closer look at the space for yourself and to begin imagining what it will be like to have a more permanent home for St. Anne's.

In the following pages, you will find pictures and descriptions of the space in its present configuration. As you read on, I invite you to see the space not as it currently appears, but as it can and will appear as a house of worship.

Already, a committee is working with our architect to ensure that the space will not only be functional for us, but also beautiful. Their work is to ensure that the space reflects who we are as a people. To that end, I encourage you to keep Julie Hearn, Nora Battle, Dan Hitchens, and Barry Dennis in your daily prayers. Pray also for your St. Anne's Vestry. In normal times, the work of the Vestry can go mostly unnoticed, but it is because of their dedication to the behind-the-scenes work of the church that St. Anne's continues to thrive. Even more so now, your Vestry is being called upon to make monumental decisions affecting our common life, so I encourage you to support them in all that they are doing to lead us.

This is an exciting time for St. Anne's as a church family, and the opportunity before us is one that I hope we will all embrace with the enthusiasm and tenacity which have characterized St. Anne's since our founding. In the short time that I have been with you, I have had more moments than I can count in which I have been bursting with pride for who we are as a congregation. But securing a space of our own is

an occasion that will surpass all others in filling me with joy at being a part of this church.

We have before us the chance to transform an existing space into a house of prayer. And so I hope that you will join me in praying the following prayer each day:

“O Lord God, when you give to your servants to endeavor any great matter, grant us also to know that it is not the beginning, but the continuing of the same unto the end, until it be thoroughly finished, which yields the true glory; through Him who for the finishing of your work laid down his life, our redeemer, Jesus Christ. Amen.”

Peace and Blessings be with you all!

Rob+

The Lighthouse Bookstore

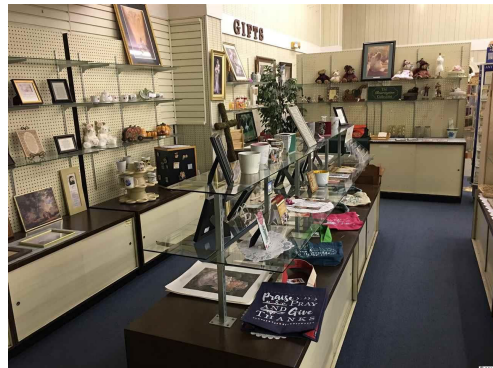
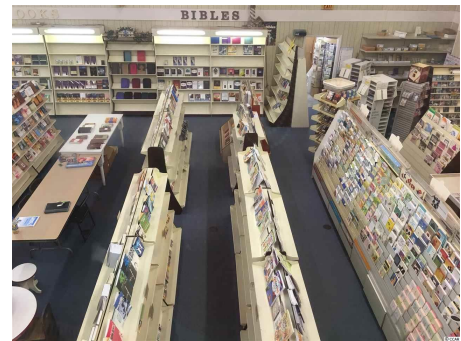
The Lighthouse bookstore is a metal building, constructed in 1992 and owned ever since by the Goodwin family. The exterior of the building has a stucco facade with a small, lighthouse-shaped structure forming the entrance. The remainder of the exterior is metal. It has a pitched roof with two venting areas at the apex of the roof.

There is a sign (roughly 6'x6') on the north corner of the lot. We will be able to have permanent signage for our church.

One enters the space through two doors located at the center of the building in the “lighthouse” structure. Upon entering, there is a space with an 8' ceiling that measures 20'd x 60'w and which has six small pillars (roughly 1' square) which support the floor above.



Beyond the initial area with 8' ceiling, one enters a space which is 35'd x 60'w x 16'h. The height is capped by a drop ceiling with multiple fluorescent lights. This large open space alone has sufficient room for at least 160 seats.



The “back wall” of the large area has a doorway off to the northeast side that leads to a hallway with two bathrooms plus an additional “utility” restroom. These restrooms will have to be reconfigured to meet current ADA standards.



A second doorway, also near the northeast side, leads to a room measuring roughly 10'x20'.



A third door on the southeast side leads to a utility room (roughly 20'd x 15'w) where the breaker boxes are located.



There is a temporary wall in the utility room which leads to an area of unfinished space.



Also in the utility room, there is a stairwell leading to an unfinished upstairs area that measures roughly 20'd x 60'w x 8'h. This area would be used for venting for the new HVAC system and extra storage.



There is a stairwell in the northwest corner that leads to a space upstairs which measures roughly 20' x 40' and which has a small bathroom and a kitchenette. The upstairs area, at least initially, would be used for storage (our architect's plan involves placing everything we need on the ground floor in order to meet current ADA requirements).

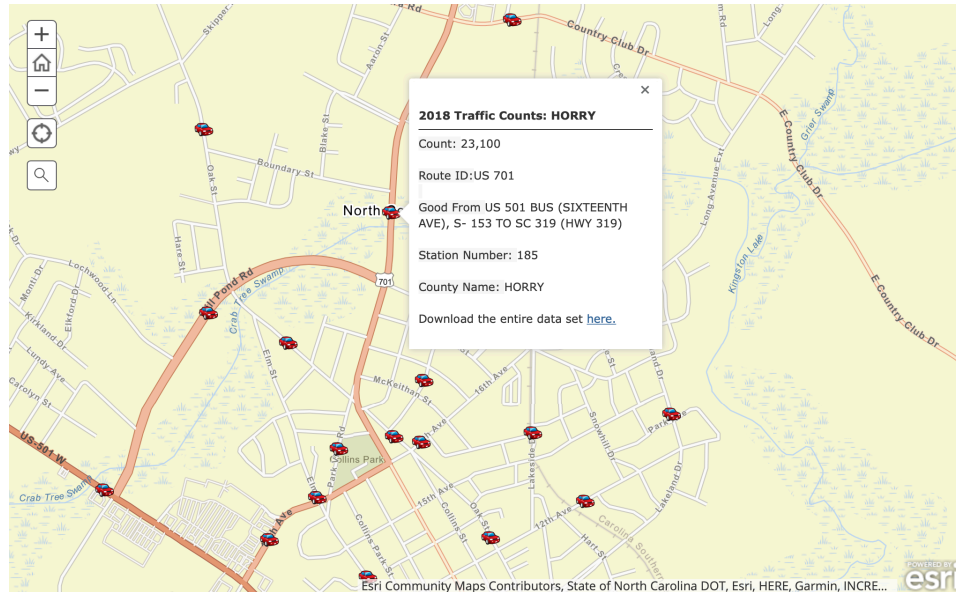


The adjacent lot is a roughly .3 acre space that, at least initially, will be useful for additional parking.

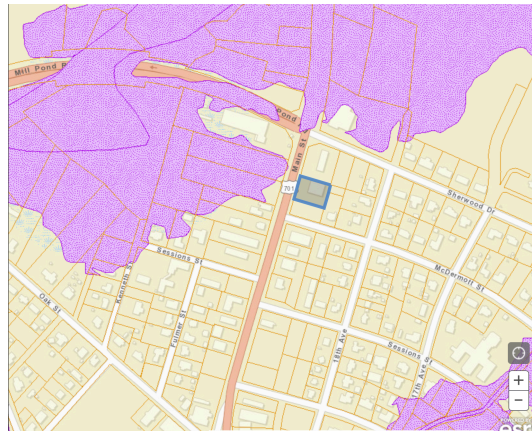


Some Practical Considerations

According to the most recent SCDOT figures (2018), the average daily traffic count passing by this location is 23,100.¹



The site did not flood during hurricane Florence. It is close to, but not located in the new FEMA proposed flood zone area.²



¹ <https://scdot.maps.arcgis.com/apps/MapSeries/index.html?appid=fe2e97641eac493094342c502369814b>

² <https://www.horrycounty.org/gis/parcels/>

The Financial Picture

As mentioned above, we have obtained the services of an architect in order to get a better idea of how we could reconfigure the space to suit our immediate needs (worship space, classroom space, a nursery, and a sacristy). We have also gotten a preliminary estimate on construction costs for meeting ADA requirements. Other projects are under consideration as well, but our current concern is merely to make the space immediately usable for us. The ballpark estimate for the cost of initial refurbishment comes to around \$100,000.

We have gotten a few estimates on how much it would cost to update the HVAC system (the entire building is currently served by only one 2-ton unit). The average figure that we've found is in the neighborhood of \$25,000.

Insurance costs come to roughly \$1500/year. We are figuring utility costs will be around \$4,200/year (at least initially, with minimal use of the space).

Our current rental costs at Lackey Chapel come to about \$1500/month.

Based on the figures we have given, we estimate that with the loan of \$350,000 from the ECBF, then our total monthly payments (loan payments, utilities, and insurance) would come to an additional \$895 per month. We believe that this is within our ability.

A simplified breakdown of the financial picture is provided on the next page.

Preliminary Building Cost Analysis

Available Cash in Merrill Lynch Account

Building Fund:	\$133,275
Rainy Day Fund:	\$50,000
<u>Pledge Deposits</u>	<u>\$42,000</u>
Total in Merrill Lynch Account	\$225,275

Acquisition Costs

Lighthouse Building	\$344,000
<u>Adjacent Lot</u>	<u>\$49,500</u>
Total Land and Building Cost	\$393,500

Estimate of Internal Modifications and Improvements

Initial upfits (rough estimate)	\$100,000
HVAC	\$25,000
Chairs	\$3,000
Landscaping	\$5,000
<u>Other costs</u>	<u>\$20,000</u>
Total	\$153,500

Total estimated cost of building, land, and initial improvements \$547,000

In addition to the \$350,000 loan from the Episcopal Church Building Fund (amortized over 25 years with an initial, 5-year guaranteed interest rate of 4.375%), if we can make at least \$150,000 available from the Building Fund (i.e., by dipping into the rainy day fund), we would need to come up with \$47,500. We are confident that our members will step forward quickly to help cover the cost of improvements even before we begin the official launch of our capital campaign.

\$350,000 at 4.375% over 25 years = \$1,920/month

Insurance: \$125/month or \$1,500/year

Utilities: \$350/month or \$4200/year

Total Monthly Payment (25 years amortization) = \$2,395/month

Current Rent for Lackey Chapel = \$1500/month

Increased Monthly Cost = \$895