

2020

Remnant of Grace Outreach Ministries, Inc.

remnantofgraceoutreachministries.com

CHURCH BUSINESS PLAN

“VISION 2020”

HOPE CHRISTIAN CENTER

NORMAN O'NEAL JR

Remnant of Grace Outreach Ministries, Inc.

11681 Main Street, Williston, S.C., 29826

803-266-3789

CHURCH BUSINESS PLAN 2020



remnantofgraceoutreachministries.com

Purpose of the Project

To create a welcoming environment for a wider range of community activities and users at Remnant of Grace Outreach Ministries, Inc., by:

- Improving accessibility into and around the building for all current and potential users from the local community.
- Creating a flexible space suitable for a wide variety of community uses and worship.
- Maximizing available space and minimizing health and safety risks.
- Improving the toilet facilities including those provided to meet the needs of the disabled.
- Reducing the cost and environmental impact of our heating and cooling system.

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Church Location & Background

Remnant of Grace Outreach Ministries, Inc., is in a rural community at 11681, Main Street, Williston, S. C., 29826. Williston is a town located in Barnwell County, South Carolina, United States, that has had many major developments during the last century and is an urban area found adjacent Elko, South Carolina, which had according to the census of 2010, there were 193 people, 92 households, and 65 families living in the town. The population of the City of Williston was 3,139. The town lies in the center of the Charleston-Hamburg railroad line, the line of the Best Friend locomotive. The train tracks were removed in the 1990s, but the track site has been designated as historically significant by the South Carolina Department of Archives. This section of the train route is now part of the South Carolina Heritage Corridor.



The church currently resides in an old store front built in 1900's, at 13021 Main Street, Williston, S.C., that has served the community well. There have been subsequent

improvements with carpeting, restroom, painting, pulpit, office, lights, internet and phone service, office furniture, tables, etc., added in 2006, but a major refurbishment is required to ensure the premises meet legislative requirements and are appropriate for the needs of present and future generations of the community and the mission of the church.



Our current goal is to purchase a spacious 14584 square foot building shown in the pictures above that has paved parking lots, air conditioning, cafeteria, and several other special features, formerly used as a local industry's call center. We plan to transform this facility, with modest renovations, into **"Hope Christian Center"** church, which will be used for interdenominational ministry. We have currently, a membership of 50 members with 50 to 150 regular worshippers during church events.

Use of the Building and Public Access

The general public, either individually or as a group may have access to the building by reservation in advance of their planned event. Further details of how to make a booking will be displayed on the church premises and website.

On a regular basis the premises are in use as follows:

- Sunday 10:00 – 12:00 – Morning Service with Coffee Followed by Refreshments
 10:30 – 11:30 – Junior/Children’s Church (A program of worship, study, or project work for children carried on in churches during part or all of the adult worship service.)
 06:00 – 8:30 – Evening Service
 08:00 – 9:00 – After 8 Service led by the Young People (Bi-Monthly)
- Monday 09:30 – 12:00 – Women’s Fellowship (Monthly)
- Tuesday 10:30 – 11:30 – Men’s Fellowship (Monthly)
 02:00 – 03:00 – Friendly Hour (A group of young wives have formed a club called the Friendly Hour. It is an opportunity to see their friends, raise money for good causes and, always, to have a tasty lunch.)
 08:00 – 09:30 – Senior Choir Music Group Rehearsal
- Wednesday 06:00 – 07:30 – Evening Service
 08:00 – 09:30 – Women’s Circle (Bi-Weekly) (A women’s circle is an intimate gathering where we learn new ways of speaking, listening + relating to others. It is a place where we discover and integrate new blueprints that serve the women we are becoming. As each woman claims her seat in the circle, we come together as equals united by our common purpose.
- Thursday 12:00 – 01:00 - *Luncheon Club
- Friday 01:00 – 03:00 – Jumble Sale (Bi-Monthly) (A jumble sale, or rummage sale) is an event at which secondhand goods are sold, usually by an institution such as a church, as a fundraising or charitable effort.)
 07:00 – 07:30 – Prayer Fellowship (Monthly)
- Saturday 10:00 – 12:00 – Coffee Mornings (Bi-Monthly)

Most mid-week events are attended by members of the community as well as church members. *The Luncheon Club is for elderly people living alone within the community, to have and enjoy a meal together.

Current Number of Users

Group	Number and Frequency
Girl's Talk	15:20 Predominantly Church Members (2 nd Sunday Afternoon, 4pm)
For Men Only	16:10 Church Members, 6 Community (4 th Sunday Afternoon, 4pm)
Friendly Hour	56:18 Church, 38 Community (Weekly)
Music Group	10 Church Members
Women's Circle	15 of which 4 Church and 11 Community (Bi-Monthly) 30 Helpers (14 Church and 11 Community) on a Roster, 36
Luncheon Club	Diners (Elderly people living alone within the community) some coming weekly, others monthly.
Jumble Sales	Held to raise money to run the church minibus, which is used by the church to bring people to meetings (predominantly Friendly Hour) and by community groups, e.g. scouts (bi-monthly).
Prayer Fellowship	8 to 12 - Church (Monthly) (A non-denominational group of Christians who come together in homes and other locations to pray, as well as to worship and draw closer to our Lord Jesus Christ.)
Coffee Mornings	Held not only to raise money, but to provide a meeting place with cake & usually a car wash which especially older people appreciate (bi-monthly).
Y. M. O. G.	Young Men of God's Mission is to help young men band together using the model known as four Cs (4Cs of Christ) that stands for the: Comradeship, Consecration of body, soul and spirit to the Lord Jesus Christ, Culture of mind to ensure thoughtful and intelligent life, and Christian Service for the building up of the Church and the Kingdom of God."

In addition to the events above, we also will hold an annual Christmas tree festival, where local businesses, groups and individuals can sponsor a tree. This event will be held from Friday to Monday at the beginning of the advent and is to be enjoyed by the local community young and old with the anticipation of approximately 400 visitors, and entrance is free.

Remnant of Grace Outreach Ministries, Inc.

Our **Mission** as the “Hope Christian Center” church in Williston, S.C., is called by Christ to be:

*A Welcoming Community *A Witnessing Community *A Worshipping Community

Our **Vision** is to Worship God as known in Jesus, seek His will and draw those around into a relationship with Him.

Our **value** is to reflect on and test our heritage as Hope Christian Center.

Our **strategy** is to:

- Offer the opportunity for people of all ages to grow in faith and in discipleship.
- Offer an open community which values every individual.
- Identify and try to meet the needs of the local community.
- Offer a safe space for all.
- Work in partnership with other groups in the community as appropriate.
- Work in partnership with other local churches whenever possible.

Achieving our Strategy

In 2017 it became increasingly apparent that the premises no longer were sufficient to meet safety, increased numbers, and growing demand. Also, the lack of a safe space, adequate heating, restricted disabled access throughout, compliance with health and safety regulations and the need to reduce our carbon footprint led the Property Committee

to propose three alternative plans to meet current and foreseeable demand. These were presented at a General Church Meeting in June 2018.

To date this has been achieved through:

- Comments sought from members and existing user groups.
- Consultation with outside user groups – ongoing.
- Consultation with the local community – ongoing.
- Meetings with the people concerning what the ministry would like to have in the church, within the next 3 to 5 years.
- TRIO (The Responsibility is Ours) – a program to challenge people about responsible giving.
- Appointment of a part-time (20 hours per week) lay worker as an event planner.
- Various community events, e.g. Annual Community Christmas Tree Festival, Coffee Mornings, etc.
- Letting coordinators become more interactive than previously, including promotion of community activities held at the facilities.

The result of consultations will be discussed with an architect and or contractor, we will produce a feasibility cost budget within which, inclusive of professional fees and Value-Added Tax (VAT), all the envisioned works will be contained.

Meanwhile, church members, user groups and community contacts are working together to achieve our values and objectives to ensure systems are in place to properly manage and sustain the facilities when they become available by:

- Promoting our plans through community publications such as the local newspaper and radio.
- Publicizing the improved facilities to the local authorities, social services, etc.
- Facebook, Instagram, Twitter, Email, and Ministry's website.
- Management and Communications Team who will monitor progress and feedback on a regular basis.
- Fundraising Team – Internal.
- Grants Team – External Funders.

This renovations and improvement scheme aim to achieve our objective of providing a safe accessible space and facilities for as wide as possible a cross section of the community.

Identification of the Need for the Improvement of Facilities

Background

The premises have been kept in a good state of repair and improvements have been made in providing disabled facilities under the direction of the Property Committee and Church Council. However, the Property Committee of Remnant of Grace Outreach Ministries, Inc. has identified the necessity for a further upgraded facility, with an updated heating and cooling system.

The issues identified as a necessity were:

- Ramp with a more suitable degree of slope for disabled access
- Disabled toilet with easy wheelchair access
- Visibility of the rear entrance to users of the building
- Level floor of the sanctuary
- Stepped entrance to the rear of the building
- Narrow doorways into the front and rear of the building
- Heating and cooling system evaluation and upgraded as needed to reduce the churches carbon footprint.
- Convert the existing warehouse into the “New Sanctuary” and convert area in the center into a large multipurpose venue equipped with multimedia facilities there by increasing the range of options for community use.
- Inspect and improve ventilation and climate controls in each section of the building
- Increase the available space for children’s church and young people’s activities.
- Eliminate overcrowding in the premises and improve overall safety.
- Provide a storage area for equipment.

Description of the Site

Remnant of Grace Outreach Ministries, Inc., premises consist of an outside area comprising of an off the street, car parking area and grassed area with access down both sides of the building. An atrium has access to main office area, bookstore and coffee shop, nursery, multipurpose/children's church, cafeteria, classroom, etc. The main worship area will have stage, lectern, monitoring audio-visual system with up-to-date technology, has side aisles and fixed rows of pews, plus a number of movable chairs.

A small meeting room which leads to a vestry and office area, with the copier occupying an area inside the "Academy of Arts" extension of the building. Doors lead through to a larger back room with a kitchen area to one side and doors to the two toilets and the side entrance at the other side.

The worship area is used regularly for Sunday services (morning and evening) and Wednesday evening services, also weddings, funerals, and baby dedications. The multipurpose area will be used as a venue for restaurant-style "After 8" services which will be led by the young people in the church in hopes of attracting and accommodating 40+ people.

The vestry (ministers changing room) will be used as the church office, a storage facility and for the preacher on Sundays and Wednesdays before services. The small meeting room is used when the congregation needs to spill over from the main worship area. It is also used after the service on a Sunday morning for refreshments. This room is also used for meetings such as the Property Committee and could hold about 16 or more seated around tables.

An updated small commercial kitchen will be fitted to a high standard with steel work surfaces, a commercial cooker, dishwasher, sinks and serving hatches to the dining rooms. It will be used regularly for the preparation of refreshments, most significantly for the

serving of about 24 meals for the Luncheon Club, Y.M.O.G., and others. The multipurpose room is used on Sunday mornings for Youth Ministry, plus other weekday meetings. The Luncheon Club and Friendly Hour meetings will use it frequently as well.

Scheme Objectives

The building alterations and refurbishment of “Hope Christian Center” church will make the premises:

- Safer
- More Accessible for all Users
- More Comfortable
- More Flexible
- More Attractive

Overall, the scheme will:

- Give Added Value to Users
- Offer a more Attractive Modern Option to Users
- Provide a room for continued growth in the future
- Ensure us as a Continued Community Asset for the Future
- Increase the Range of Community Services the Church can Provide
- Assist the Church to Achieve its Mission, Vision and Calling

The scheme will provide the following specific outputs:

- Welcoming spacious New Campus with Easy Disabled Access
- Refurbished Worship Area with Flexibility to be Used for many other Purposes during the Week
- Expansive ground Level Floor in the Worship Area
- Fully DDA (Developmental Disabilities Administration) Compliant Disabled Toilet

- Accessible and Visible Rear Entrance to the Premises
- Storage Facilities for all Users
- Church Office
- Church Vestry (Minister’s Changing Room)
- Environmentally Friendly Heating and Cooling System
- Modern Presentation Equipment and Audio System

The outputs will achieve the following:

Accessibility for all Users Including Wheelchairs, Pushchairs and Prams (Strollers, etc.)

- Improved Building Security and Child Protection
- Safe and Comfortable Toilet Facilities for all Users
- A much more Flexible and Safer Space for use by the Community
- A warm Welcoming Building with Reduced Environmental Impact

Details of the Project

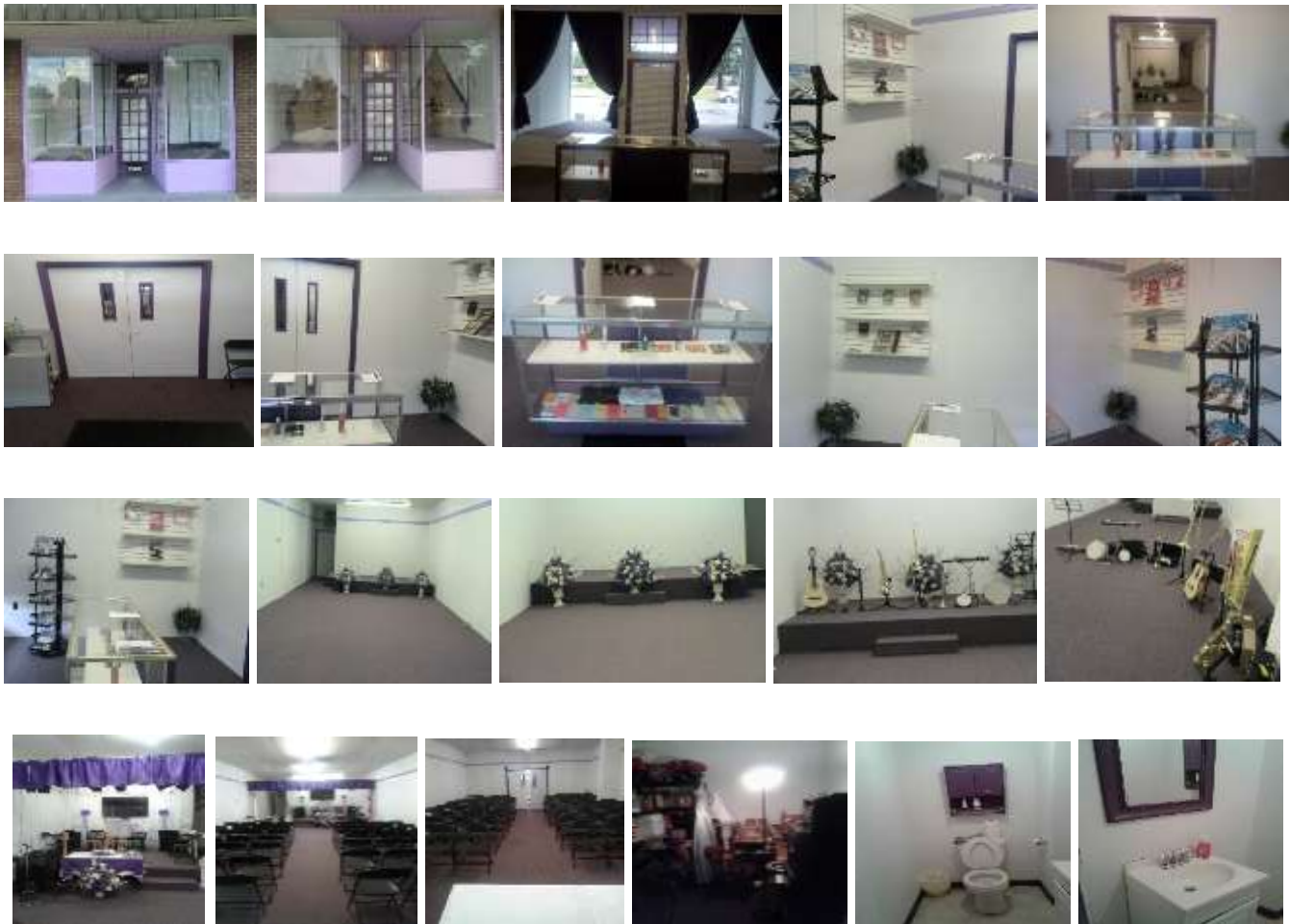
Crane Building “New Floor Plan”



All of the building's current entrances will be fully updated and DDA (Disability Discrimination Act) compliant.

Current Main Worship Area

The worship area currently has a mixture of mainly high impact plastic folding chairs that are moveable which allow the building to be used for multiple purposes. In front of building is the bookstore area and other items which are stored and sold which are used for children's classes.



To the rear of the worship area is a small meeting/office room which is separated from the worship area by a wall behind a closed door that has printers, refrigerator, desk, telephone and internet connection, tables and other stored items. The floor of the worship area is

carpeted, with a raised area for ministering the “Word of God”. Currently, we are renting this building from a local real estate company. Any improvements that have been made were by staff and a local carpenter.

Office Space

Currently used as a service/call center, the building shown below has some small warehouse space and storage as well. It is in very good condition and is basically move in ready with a good flow with the existing floorplan. The site has plenty of parking. The Site is located on State Street the main thoroughfare through Williston, SC. The Site is flat with plenty of parking and easy access to all parts of town.



The current market price of the building is \$550,000, Tax assessed value \$472,700; on four (4.00) acres lot size at \$38 per square foot, a 14,584 square foot, one story building, built in 1970. The building is a Class B, Office Building. However, Crane Merchandising Systems

pledged to sell the building to Remnant of Grace Outreach Ministries, Inc. for \$400,000, well below the county's tax assessed value.



Toilet Facilities

There are currently two toilets (on the right) as you enter the atrium in the building which are accessed via a narrow corridor which gives restricted access for both disabled and wheelchair users. One of the current toilets has some disabled facilities but it is not DDA compliant and access is difficult.

In addition to the two basic toilets located in the atrium there are as well, large expansive toilets adjacent to the dining area in the rear of the building which are accessed via a hallway which gives access to both disabled and wheelchair users. Renovations will

incorporate far better access to the disabled toilets which will be made fully DDA compliant.

The warehouse area will be converted to the Sanctuary and as part of the Renovation Project, as well as a new and more flexible audio system will be installed including a loop system, along with a modern visual aids/presentation system for use by all users including Sunday and Wednesday Worship.

Future Management of the Premises

The premises will continue to be managed by the Remnant of Grace Outreach Ministries, Incorporated, Executive Board with assistance and information being offered by Church Officers and church members.

The Executive Board of Remnant of Grace Outreach Ministries, Inc. will continue to oversee the running of the Church in accordance with the rules, principles, and values of, Hope Christian Center Church.

Track Record of Delivering Projects

The management of all Hope Christian Center Church building schemes is overseen by Remnant of Grace Outreach Ministries, Inc., and its governing body. Those involved at the local level have expertise and experience in overseeing building projects.

The building schemes will require contact with the County Building Inspector for approval of all schemes prior to and during the implementation of the renovation project. The church premises in Williston, S.C., 29853, will have been operating on the building site since

1970, known as Anderson Oil Company, later purchased by Crane Merchandising Corporation of which has undergone many changes and improvements. The most recent was in 2010 when it was used as Dixie-Narco, a local industry's "Call Center". There have been also, several minor schemes over the last few years including the alternation of the toilets, cubicles, air conditioning, breakroom, conference rooms, offices, server, and atrium, amongst improvements for disabled access to the facility.

The premises will be managed by Remnant of Grace Outreach Ministries, Inc., through delegated powers given to the Property Committee who will oversee the upkeep and maintenance of the premises.

We have reached the stage where we need a more modernized facility so we can develop the campus further in order to open up the building and ministry for wider use by providing a flexible multipurpose space that will better serve the surrounding area as a church and community facility.

The nursery, cafeteria, coffee shop, print shop and bookstore, as well as ministerial, dance, drama, instrumental and vocal training components of the ministry are potential revenue generating entities, above that which is generated through regular tithes and offerings. Certified instructors will teach these classes with the expressed purpose of performing as a part of this ministry or any other ministry that is involved which employ one of the participants.

Summary

The improvements to the premises will not only maintain the church building and help it fulfill the ministry's vision and purpose, but will also enable the campus to be made

available to a wider section of the community due to the flexibility and improved access that the scheme will offer.



The scheme will also make the building safer, more accessible, and useable to all members of the community from the very young to the very old. The church's environmental footprint will be greatly reduced by an energy efficient heating and cooling system.

The scheme will undoubtedly improve the facilities availability but contribute to the ongoing task of developing a dynamic and caring community in the local area.



May 2019	Fundraising launched.
June 2019	The church agreed to look for a new location to house the ministry because the existing building could not accommodate anticipated growth and expansion of current ministries, such as drama, dance, instrumental and vocal music, etc.
Spring 2020	An architect will be appointed when renovation commence as a plan is developed as to what would be possible structurally with the current “Crane Call Center” building located at 11681 Main Street, Williston, S.C., 29853.
April 2020	Three sets of plans shall be presented to the church based on the original structural possibility plan. After consultation with members, a sketch was approved for submission to the contractor to address the main concerns with the building and needs of the ministry. Planning and purchase permission obtained.
May 2020	Went out to lender.
June 2020	Detailed plans received from the architect in line with the Summer 2020 proposals, these were agreed with an alteration to the interior layout.
July 2020	Financing received, occupy new facility, service and operation begins.
August 2020	Plans for required renovation begins.
December 2020	Completion of Project

Management and Appraisal of the Scheme

The scheme is managed by the Church Property Committee consisting of:

1. **Norman O'neal, Jr.:** Pastor and founder, Retired Band Director
2. **Mattie Odom:** Fundraising Coordinator and Executive Board Chairman
3. **Barbara Carter:** Associate Pastor and Assistant Executive Board Chairman
4. **Tjuana Jefferson:** Executive Board Assistant Treasurer
5. **Natasha Broxton:** Executive Board Treasurer and Business Specialist, Barnwell County Vocational Center
6. **Marilyn G. Diamond:** Executive Board Secretary, Superintendent of Sunday Schools
7. **Freddie Boan:** Church Deacon Board Secretary and Vocational Rehabilitation Coordinator, St. Matthew, Orangeburg, and Bamberg Counties.
8. **Ernest Reed:** Deacon Board Chairman Committee, Truck driver, Webb Concrete, Barnwell, South Carolina.

In addition, our Contractor/Architect will be one of the following:

- 1) **Johnson Builders, White Pond, South Carolina**
- 2) **Steward Builders, Inc., Aiken, S. C.**

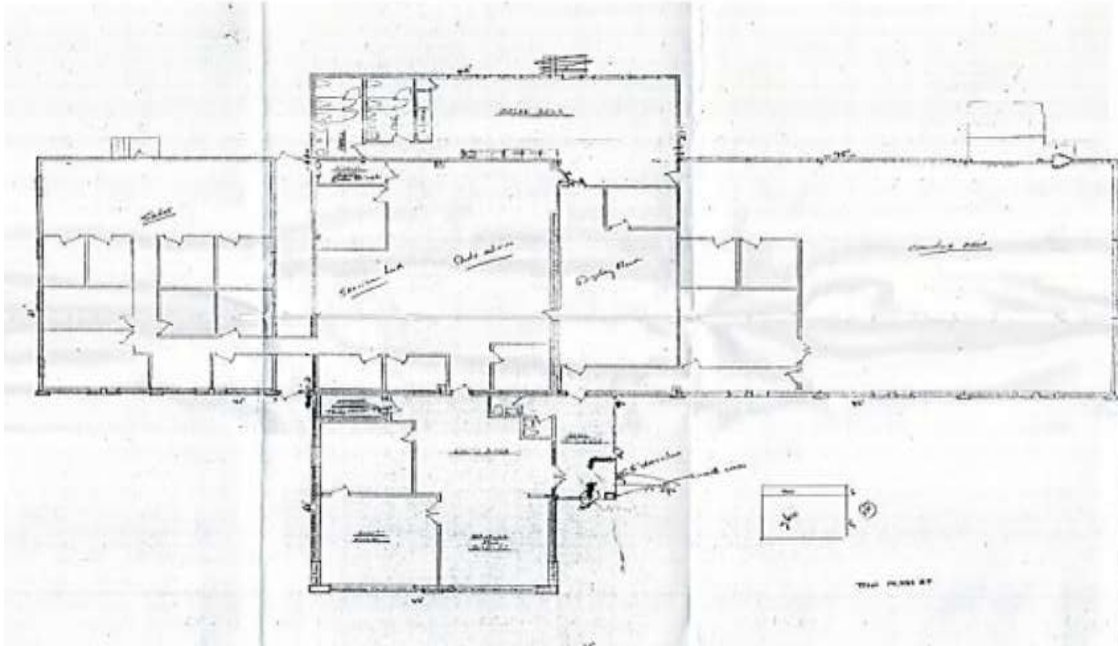
The progress of the scheme is evaluated by the Church Council at regular intervals, under direction of **Chairman: Rev. Norman O'neal, Jr.**, and Remnant of Grace Outreach Ministries, Inc., property officers who will scrutinize and evaluate the schemes technical aspects, its objectives and the financial requirements/implications and advises as needed.

<https://remnantofgraceoutreachministries.com/give>

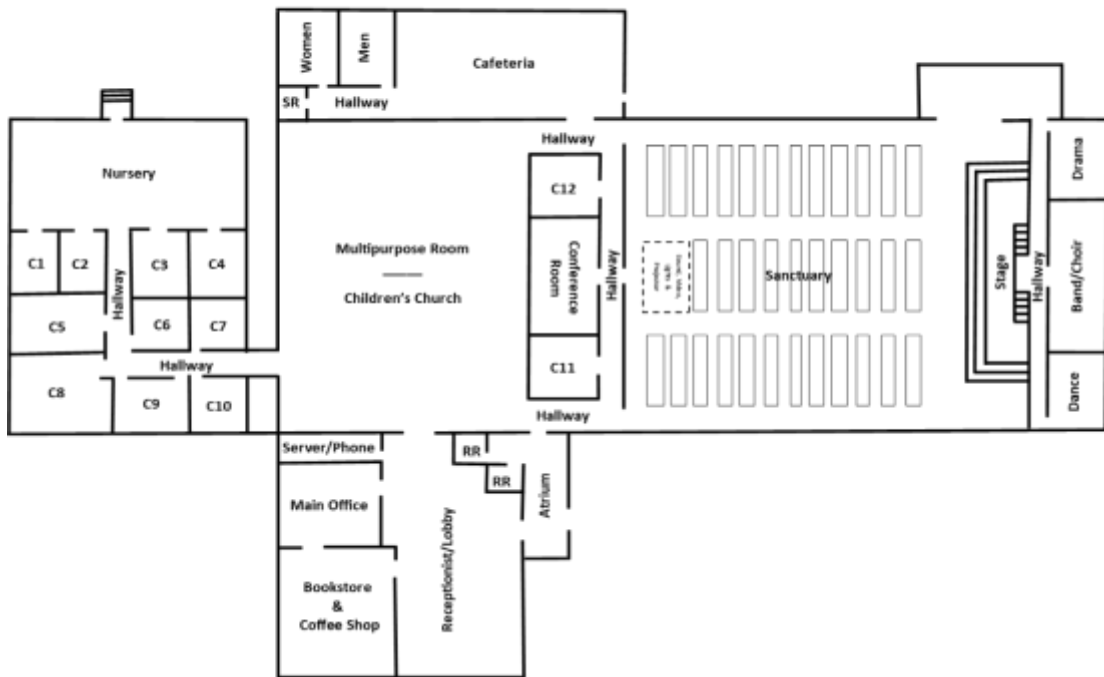
Appendices

(These are available upon request to grant making bodies)

A. Architects Drawings



Crane Building "New Floor Plan"



B. Church Financial Accounts

(Click To Open)

[Crane Loan - Excel Loan Calculator](#)

[30-Year Mortgage Loan Proposals](#)

[Revised Loan Proposals](#)

C. Crane Building Location Map

[\(11681 Main Street, Williston, S.C., 29853\)](#)

Crane Building Aerial View

County GIS Map



Property Brochure

<https://www.loopnet.com/Listing/11681-Main-St-Williston-SC/8891090/>

D. For Profit Revenue Generating Arms of the Ministry

1. Nursery
 - a) Weekdays
 - b) Weekends
2. Cafeteria
 - a) Breakfast
 - b) Lunch
 - c) Dinner
3. Bookstore/ Coffee/Printshop
 - a) Variety Coffee
 - b) Communion, etc.
 - c) Various Books and Ministry Accessories
4. Ministerial and Officer Training
 - a) Public Speaking
5. Academy of Arts
 - a) Dance
 - b) Drama
 - c) Music
 1. Instrumental
 2. Vocal
 - d) Pre-K through 2 grades
6. Gabriel's Horn Evangelistic Ministry
 - a) Recording Studio
 - b) Radio Broadcasting
 - c) Musical Composition & Arrangements
 - d) Artist Promotion & Production