SPECIAL GENERAL MEETING

AGENDA PACKAGE

MARCH 11, 2025

BE DEEPLY ROOTED

Northview Community Church
Special General Meeting Package

Tuesday, March 11, 2025, at 7:00pm
Center Court, Downes Road

Call to Order	
Welcome & Prayer	Darryl Kropp
Procedure	Darryl Kropp
Opening	
Worship	Andrew Geddert
Prayer	Dan Burslem
Discussion/Vision	
COE Chair	Darryl Kropp
Lead Pastor	Mark Burch
Building Update	Bruce Styles
Financial Update	Bruce Belsher
	Jonathan Giesbrecht
Presentation of Motion	Darryl Kropp
Q & A	Darry Kropp
Prayer	Ezra Okoti
Vote	Darryl Kropp
Worship	Andrew Geddert
Motion Results	Darryl Kropp
Worship	Andrew Geddert
Closing	Darryl Kropp

COE BOARD CHAIR & LEAD PASTOR REPORT

We are looking forward to meeting with our members on March 11, 2025 for an important discussion and final decision to move forward with our new Worship Center at Downes Road.

The motion that Council of Elders (COE) will be presenting to the congregation is as follows:

MOTION: It is moved that the members of Northview Community Church give final approval for the construction of the new Worship Centre with a budgeted cost of $47 million and that fundraising efforts continue to fully fund the estimated cost.

For more than two decades, there has been discussion about building a larger worship center at Downes Road. The first drawings were completed while Pastor Vern Heidebrect was our lead pastor. Those plans were put on hold when Pastor Vern was diagnosed with Parkinson's. More recently, under Dr. Jeff Bucknam's leadership, preliminary drawings for a new worship center were completed and approval to move forward was given by the congregation in March of 2020. However, the onset of the Covid-19 pandemic caused another delay.

Over the past five years, a few significant changes have taken place. Dr. Bucknam was called to pastor the Harvest Bible Church in Chicago and Pastor Mark Burch was affirmed as the new lead pastor for Northview, starting July 2021. This transition took place midway through the Covid-19 pandemic. As we came out of the pandemic, attendance rebounded to pre-pandemic numbers by Easter 2023. Since that time we have continued to experience significant growth in attendance and our budget giving has also increased. We are grateful for God's grace toward Northview in that we are regularly hearing stories of new people simply "walking through the doors," new conversions, and over 250 baptisms since 2023.

The March 2020 pause in construction gave us an opportunity to rethink and refine the building design. The new worship centre has been redesigned to seamlessly integrate with our existing facility, rather than having two buildings attached by a breezeway. Both the development team and Council of Elders are confident that this new design is far superior to the previous plans, and in some sense are grateful for the forced pause.

Quick Stats:

56,900 total square feet added
Seating for 2064
2 large meeting rooms
3300 sq ft underground shop
Estimated cost - $47M

As we have said many times, this project is not just about building a bigger building, but rather, about creating a bigger engine for kingdom ministry expansion in the years to come. This new building, and the renovation of our existing space in a future phase, will allow us to accommodate growth for the next 20-30 years and expand the footprint of ministry impact we already have.

Our first and primary objective remains the fulfillment of the Great Commission to make disciples of as many people as we possibly can. Our first mission field is on our doorsteps here in Abbotsford, Mission, and the extended Fraser Valley. We want to continue to host life-changing worship services and discipleship ministries on a 7-day-a-week basis. We envision using this building to host conferences like Apologetics Canada and other equipping events.

As our congregation grows, so will our capacity and budget to support more Canadian church planting and Global Missions partners. One of our primary focuses will remain the training of pastors and church planters through our Northview Institute and our Church Planting Residency.

Our hope is that this building will be a ministry tool that can effectively serve the next generation of who will follow us. As the Lord tarries, we have much work to accomplish unto His Glory, and we believe that this new building will be a great tool toward that end.

With that in mind, we are asking our members to give final approval to the project as we meet on March 11th. If the motion is approved, we are preparing for a groundbreaking ceremony at the end of March.

Finally, we are well aware of the size and scope of this project. It is the largest and most ambitious project that Northview has ever undertaken and we invite your partnership in prayer for every aspect of the project. We also ask for your financial commitment, trusting that, if God moves in the hearts of His people, we could complete this project debt-free.

Already, about one-third of our regular donors have already contributed to the project in our pre-construction fund-raising efforts. As construction starts, we will be coming to our congregation again, and asking for the ALL IN support of every Northview member and attendee.

On Behalf of our Council of Elders and our Senior Leadership Team

Darryl Kropp - COE Moderator
Mark Burch - Lead Pastor

BUILDING UPDATE

We are pleased to present a brief update to our Downes Road. project. The applications for building permits have been submitted. We are receiving the permit for the civil portion of the project and we're anticipating being ready for 'ground-breaking' as early as the end of April. We anticipate a building permit sometime June.

The Development team has worked diligently with the general contractor and key trades to confirm our budget of $47M as was presented last November.

The site drawings and layout of the building represent a significant benefit to this campus and the overall ministry of Northview in that it provides a facility that will meet our needs of steady growth for many years. We have reached the limit to the total footprint permitted to be constructed on this site so it was critical to consider the space and functionality of this project. In that conversation, we found an economical benefit to add subgrade space for our tech rooms and shop with additional spaces for future needs.

After service community engagement is an important part of our family experience. The connection between the new auditorium and existing ministry centers has been intentional with adequate space to accommodate both ease of transition between the venues and accessible service spaces for coffee/casual meeting etc.

To summarize, we feel confident that the process to date has delivered a qualified and suitable facility to serve our community for many years.

Respectfully submitted by Bruce Styles & Dan Burslem, Development Committee Co-Chairs

FINANCIAL UPDATE

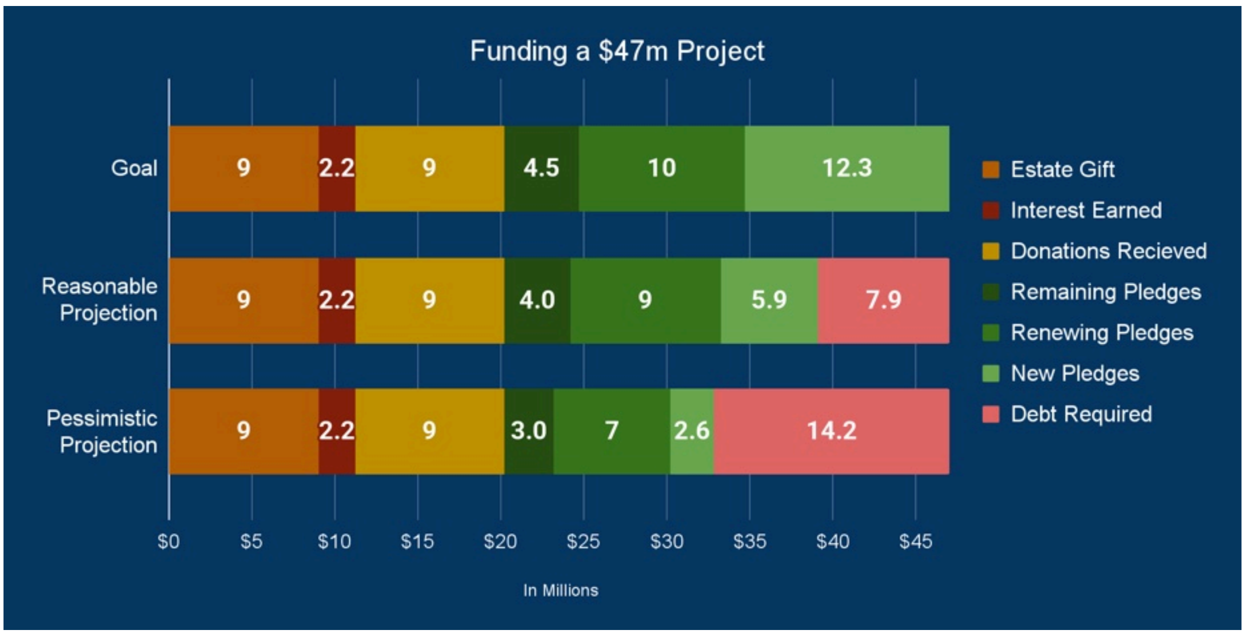
Northview has been deeply blessed with a 44-year legacy marked by both stability and sustained growth. Over this time, our attendance has consistently grown. Historically, during periods of stability and when new facilities have been added, we have seen significant increases in both attendance and financial generosity.

As we present this financial update, we do so with confidence in God's continued provision—a confidence built on Northview's history of faithfulness, as well as the science of strategic fundraising and financial stewardship. It is important to recognize that Northview has successfully undertaken similarly challenging projects in the past—relative to the size of our congregation and the resources available at the time. For example, the Ministry Centre had a budget and residual debt load at similar percentages as the proposed building project. The scenarios below dive into details on the fundraising and debt projections..

The *Can We Handle Debt* section will demonstrate that, with historical growth and giving values and a modest bump at the completion of the building, serving the potential debt without eating into our current ministry and multiplication efforts is feasible. Though we are planning for reasonable and worst-case scenarios, our target remains a debt-free building by 2030.

Fundraising Target and Debt Scenarios

Three scenarios are illustrated in the chart below. The first scenario is **our goal** - to raise the entire $47 million without any debt. To date, we have $9 million from the estate gift, $2.2 million of interest income, $9 million in funds raised that includes receipts from pledges for a total of $20 million in cash in hand. The dark green bar is what could come in from the existing three-year pledges. When those pledges expire, we will be part way through construction. We hope that at that stage, those who have made a previous three-year commitment would be willing to make another commitment for a further three years. Assuming that does happen, we would reasonably expect an additional $9 million from the existing building fund donors. The lightest green bar is commitments from donors who are yet to financially commit to the project - this group currently reflects over 2/3rds of our existing donors, and hundreds if not thousands of regular attenders who have never made a donation to Northview at all.



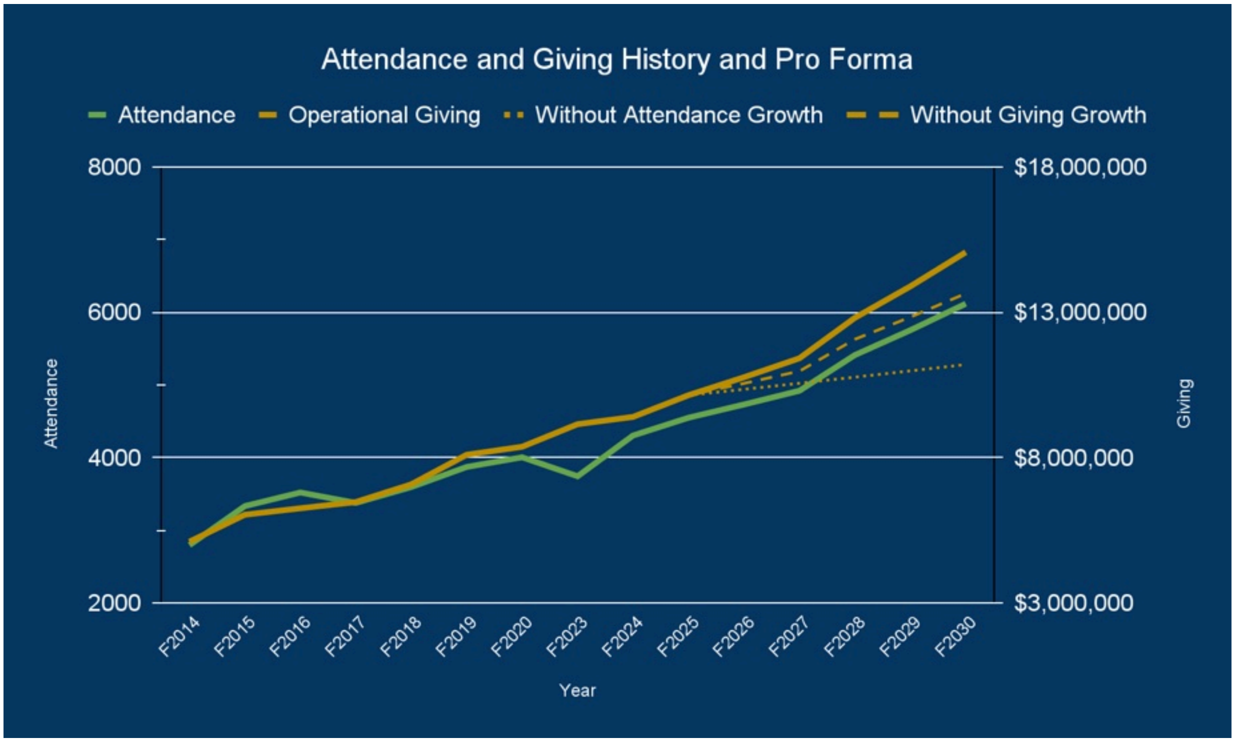
We have been working with a fundraising consultant, and he has helped us work out two additional projections added to our goal, both a **reasonable** and a **pessimistic** projection. Given what has been realized to date, a very reasonable projection would suggest ending the project with $8 million of debt. Our consultant believes that a worst cast assessment, our pessimistic projection, would see a $14 million debt.

Can We Handle Debt?

The biggest concern with debt is that servicing it will eat into ministry and multiplication investments. We don't believe this will be the case, and we have modeled what our projected results would look like if we landed between the "Reasonable" and "Pessimistic" projections, and had to take on a $10 million debt. To service that debt, we estimate we'd incur $770K of annual debt servicing costs commencing in 2028.

Looking at the future projections, there appears to be a consistent and strong correlation between attendance and giving. Over the past 10 years attendance has grown by an average of 6.3% per annum, and giving by 8% per annum. The total of the Giving per attender has grown at a rate of 2.2%, so we estimate our donor base has grown by roughly 6% per annum.

The conservative projection below includes growth slowing to 4% until building completion, and the Giving increase per attender slows slightly to 2% per annum. Once the new building is complete we see a 10% spike in attendance and we then revert back to the 6.3% increase previously experienced..

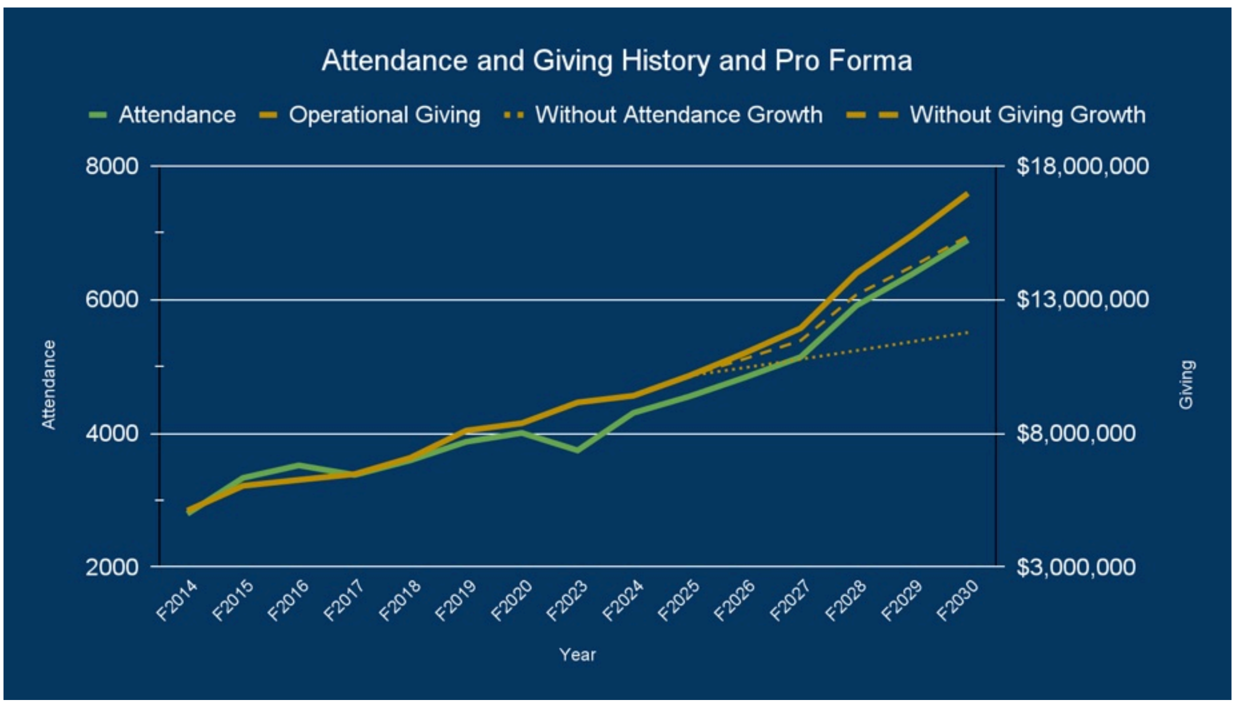


Based on this we can build out a budget pro forma for the next five years.

Our cost assumptions include making staffing costs fit within the 50% of our Giving value, which is not a formal principle, but one of our historic practices. It assumes operations, which includes Operational costs and Support services such as utilities, depreciation/technical gear replacement, insurance, etc., grows at 10% per annum. Ministry costs grow at 3% per annum to pace with inflation. Multiplication increases at $50,000 per annum for each of the years presented. Based on servicing the $10 million debt, the costs hit the pro forma in year 2028. That year, would be the year we'd incur a $300k deficit followed by a $80k deficit the following year, but by 2030, even with a $10 million debt, we have a surplus of over $180k.

	2026	2027	2028	2029	2030
Giving	$10,767,120	$11,421,111	$12,814,250	$13,896,347	$15,073,251
Personnel	$5,383,560	$5,710,556	$6,407,125	$6,948,174	$7,536,625
Admin	$1,800,000	$1,980,000	$2,178,000	$2,395,800	$2,635,380
Ministry Cost	$1,200,000	$1,236,000	$1,273,080	$1,311,272	$1,350,611
Multiplication	$2,400,000	$2,450,000	$2,500,000	$2,550,000	$2,600,000
Debt Servicing	0	0	$770,000	$770,000	$770,000
Total	$10,783,560	$11,376,556	$13,128,205	$13,975,246	$14,892,616
Surplus(deficit)	**(16,440)**	**44,556**	**(313,955)**	**(78,899)**	**180,635**

Doing this same practice again, but with an outlook that is less pessimistic, assuming our attendance does not drop off but remains at 6.3%, and that when we have more seats, attendance actually increases at a rate faster than what we're experiencing now (15%) and then at 8% is displayed below.



In this modeling, our attendance nears 7,000 on a weekend, and our giving nearly reaches $17 million annually with no deficits incurred in any of the next five years, even with a $10 million debt being serviced.

	2026	2027	2028	2029	2030
Giving	$11,001,485	$11,929,386	$13,990,803	$15,405,508	$16,969,722
Personnel	$5,500,742	$5,964,693	$6,995,402	$7,702,754	$8,484,861
Admin	$1,800,000	$1,980,000	$2,178,000	$2,395,800	$2,635,380
Ministry Cost	$1,200,000	$1,236,000	$1,273,080	$1,311,272	$1,350,611
Multiplication	$2,400,000	$2,450,000	$2,500,000	$2,550,000	$2,600,000
Debt Servicing	0	0	$770,000	$770,000	$770,000
Total	$10,900,742	$11,630,693	$13,716,482	$14,729,826	$15,840,852
Surplus(deficit)	**100,742**	**298,693**	**274,322**	**675,681**	**1,128,870**

In the numbers above, the impact of the Chilliwack campus is not added to the Giving or Attendance values to keep things conservative - and we have historically seen increases in both giving and attendance when we open new campuses.

The purpose of these pro formas is to demonstrate that, with historical growth and giving values and a modest bump at the completion of the building, serving a $10 million debt without eating into our current ministry and multiplication efforts is quite feasible. It is worth noting, these pro formas are not the goal. Our target remains a debt-free building.

Respectfully submitted by Bruce Belsher, Stewardship Committee Chair and Jonathan Giesbrecht, Executive Pastor of Administration