

雙城華人基督教會

TWIN CITY CHINESE CHRISTIAN CHURCH


百老匯堂址籌款活動 BROADWAY BUILDING CAMPAIGN

1975



2010

EXPAND OUR HEART
擴展神國大計



EXPAND OUR REACH
走向未得之民



In 2004, our pastoral staff committed to fasting, praying, and studying the Scriptures to seek God's vision for T4C. After several months of intense discussion, God led them to develop a vision and strategy to expand His kingdom by becoming the center of discipleship and outreach to the Chinese in the Twin Cities.

Our strategy, Expand our Heart, Expand our Reach, seeks to balance both the internal and external purposes of our church. T4C should be a place where believers mature toward Christ-likeness, to be equipped for the ministry of bringing hope and good works to the community around us and to the ends of the earth. We want to align our hearts with God's passion for His glory and His love for all peoples. And through the overflowing of our hearts we will bring blessing and hope to the world around us.

Isaiah 54:2 alludes to God's promise to Abraham of expanding his family into a nation. Isaiah petitions God to expand His kingdom in all directions by the full might of His strength. Our pastors felt that sentiment perfectly matched what God wanted to be on our hearts.

What happened during those several months in 2004 should not be taken lightly. As our pastors share with one heart this vision and strategy they believe is God-centered and God-driven, we should also similarly strive to seek His direction through prayer and Scripture. We want to be one unified church, in complete agreement in heart and purpose.

The changing world outside our church walls has also affirmed our vision. In 1990, the US Census counted 7,475 Chinese people

in the Twin Cities Metro Area. The latest estimates (2009) show that number has increased 133% to 17,417. All indications point toward the continued arrival of many more Chinese people to the Twin Cities in the coming years.

This is our primary missions field. Many do not yet have a

relationship with Jesus, so there is a great need to share the gospel with them and incorporate them into a fellowship of believers. And we are uniquely equipped to do so, whether they are immigrants or American-born. We speak Mandarin, Cantonese, and English and we count Chinese believers from China, Taiwan, Hong Kong, Malaysia and America as brothers and sisters at T4C. And since the first Chinese Bible study was established in the Twin Cities in 1949, we have had over 60 years of experience in ministering to people within our own culture.

The question we should be asking ourselves is how we can continue to be faithful to our vision of being the center of outreach and discipleship for the Chinese. God is bringing more and more people to the Twin Cities who we are uniquely able to minister to. Where can this outreach occur? And when they come to a saving knowledge of Christ, where can they grow in maturity?

By faith, our church first moved into the Eustis Building in 1975 with an average attendance of 80 people, not knowing if we would be able to use all the space the building provided. In the past 35 years since then, God has graciously blessed our church with three interdependent congregations in three languages, growing children's and youth programs, and ministries that reach families, students, professionals, restaurant workers, and others in the Twin Cities metro area, the Midwest, and around the world.

Unfortunately, the Eustis Building has barely been able to keep up. A 2005 usage study by our architects showed that during Sunday worship and Friday fellowship nights we were at almost 110% of capacity for all the usable rooms in our church. Our currently overcrowded building has prompted significant ministry sacrifices. We have had to adjust our service schedule and shorten our service length to one hour. Our youth room can no longer contain the youth group and the nursery is overflowing with infants and toddlers. Fellowship groups and Bible studies are competing for room all the time. The lack of lobby space causes the hallways to be overcrowded between services. The kitchen is too cramped for our needs. We fill up the surrounding neighborhood with cars for blocks around our church on Sundays. And don't forget that our church is growing in number. From 1993 until 2000, T4C's annual growth rate was 3.44%. Between 2000 and now, in the period during which we planted two churches, the annual growth rate has only dropped to 1.55%. We literally have no more room to expand.

By faith, our church first moved into the Eustis Building in 1975 with an average attendance of 80 people, not knowing if we would be able to use all the space the building provided.

If we try to "get by" in our existing building, we will continue to crowd too many people into an outdated building that limits our ability to reach others and grow them up to maturity in Christ. The decision to move to a bigger building is not just for our current congregation, but also for the future generations. A bigger building allows us to expand our current ministries, grow new ones, and reach more people.

The vision we received in 2004 has not changed. The process of seeking God's wisdom on purchasing the 1600 Broadway building is just the latest phase of that vision. If a larger facility would indeed help us to Expand our Heart, Expand our Reach, then we should pray that God would enable us to take the next step in faith.



於2004年，本教會教牧同工藉著禁食，祈禱，研經，以尋求神在T4C的旨意、異象及帶領。經過數月的深入討論，神帶領他們認清祂的旨意和策略，以擴展神的國度，讓T4C成為雙城的門徒訓練中心及吸引華人認識主的基點。

我們的策略『擴展神國大計，走向未得之民』，兼顧教會對內栽培信徒和外展佈道事工。T4C應該是一個教會栽培信徒靈命長進，成熟得更像主耶穌，並裝備去傳福音，帶希望給他人，並為鄰舍服務，兼宣教海外，直到地極，作主耶穌的見證。我們盼望各弟兄姐妹以基督的心為心，熱愛世人，表揚祂的愛和彰顯祂的榮耀。藉著我們充滿主的心，帶給世人祝福和希望。

以賽亞書五十四章二節提到了神應許亞伯拉罕的家庭擴展成為國家。以賽亞請願神全力四面八方地擴大祂的國度。我們的牧長清楚神的旨意，心里平安並完全馴服。

在2004年那數個月牧長認清神的旨意有共識異象的經歷，不應該掉以輕心。由於我們的牧長們一致認清這異象和策略，這策略是以神為中心及由神推動的，全會眾也應該同樣努力地通過禱告和研經去尋求祂的帶領。我們願意成為一個合一的教會，在同心和宗旨上完全一致。

在這教會以外的社會的變遷也肯定了我們的異象。1990年，美國人口普查統計雙城地區內有7475中國人。最新估計

(2009年)表明在雙城這一數字已增加133%至17417中國人。所有跡象表明在未來數年更多華人會繼續來到雙城。

這是我們的首要宣教工場。許多人還未認識主耶穌，因此這裡有很大的需要，與他們分享福音及邀請他們加入團契。無論他們是新移民或美生華裔，我們是最恰當的人選，帶領他們信主，我們在T4C的弟兄姐妹中，有講普通話，粵語及英語，有來自中國，台灣，香港，馬來西亞等和美國本土的。自第一個在雙城的中文查經班在1949年成立起，我們有超過60年向華人牧養的經驗。

有個問題我們應該問我們的是我們如何能繼續盡忠於這異象和策略，以T4C為門徒訓練中心及吸引華人認識主的基點。神陸續帶領更多人到雙城，而我們是最恰當的人選，帶領他們信主及牧養他們。那裡是最佳接觸他們的地方和途徑？當他們認識基督救恩，在那裡他們可以得到靈性栽培至成熟？

憑著信，本教會在1975年買下尤斯提斯（Eustis）堂址，當時平均出席人數為80人，我們還未知能否使用所有課室空間。在過去的三十五年來，神施恩賜福三語相互依存的會眾，有兒童和青年事工，各項事工適合家庭，學生，專業人士，餐館工友及其他人士，在雙城，中西部地區，以至世界各地。

遺憾的是，尤斯提斯（Eustis）堂址已不敷使用。在2005年，由我們聘用的建築師所編印使用報告書顯示，在主日崇拜

和周五晚上團契，我們使用了此堂址所有可用課室的110%的容量。我們目前擁擠的堂址，促使教會各項事工因堂址飽和而停滯不前。我們還調整我們的崇拜時間及縮短至一小時。我們的青少年房間早已容不下所有的青少年團友，育嬰室也有人滿之患，團契和查聖小組也常為課室不夠用而煩惱。主日崇拜交替時，因走廊空間不足而導致人山人海。廚房已不足應付我們的需要。甚至，停車場也不夠用，車輛停滿我們周圍好幾個街口。而且不要忘記，我們的教會人數增長，從1993年到2000年，T4C的年均增長率為3.44%。從2000年到現在，在此期間，我們植了兩分堂，年均增長率只下降至1.55%。我們實際上沒有更多的發展空間。

如果我們試圖「沿用」我們現有的堂址，我們將繼續經歷人滿之患，大有「堂」不稱身之弊，成為帶領更多人信主及牧養信徒的絆腳石。決定搬到較大的堂址，不僅滿足燃眉之急，而且也為未來會眾鋪路。較大的堂址使我們能夠擴展我們現有事工，甚至發展新的事工，帶領更多人信主及牧養更多信徒。

我們從2004年得到這異象和策略，一直沒有改變。考慮購買「百老匯」Broadway 1600 號，只是這個尋求神的智慧過程中的最新階段。如果一個較大的堂址確實幫助我們『擴展神國大計，走向未得之民』，那麼，我們應該祈禱上帝使我們能夠本信而進前。

The 1600 Broadway Building is a 56,699 sq. ft. warehouse with two-story section of offices in the front. It is conveniently located less than 2 miles from the University of Minnesota and on several bus lines. Visible from I-35W, it is central to the Twin Cities and easily accessible from all parts of the metro area.

The seller, C&GA Partners, decided to sell the property for business reasons. We have already received approval from Hennepin County to use the site as a church, and the property meets the city's parking requirements. However, we will look into an arrangement with our neighbors to use their parking spaces in the future as the church grows.

There is a current tenant who rents about a third of the building. The tenant is Community Involvement Program (cipmn.org), a non-profit organization supporting people with disabilities. The lease agreement ends in 2018.

Waste Management has a recycling storage facility directly behind the Broadway property. An environmental engineering group has been hired

to perform an environmental assessment of the facility. We anticipate they will finish their study by the end of November and the report will be made available to all brothers and sisters. If the environmental assessment indicates an issue, there is a contingency in the purchase agreement allowing our church to back out. If there are no significant issues and we do purchase the building, we will add a wall or plant trees to minimize the sight impact.

1600百老匯大樓是一座56,699平方英尺包含有兩層寫字樓在前面的倉庫。它座落從明尼蘇達大學不到兩英里處，乘公共汽車有幾路路線可到。大樓位於從I-35W公路當眼處，這是雙城中央的地段，交通便利。

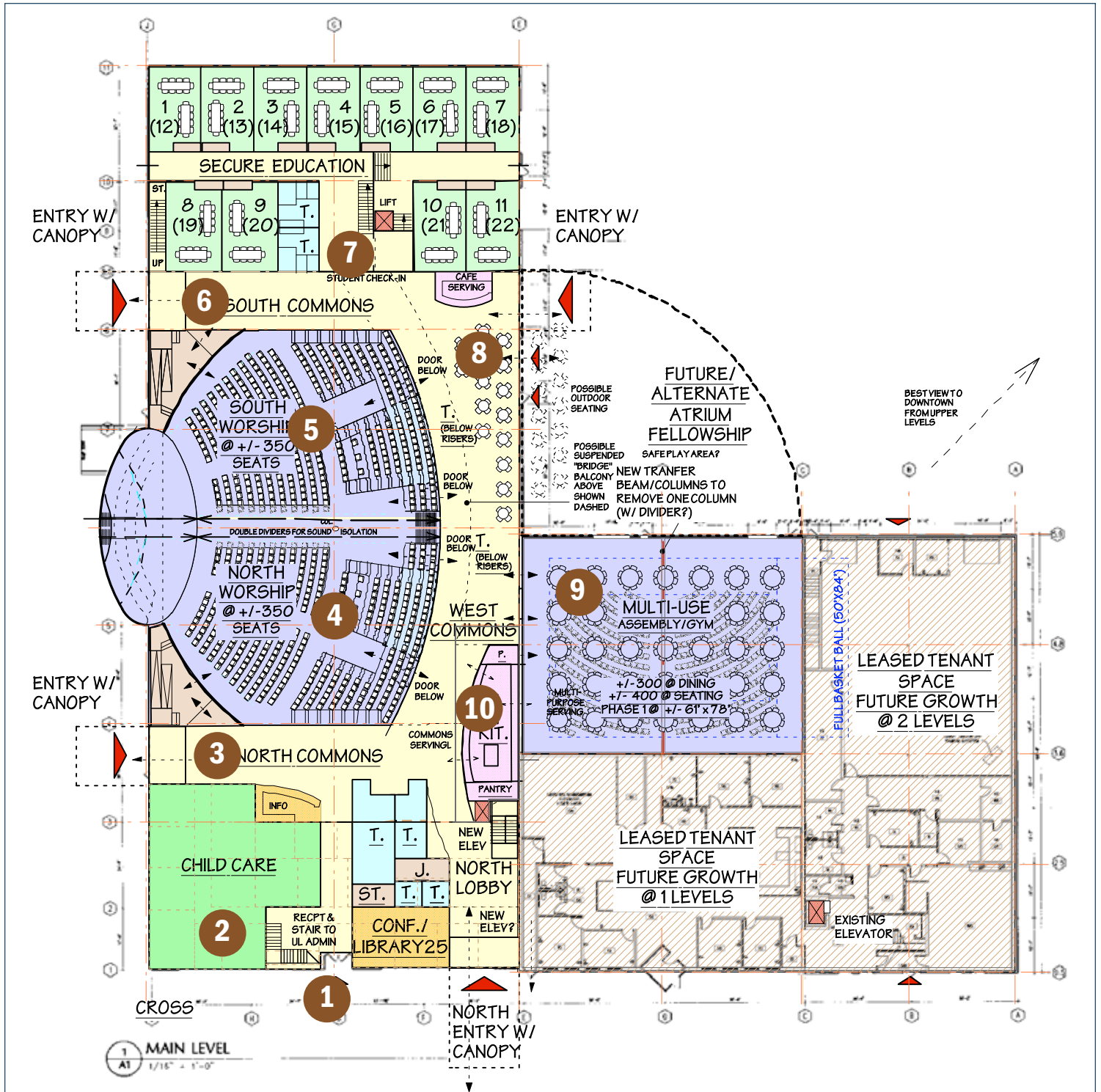
賣方，C&GA Partners 公司，因生意原因決定出售物業。我們已經獲得恆乃頻縣 (Hennepin County) 批准分區使用作為教會的用途，而大樓的停車場亦符合明城的停車規限。不過，我們仍會與我們的鄰近物業業主商討使用他們的泊車位，以滿足將來教會增長的需要。

目前大樓約三分之一正出租，承租人是「社區參與計劃」(cipmn.org)，乃是一個非盈利組織，支持殘疾人士，租賃協議於2018年結束。另「廢物管理」Waste Management有貯存回收設施座落「1600百老匯大樓」後。我們已聘請環境工程團隊執行設施的環境評估，我們預計他們將在十一月底完成評估，所有的兄弟姐妹

都有機會看評估報告。如果環境評估顯示有污染問題，我們教會可應變退出購買協議。如果沒有重大問題，而我們會進行採購，我們將增建一幅牆或種植樹木，以盡量減少難看的環境。目前，計劃是把倉庫部分改建成兩個禮拜大堂、課室和團房，育嬰室，一個廚房和一個多用途聚集空間或體育館。信託委員會正與 Station19【第十九站】設計師一起建議改建工程的分段進行。



1600 BROADWAY FUTURE FLOORPLAN >>
 百老匯 (BROADWAY) 堂址未來平面圖 >>



- | | | |
|-----------------------------|---------------------------------|--------------------|
| 1. Entrance 入口 | 5. South Sanctuary 南堂 | 9. Multi-Use 多重用途區 |
| 2. Nursery 嬰兒室 | 6. South East Entrance 東南入口 | 10. Kitchen 廚房 |
| 3. North East Entrance 東北入口 | 7. Classrooms (2 Levels) 教室(兩層) | |
| 4. North Sanctuary 北堂 | 8. Future Atrium 未來的前庭休息區 | |

HOW DOES IT COMPARE?

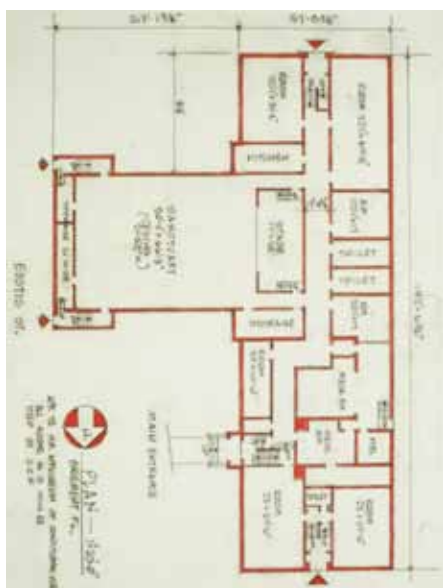
兩堂址如何比較？



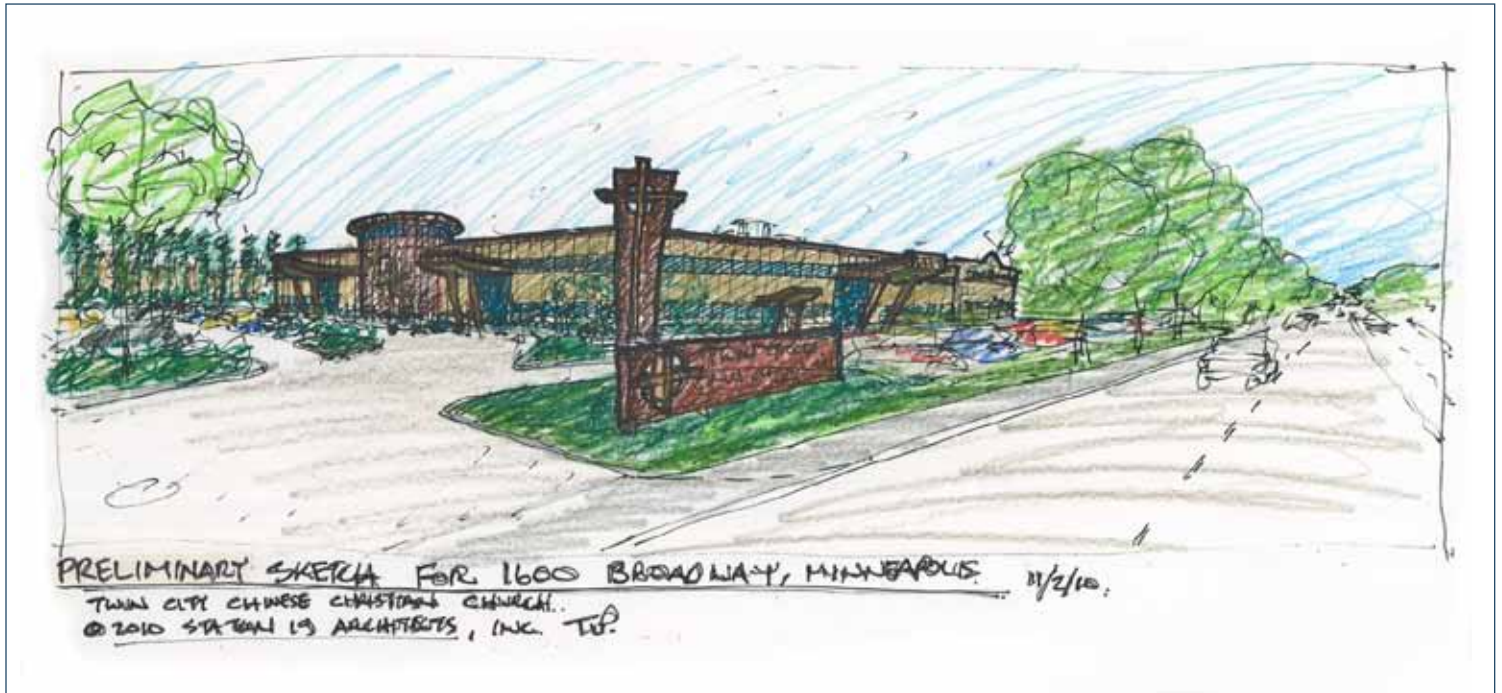
	1600 BROADWAY ST. NE 百老匯 (Broadway) 堂址	1795 EUSTIS STREET 尤斯提斯 (Eustis) 堂址
Year Built 建成年份	1986	1936
Area / sq. ft. 面积 / 平方英尺	56,699	24,183
Lot Size 地段面积 / 英亩	3.38 Acres	1.69 Acres
Parking Spaces 停车位 / 个	164	68
Sanctuary Capacity 崇拜大堂容纳人数	700+	388
Fellowship Hall/Multi-Use (Dining Capacity) 交谊厅/多用途聚集空间容纳聚餐人数	300	98
Foyer 走廊休息區	Yes	No
Kitchen 廚房	Nice 地方寬闊,設備新型	Smokey 狹窄,油煙滿佈
Nursery 嬰兒室	Awesome! 地方充足,設備時尚	Old 地方不足,過時

1600 Broadway

T4C

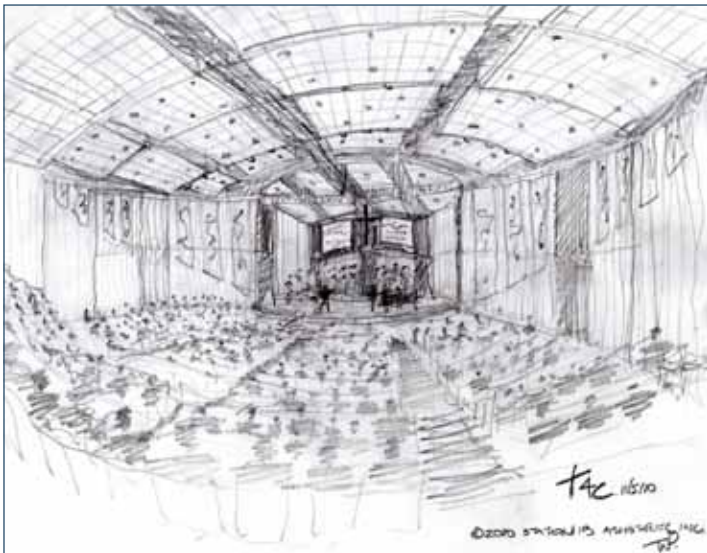


Building Exterior 堂址外觀



Preliminary design for the exterior remodeling 外觀改建工程的初步設計

Sanctuary 崇拜大堂



Two sanctuaries with 350 seats each. Soundproof divider wall will allow for two services at the same time.
兩個崇拜大堂各有350個座位，以隔音牆分隔，崇拜可同時進行。

Foyer 走廊休息區



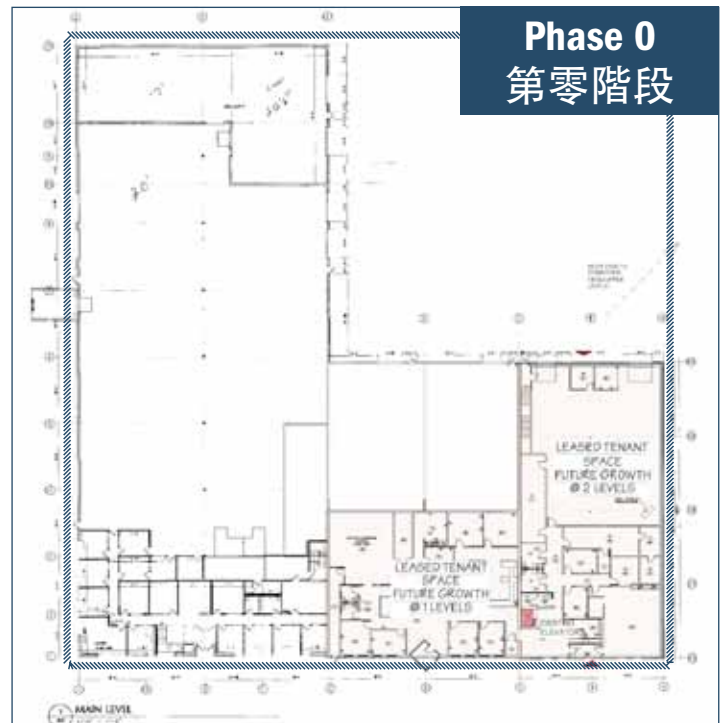
Foyer area with cafeteria to relieve hallway congestion. Ample space for conversations and moving about.
前門廳含餐廳，以舒緩走廊的擠塞情況，充裕的空間方便談話和走動。

TIMING OF THE BUILDING PHASES

The timing of each construction phase will be determined by the amount of funding we receive from the “Expand Our Heart, Expand Our Reach” Building Campaign, the selling of the Eustis Building and financing. We have explored many timeline options. These options range from completing all three construction phases within 1 year to spreading out the construction phases over a period of 3+ years.

新堂各個階段的時間表

各個階段的建築時間取決於我們教會“擴展神國大計，走向未得之民”建堂基金所收到的奉獻、賣出Eustis大樓及我們從銀行的貸款。我們已經考慮到要完成這些建築設計改造，時間上可能會有很多的變化，估計要完成以上五個階段的設想，大概需要一年到三年多的時間。



Purchase of existing Building with 6,000 sq. ft. office space for use
購買現有的可使用的6000平方英尺辦公面積的建築大樓。

Building Phase 新堂購買的幾個階段	Description 具體說明	Cost 費用
Phase 0 第零階段	Purchase of existing Building with 6,000 sq. ft. office space for use 購買現有的可使用的6000平方英尺辦公面積的建築大樓。	\$2,500,000
Phase 1 第一階段	Remodeling, with child care, kitchen and North Sanctuary Add 2-level classrooms at the South end 裝修育兒室，廚房和北敬拜大廳 在南端增加兩層的教室	\$2,000,000
Phase 2 第二階段	Add South Sanctuary 加增南敬拜大廳	\$500,000
Phase 3 第三階段	Add multi-purpose room (assembly / gym) 增加多功能活動室(活動大廳/體育館)	\$300,000
TOTAL 共計		\$5,300,000



Remodeling, with child care, kitchen and North Sanctuary
 Add 2-level classrooms at the South end
 裝修育兒室，廚房和北敬拜大廳
 在南端增加兩層的教室



Add South Sanctuary
 加增南敬拜大廳



Add multi-purpose room (assembly / gym)
 增加多功能活動室 (活動大廳/體育館)

Financial Summary

財務概要

The purchase price for the Broadway Building is \$2.475M if we close on Dec 29th. (This price increases to \$2.5M if we close after that date.) We estimate that remodeling will cost an additional \$2.0M for Phase 1, \$500,000 for Phase 2, and \$300,000 for Phase 3, for a total cost of \$5.3M. Previously we estimated that we could afford to spend between \$4-6M on a church building so this total cost falls within this range, especially considering the rental income we would receive from the current tenant.

Thank you to those who have already given to the Building Fund over the past 5 years. We have raised \$450,000 that will go toward the purchase of the building. Praise the Lord! Over the years, God has blessed us with offering surpluses in multiple years. In all, we can commit another \$550,000 cash from our reserve funds towards the purchase of the building, for a total of \$1.0M.

The rest of the money needed to purchase the building (\$1.5M) would come from a \$2.0M loan from Coulee Bank. (The remaining \$500,000 would be used for the remodeling phase.) We contacted multiple banks and received two loan proposals. Coulee Bank was selected because they offered us a better rate and terms. We also checked with other Christian lending sources, but they didn't have any programs that met our needs.

The sale price of the Eustis Building is conservatively estimated at \$1.0M and will be used to pay off the loan. The remainder of the money for the remodeling will need to be raised from within our church.

新堂址的購買價格是2,475,000如果我們在12月29日前完成交易，但如果在這個日期之後，就是2,500,000。我們估計第一期的裝修費用是2,000,000，第二期是500,000，第三期是300,000。總共是5,300,000。我們先前估計我們可以支付4,000,000到6,000,000在新堂址上，現在這個價格在我們的預算範圍內，特別是加上我們還有出租的收入。

谢谢大家在过去5年里为新堂址的奉献。我们已经筹集了450,000，将用来购买新堂址。感谢神，在过去的几年里，神保守我们的奉献有剩余，使我们能拿出另外的550,000现金来购买新堂址。两笔款加起来一共是1,000,000。

剩下购买新堂址的费用（1,500,000）将从Coulee Bank中贷款。我们将贷款2,000,000，其中500,000将用来装修。我们联系过几家银行，并收到了2个贷款计划。我们最后选择Coulee Bank是因为他们提供给我们更好的利率。我们也查了一些其他的基督教借贷机构，但他们都不符合我们的需要。

Eustis Building的卖价保守估计为1,000,000，并将用来还贷。剩下用来装修教会的钱将在我们教会里面筹集。

We encourage brother and sisters to give as much as you can, as early as you can so remodeling can be started and completed sooner. Your immediate giving will also minimize the interest payments T4C will need to make.

我們鼓勵弟兄姊妹們盡早、盡你最大的力量把你們對新堂的奉獻拿出來，這樣我們才能盡快地裝修新堂，盡快的完成。同時，大家及時的捐獻也會降低我們教會貸款的利息。

FINANCIAL DETAILS

Cost of Purchasing and Remodeling	Amount*
Purchase price (close before 12/29/2010)	\$2,475,000
Purchase price (close after 12/29/2010)	\$2,500,000
Remodeling 30,000 sq. ft.	\$2,800,000
TOTAL	\$5,300,000

Funding of the Broadway Building	Amount*
Funding Building Purchase Price	\$2,500,000
Current Building Fund - (cash)	\$450,000
Current Reserve Fund - (cash)	\$550,000
Bank Loan (part of \$2M)	\$1,500,000

Funding Building Remodeling Costs	\$2,800,000
Bank Loan (part of \$2M)	\$500,000
Expand Our Heart, Expand Our Reach Building Campaign	TBD
Possible sources within T4C: Loans from brothers and sisters, Bonds, Special Offerings	TBD

Additional Costs	
Financing + Operating Costs (\$210K - \$260K/yr)	**\$235,000/yr
Yearly rental income from tenant until 2018 (\$165K-\$202K/yr)	\$165,000
Property and income taxes for rental income	\$47,000/yr
Net Additional Costs	\$117,000

Sale of Eustis Building	TBD
Expand Our Heart, Expand Our Reach Building Campaign	TBD

*Numbers are approximate. **Average number within range

Financing Details	
Financing Institution	Coulee Bank
Approved Loan Amount	\$2,000,000
Rate	5.75%, 5 yrs fixed 20 yrs Amortization First 6 months Interest Only
Estimated Closing Cost	~\$30,000
Payment	~\$14,000 per month

財政明細

購買和裝修的費用	金額*
購買價 (12/29/2010 之前)	\$2,475,000
購買價 (12/29/2010 之後)	\$2,500,000
裝修30,000 平方尺	\$2,800,000
總金額	\$5,300,000

百老匯建築的資金來源	金額*
購買資金	\$2,500,000
現有教堂基金 - (現金)	\$450,000
現有儲備基金 - (現金)	\$550,000
銀行貸款 - (2百萬的一部分)	\$1,500,000

裝修費用	\$2,800,000
銀行貸款 - (2百萬的一部分)	\$500,000
擴展神國大計，走向未得之民的新堂購買行動	待定
教會內可能的資源：向弟兄姊妹貸款、證券、特別奉獻s	待定

其它費用	
貸款+使用開銷 (\$210K - \$260K/年)	**\$235,000/年
至2018年每年出租房產的收入 (每年\$165K-\$202K/年)	\$165,000
房屋出租收入的房產稅和收入稅	\$47,000/年
淨額外費用	\$117,000

出售現教會建築	待定
擴展神國大計，走向未得之民的新堂購買行動	待定

*數字為估算 **範圍內的平均值

財政明細	
貸款機構	Coulee 銀行
批准貸款金額	\$2,000,000
利率	5年固定利率 攤還期為20年 前6個月實行純利攤還計畫
預計過戶開銷	約\$30,000
每月償還金額	每個月約\$14,000



Building Campaign **BEGINS NOW!**

新堂購買行動 現在開始!

When God presented us with the opportunity to buy this building, we began to research and talk to other churches who had gone through similar building campaigns to understand what they had learned. We then set a plan in motion to inform T4C about how this building might fit into our vision, and how we might all be a part of the campaign. The pastoral staff will be preaching on this theme for the coming weeks. In November, there is a tour of the Broadway Building and a Communication Meeting at church. Members of our Building Campaign Committee will be going out to visit fellowship groups and smaller group settings to answer questions and collect feedback about the building and the fundraising campaign. We especially encourage everyone to attend the special times of corporate prayer and fasting to seek God's wisdom.

Our goal for this initial campaign is to raise \$2.0M through one-time donations and a three-year pledge program (although we would not complain if we raised enough to build all three Phases at once, or more!) One-time donations will help provide the cash flow we will need to fund our remodeling efforts in a timely manner and repay our loan as soon as possible, which will minimize our interest payments. A three-year pledge program is one way that has been successfully used by other churches, and we believe it is within the capability of our church to meet the target fundraising goal with this kind of pledge program. Other common methods to help cash flow, such as issuing bonds or borrowing money from the congregation or other churches, were evaluated and may be considered in the future. All donations and pledges will be kept confidential. We also plan to communicate with former members of our church to let them know the exciting news about our potential building and to ask them to join us in prayer and fundraising.

We believe that God's work will never lack God's resources. As we move forward in faith, we are praying that God's people at T4C will give with a spirit of joy, generosity, and sacrifice.

當神向我們提供了購買這個建築物的機會時，我們開始研究並與經歷過類似新堂購買運動的教會討論，總結他們的經驗教訓。接下來，我們制訂了一個計劃，通知 T4C 這座建築可能怎樣符合我們的設想，並且我們如何可以一起參與到這個運動中。教會的牧師們將在接下來的幾周里關於這個主題開展佈道。在十一月，教會將組織大家去百老匯建築物參觀，也會召開一個溝通大會。新堂購買運動委員會的成員將會到各個團契和小組回答問題，收集關於新堂和資金募捐的反饋和建議。我們竭力鼓勵每個人都來參加本月兩次的特別禁食禱告會，與其他肢體一起尋求神的智慧。

Please consider that your giving to the building should be over and above what you give to the general offering.

希望您對購買新堂的奉獻是在十一奉獻以外的。

我們這次運動初級階段的目標是通過一次性的奉獻和三年奉獻計畫的方式來籌集兩百萬元（當然，如果我們通過一次性募捐籌集到了所有三期計畫所需要的錢，甚至更多，我們也不會抱怨）。一次性募捐將會幫助我們有足夠的現金流，使我們能夠在很短的時間內完成新堂的裝修，而且可以盡快還清貸款，從而把利息額降到最低。三年的奉獻計畫是其它的教會所成功使用的一種方式。我們相信我們教會有能力通過這種方式來達到我們的籌集目標。還有很多其它常用的籌集現金流的方式，比如：發放證券，向會眾或者其它的教會貸款，這些方式我們會在以後評估和考慮。所有的捐款和奉獻計畫都是保密的。我們也計劃將新堂的可能性方案告知教會的前任會員，一同分享這個令人欣喜的消息，並邀請他們與我們同心禱告，籌集資金。

我們相信神的工作永遠不會缺乏神的資源。在我們憑信心邁出下一步的同時，我們也向神祈求，願他所有在T4C的兒女都帶著喜樂、慷慨、舍己的心來奉獻。

WHAT WE NEED TO DO >> PRAY, LEARN, GIVE, VOTE 我們需要做甚麼 >> 禱告, 了解, 奉獻, 投票

PRAY

We cannot stress enough that this is first about God's vision for T4C. And as a church, we need to be in unity behind that vision. Commit to pray and fast during your personal prayer times, fellowship group, and cell group. Pray that God would help us understand His vision for us, that He would give us wisdom during this process, and for unity among all our church. We invite you to join us at T4C for special times of prayer and fasting on Tues 11/16 and Tues 11/30 from 6:00-6:45pm.

LEARN

We strongly encourage you to learn more about the building and the process to purchase it. Come join us for the Communication Meeting. Attend one of the small group sessions. Ask questions. Talk to a Trustee, a member of the Building Campaign Committee, or any of the leadership at T4C. We want you to have all the information you need in order to make a decision.

GIVE

Your pledges will be very important in structuring the remodeling phases so we ask that everyone pray and seek the Lord's guidance in order to give joyfully, sacrificially, and generously. The pledges to the building campaign should be above and beyond your regular giving to T4C. If possible, please return pledge forms by December 5th, although we will be accepting them afterwards as well.

VOTE

Prepare your heart and prepare your mind. Spend time seeking the Lord and understanding what He has in store for T4C. Learn what God is preparing for us at the Building Communication Meeting on November 21st. Then come for the Voting Meeting on December 12th.

禱告

我們不能再更多的強調這是關於神對雙城華人教會的異象。作為一個教會，我們需要在這個異象中聯合起來，在您個人的禱告時間，團契，小型聚會裡全心全意的禱告和禁食。禱告神會幫助我們明白他對我們的異象，他會賜給我們在這過程中的智慧和我們整個教會的聯合。邀請您和我們一起參加雙城華人教會在十一月十六號和十一月三十號周二晚上六點到六點四十五分的特別禱告和禁食活動。

了解

我們非常鼓勵您可以多多了解新的教會新堂和購買過程。請來參加我們的交通會。或者參與其中一個小組聚會，問些問題；和董事，建築活動委員會的成員，或者任何一位雙城華人基督教會的領袖聊聊。

奉獻

您的承諾對安排和改建過程非常重要。我們要求大家都禱告，為了可以慷慨喜樂有犧牲地奉獻而尋求神的引領。對建築的承諾應該超過您平常對雙城華人基督教會的奉獻。雖然我們在十二月五號後仍舊接受您的承諾卡，但是我們希望您可以在這之前就可以歸還卡片。

投票

預備您的心意。花時間尋求神和明白他為雙城華人基督教會的預備。了解神對我們在十一月二十一號建築溝通會議的預備。然後在十二月十二號來參加投票會議。

BUILDING TIMELINE

November	
11/14	Tour of Broadway Building
11/16	Prayer and Fasting 6:00-6:45pm @ T4C
11/21	Communication Meeting for the Broadway Building
11/30	Prayer and Fasting 6:00-6:45pm @ T4C
December	
12/5	Return Pledge Forms
12/12	Congregational Vote on Purchasing Broadway Building
12/29	Closing Date (if vote is Yes)
2011 and beyond	
2011	Move into new building as early as Fall 2011
2015	Pay off mortgage

購買新堂的時間表

十一月	
11/14	參觀百老匯大樓
11/16	禁食禱告會 6:00-6:45pm @ T4C
11/21	百老匯大樓溝通大會
11/30	禁食禱告會 6:00-6:45pm @ T4C
十二月	
12/5	交回籌款行動獻金卡
12/12	會眾投票決定是否購買百老匯大樓
12/29	成交日 (如果會眾投票通過)
2011 年及以後	
2011	於2011年秋遷入新堂
2015	付清貸款

購堂需要 BUILDING NEED FAQs

Do we still need a new building even after planting 2 churches recently?

Yes, church planting is a core part of our vision and strategy, not a way to alleviate overcrowding. The space opened up by the church plants has been filled with new people. The fact that this happened so quickly after each church plant indicates that our lack of space is a primary hindrance to our ability to grow.

即使教會最近植了兩個分堂，我們還需要購買新堂嗎？

是的，我們仍需要購買新堂。兩個植堂，只是暫時緩和過度擁擠的情況；植堂所留下的空位，很快便坐滿了新來者；每一次植堂之後，這種情況就很快地發生，這也告訴我們，缺少空間是限制我們成長的主要阻礙。

Will we still plant churches, even with a new building?

Yes, church planting is a core part of our mission and strategy, not a way to alleviate overcrowding. Church planting is an effective way to reach un-churched Chinese, plus the Census data show that the Twin Cities has enough Chinese for multiple Chinese churches.

即使教會有了新堂，我們還會繼續植堂嗎？

是的，我們還會繼續植堂。植堂是我們的使命和策略的一個核心，並不是緩和過度擁擠的一個方法；植堂是一個有效的方法，可以接觸不去教會的華人，另外人口普查資料顯示，雙城地區有足夠的華人，可以去不同的華人教會。

Is it wise to spend millions of dollars on a building? Shouldn't we spend the money taking the ministry to the people instead of investing in a building and inviting people to come?

There are many ways to do ministry, and we need to utilize as many as possible. One of these models is centralized in a building. This is the strategy we have adopted, and thus since our current building hinders our ability to grow, we need a larger building. At the same time, we need to help our current attendees continue growing in Christ so they can be salt and light in their workplaces, schools and neighborhoods.

花費數百萬美元購買新堂，是否明智？我們是否應該花錢將事工帶到未信者當中，而不是投資在新堂上，然後邀請他們來新堂聚會？

有許多方法可以作神的事工，我們也必須儘量作神的事工；其中的一個模式是集中在一棟建築物上面，這是我們採取的策略；因為我們的目前堂址限制了我們成長的能力，所以我們需要一棟較大的建築物，但在同一時間，我們必須幫助目前的會眾繼續在基督裡成長，讓他們可以在公司、學校、鄰居當中作鹽、作光。

購堂過程 BUILDING ACQUISITION FAQs

How do we know it is God's will to purchase the Broadway Building, especially considering the fact that we've been searching for 6 years and had the process stopped part way for 4 other buildings? Isn't our lack of success a sign from God that we are not to buy a new building?

Our lack of success could be interpreted as a sign from God to stop the process, or it could be that none of the other buildings were His will for us, or it could be that we did not have enough faith and therefore were not ready yet. As the leadership has prayed, we believe it is God's will for us to purchase this building.

我們如何知道這是神的旨意，要我們購買百老匯大樓？尤其，在分析、考慮事實之後：我們尋找新堂址已有七年之久，而且有四次在購堂的過程中，被迫中止？幾次的購買不成功，是否神不要我們購買新堂的一種跡象？

幾次的購買不成功，可以被解釋為神不要我們購買新堂的一種跡象、或者這些樓房中，沒有一棟是神為我們預備的、或者我們沒有足夠的信心，心裡還沒有預備好購買新堂。經過教會的領袖禱告之後，我們相信這是神的心意要我們購買百老匯大樓。

新堂用途 BUILDING USAGE FAQs

What new ministries will we start?

We will start new ministries as we sense it helps us reach the vision God has given us. The most urgent need for a larger facility, however, is to allow us to expand our current ministries and do them better.

The pastoral staff shared at the 2010 Annual Meeting some ministry initiatives we would like to pursue and expand as a church in the next five years: serving bicultural families, serving those with physical needs and serving new immigrants. Other ministries we could start in a new building would include: sports outreaches (badminton, table tennis, basketball, volleyball, etc) and a training center to bless Chinese ministries in the Twin Cities and the Upper Midwest.

我們將開始那些新的事工?

當我們意識到新的事工, 可以幫助我們達到神所託付我們的異象時, 我們將會開始這些事工; 然而, 需要一棟較大建築物的最緊急需求是讓我們可以擴展目前的事工, 而且將這些事工做得更好。

教牧同工在2010年的年會裡, 曾經分享了在未來五年中, 我們教會想要繼續、並擴展的一些事工: 譬如, 服事雙語家庭、服事身體上需要的人、及服事新移民; 我們也可以在百老匯大樓裡, 開始其他的事工, 這些事工包括: 運動外展活動(羽毛球、桌球、籃球、及排球等)、及設立一個訓練、培訓中心, 來祝福在雙城、中西部地區的華人事工。

Will we go back to the 2-hour service schedule?

Possibly. There are advantages and disadvantages to both the 2-hour and 3-hour service schedule. If we have sufficient meeting space, we would consider the 2-hour service schedule again.

我們將回復到二小時的聚會時間表嗎?

有此可能。二小時、及三小時的聚會時間表, 各有它們的優點與缺點; 如果我們有足夠的聚會空間, 我們將會再次考慮二小時的聚會時間表。

Is it appropriate for us to be landlords?

We are not aware of any biblical constraints other than to treat others fairly. We will have to comply with some additional regulations as a nonprofit who receives rental income.

教會成為房東是否合宜?

除了對待他人公平之外, 我們並不知道聖經中有任何的約束、限制; 但我們必須遵守非營利機構收取租金的一些額外的法規。

How safe is the surrounding neighborhood?

Over the last 2.5 months, Trustees have visited the site numerous times at different hours. We have no reason to think that this is an unsafe neighborhood.

周圍的鄰近地區有多安全呢?

過去兩個半月以來, 董事會的成員曾多次在不同的時間去視察百老匯大樓, 我們沒有理由認為周圍的鄰近地區是不安全的。

購堂財務 BUILDING FINANCES FAQs

How much will our annual budget increase?

The net additional cost (financing + operating - rental income) is estimated to be ~\$130,000 per year. Once we sell the Eustis building and pay off the loan with the proceeds, the rental income will completely cover the additional costs.

每年的財政預算將增加多少呢?

初期的額外花費(貸款 + 操作費用 - 租金收入) 估計大約每年 13 萬美元 (~ \$130,000); 當我們目前的堂址出售、並開始付清貸款時, 租金的收入將可以完全支付這些額外的花費。

Is it Biblically appropriate to take out a mortgage to purchase this building? What about Proverbs 22:7 "The rich rule over the poor, and the borrower is servant to the lender"?

Neither this verse nor the New Testament forbids borrowing. Romans 13:6-8 forbids not paying our debts but giving everyone what we owe them. Ideally, we would raise sufficient money ahead of time so we would not have to borrow

money, but where that is not feasible, we are asking the people to give more and sooner, with a spirit of joy, generosity and sacrifice so we can minimize interest payments and repay our loan as soon as possible.

貸款購買百老匯大樓, 從聖經的角度來說, 是否合宜? 箴言22章7節如何說呢? "富戶管轄窮人, 欠債的是債主的僕人。"

箴言22章7節、或者新約並不禁止借貸。羅馬書13章6至8節禁止我們不可以不還債, 要我們凡事不可虧欠人。最理想的方法就是預先籌集足夠的資金, 那就不用貸款了, 但那是不可行的; 我們懇求會眾以喜樂的靈、慷慨、犧牲的精神, 在短期內多奉獻、給予, 這樣我們就可以少付利息、並儘早付清貸款。

How much rental income will we receive from the tenant? How long is their current lease agreement?

The current lease terminates on November 30, 2018. The annual rent in 2011 will be \$164,762 and increases yearly to \$202,645 in 2018. Our accountant estimates that we would have to pay about \$46,600 annually in property and income taxes.

我們可以從租方收取多少的租金呢? 他們目前的租約有多長?

目前的租約將在 2018年11月30日終止。從2010年12月1日至2011年11月30日, 年租金的收入是 \$164,761.68 美元; 從2017年12月1日至2018年11月30日, 年租金的收入將增加至 \$202,644.84 美元; 我們的會計師估計, 我們每年必須繳大約 \$46,600 的財產稅和收入所得稅。

“Enlarge the place of your tent, stretch your tent curtains wide, do not hold back; lengthen your cords, strengthen your stakes.” -Isaiah 54:2

“要擴張你帳幕之地，張大你居所的幔子，不要限止；要放長你的繩子，堅固你的橛子。” - 以賽亞書 54:2

