

St Mark's Lutheran Church – Future Building Project Questions & Answers

Responding to Conversations from Sunday 23 August

1. What is the proposal being brought to the meeting?

The congregation will vote on Sunday 13th September on the Mission and Vision Team proposal to sell the manse and apply the proceeds to Stage 1a of the Future Building Project, as outlined in the Strategic Financial Plan.

2. Why is Stage 1a important for our ministry?

Stage 1 – renovation of existing toilets to ambulant requirements near completion – funded from external funding and bequest.

Stage 1a now supports our growing ministry by:

- expanding worship space
- improving hospitality
- providing disability access
- supporting youth and young families
- creating flexible ministry areas
- strengthening pastoral care

These upgrades help us continue **Growing Space for Faith and Community**.

3. Why not renovate the kitchen first?

We believe that current building standards do not allow cladding over asbestos and not cost effective in the future. Renovating the kitchen alone would not address the broader ministry, accessibility, and space needs that Stage 1a is designed to support.

4. What about housing a future pastor?

Across the LCA, pastors serve under various housing arrangements:

- living in a manse
- renting
- providing their own housing with an allowance

Housing arrangements are always clearly stated in the call process. Selling the current manse does not remove the ability to house a future pastor.

St Mark's has long-term options on the Bombala Terrace land for:

- a future manse
- integrated ministry housing
- flexible arrangements depending on pastoral needs

5. What does the manse currently cost St Mark's?

Annual costs include:

- Repairs & maintenance: **\$3,000–\$5,000**
- Loan interest: **\$7,000–\$8,000**
- Volunteer time for coordination, compliance, and administration

The manse costs **\$10,000–\$13,000 per year**, plus significant volunteer time — and is not used for ministry.

Upcoming maintenance needs:

- Roof recapping & repainting: **approx. \$4,000**
- Carpet replacement: **approx. \$3,000**

The current manse is now 17 years old and requires ongoing maintenance.

The manse loan has eight years remaining, with repayments of approximately \$2,300 per month.

If the manse were vacated, rental income would cease, and the existing \$150,000 loan would need to be serviced entirely from weekly offerings.

Upcoming maintenance needs include tile roof recapping, cleaning, and repainting (approx. \$4,000) and replacement of carpets (approx. \$3,000). These costs are in addition to annual repairs, utility costs, loan interest, and the volunteer time required to coordinate trades, compliance, and administration.

6. Will St Mark's take out a loan for Stage 1a?

No. The Mission and Vision Team confirm that **no loans will be taken** for the proposed building project. Any development would rely solely on available resources and congregational approval.

7. How will voting work on 13 September?

To ensure a fair and prayerful process:

- Voting will be by **secret ballot**.
- **No proxy votes** are permitted.
- The result will be announced simply as **passed** or **defeated**.
- No numbers will be given.
- Ballots will be destroyed after counting.

8. Where can I read the full Strategic Financial Plan

A detailed information sheet is available at the welcome desk and will be linked in this week's email. You may also request a copy from the office.

9. Who can I speak to if I have further questions?

Please contact:

- **Narelle Jefferd and Pastor Ray Morris** at lutherancaloundra@gmail.com