

**No. 9514****FINAL REPORT OF THE NEW FACILITIES COMMITTEE**

RECEIVED by the General Assembly

**Background Information:**

At the February 12-15, 1994 meeting, the New Facilities Committee recommended and the Administrative Committee approved an action to discontinue the plans to build the Disciples Center International. This action was reported to the General Board in July 1994. The Administrative Committee also authorized the negotiation of a lease for office space in the Farm Bureau Building (130 East Washington Street). The lease was to be based on terms which were consistent with the prior actions of each unit board which assumes that all annual costs (full service lease and debt repayment) will not exceed \$17.00 per square foot, and there is a minimum ten-year lease with flexibility in regard to space and appropriate caps to increases in cost due to inflation.

The lease for the office space in the Farm Bureau Building was signed by Christian Church Services with each Indianapolis-based general unit and Christian Board of Publication signing as guarantor for their prorated share of space. The lease includes 64,490 square feet at \$10.00 per square foot which comprises the top four floors (9-12) and a portion of the first floor. The renovation and build out of the office space was completed in February 1995.

The Mission Building units moved into the new facilities February 20, the Pension Fund's move was one month later, March 24, and the Board of Church Extension moved their offices June 2. A dedication and open house was held Sunday, June 25.

Indebtedness: One of the major concerns related to the move to new facilities has been the repayment of the indebtedness incurred in the planning of Disciples Center International which was not constructed. The amount of the indebtedness was \$2,491,220.02. The repayment has been prorated among the units occupying the new office facilities, based on previous agreements and the amount of space the unit is leasing in the Farm Bureau Building. The amount paid or to be paid by each unit is as follows:

Board of Church Extension	\$ 433,614.46
Christian Church Foundation	230,451.82
Church Finance Council	191,357.32
Council on Christian Unity	63,785.77
Division of Homeland Ministries	625,512.09
Division of Overseas Ministries	281,891.96
Pension Fund	333,332.10
Office of the General Minister & President	331,274.50
<b>TOTAL</b>	<b>\$ 2,491,220.02</b>

Several units (BCE, DOM and PF) have paid their pro-rated share of the indebtedness. The Board of Church Extension and the Pension Fund have arranged a loan for the other units to pay their share over a fifteen year period.

**Missions Building:** The Missions Building property is being transferred to the Retirement Housing Foundation (affiliated with the United Church of Christ) and will be renovated into apartments for the elderly.

**Parking:** A contract with Apcoa Parking for space one block from the building has been negotiated. The cost is pro-rated among the units occupying the building.