



Proposal for Association Building

Mid Valley Community Church

September 19, 2014

Table of Contents

<u>Developer's Statement of Qualification</u>	<u>Pages 3-8</u>
<u>About Mid Valley</u>	<u>Page 9</u>
<u>Team Biographies</u>	<u>Page 10-12</u>
<u>Project Synopsis</u>	<u>Page 13-14</u>
<u>Concept Model</u>	<u>Page 15-16</u>
<u>Development Experience</u>	<u>Page 17-21</u>
<u>Financial Status</u>	<u>Page 22-23</u>
<u>Source of Funds/Project Estimate</u>	<u>Page 24</u>
<u>Triplett Wellman Estimate</u>	<u>Page 25</u>
<u>Letters of Intent</u>	<u>Page 26-31</u>
<u>Grant List</u>	<u>Page 32-35</u>
<u>Conclusion</u>	<u>Page 36</u>

Association Building
Proposal

September 19, 2014

Mid Valley Community Church

Developer's Statement of Qualifications and Financial Capability

Purpose/Instructions:

The following information is required of a Developer seeking to enter into an agreement with The City of Woodburn (City) whereby the Developer Entity has, in the opinion of the City, the financial capability to successfully complete the City project for which they have been selected.

NOTE: In accordance with ORS 192.502.23, the City considers this information as a public record exempt from disclosure under ORS 192.410 to 192.505.

Answer ALL questions. If you need to submit attachments in response to, or explanation of, a specific question, please reference the appropriate question number on the attachment

A. Submission Information (complete all that apply)

1. This Statement is being submitted as required by a City solicitation:
 - a. Project Name: Mid Valley Community Center
2. This information is an update to a previously submitted Statement of Financial Capability:
 - a. Previously submitted on:

B. Submission Information

1. Official Company/Entity Name: Mid Valley Community Church
2. Mailing Address: 591 Gatch Street, Woodburn, OR, 97071
3. Primary Contact regarding this information: Jesse Hamberger
4. Telephone Number: 503.981.1911
5. If at this address less than 1 year, prior address:

C. Developer Entity – The Developer Entity named above is:

- ☐ A sole proprietorship – TIN #:
- ☐ A corporation – TIN #:
- ☒ A nonprofit or charitable institution or corporation – TIN #:
- ☐ A partnership – TIN #:

- ☐ A business association or a joint venture – TIN #:
- ☐ A limited liability company – TIN #:
- ☐ A Federal, State, or local government or instrumentality thereof
- ☐ Other / Explain:

D. Date and State of Organization – If the Developer is not an individual or a government agency or instrumentality:

1. Date of Organization: December 29, 1999
2. State of Organization: Oregon

E. Developer Entity Principals – Names of owners, officers, directors, trustees, and principal representatives of the Development Entity:

Name, Address, Zip Code	Description of interest/ relationship	% of Ownership Interest
Jesse Hamberger 1040 Wilson Street Woodburn, OR 97071	Senior Pastor	
Paul Bonar 8395 Wheatland Rd N. Keizer, OR 97303	Elder	
Rod Yates 588 Tukwila Drive Woodburn, OR 97071	Elder	
Keith Kroeker 18950 Fobert Road NE Hubbard, OR 97032	Elder	
Bob Schiedler 839 E. Lincoln Street Woodburn, OR 97071	Elder	
Roland Lethe 955 10th Place Aumsville, OR 97325	Elder	

F. Developer Entity Affiliations – Is the Developer Entity a subsidiary of, or affiliated with, any other corporation or corporations or any other firm or firms?

- ☐ No
- ☒ Yes – If yes, provide the following information:

Corporation/Firm	Relationship to Developer	Common Officers/Directors
Bridge of Hope International 591 Gatch Street, Woodburn, OR 97071	Subsidiary	Same as above officers
Name/Address:		

G. Bankruptcy –Has the Developer Entity or the parent corporation (if any), or any subsidiary or affiliated corporation of the Developer Entity or said parent corporation, or any of the Developer Entity’s officers or principals members, shareholders or investors filed for bankruptcy, either voluntarily or involuntarily, with in the past 10 years?

☒ No

☐ Yes – If yes, provide the following information:

Name	Court	Date	Statue

A. Loan Defaults – Has the Developer Entity or the parent corporation (if any), or any subsidiary or affiliated corporation of the Developer Entity or said parents corporation, or any Developer Entity’s officers or principal members, shareholders or investors defaulted on a loan or other financials obligation?

☒ No

☐ Yes – If yes, please explain:

B. Litigation – Has the Developer Entity or the parent corporation (if any), or any subsidiary or affiliated corporation of the Developer Entity or said parents corporation, or any Developer Entity’s officers or principal members, shareholders or investors party to any pending criminal or civil litigation that could potentially impact the financial capability of the Developer Entity to complete the proposed development?

☒ No

☐ Yes – If yes, provide the following information, and attach any additional information or explanation deemed necessary:

Date Filed	Court	Current Status

Date Filed	Court	Current Status

C. Development Experience Please see Table of Contents

1. Provide a listing (separately) of all completed development projects for the past 10 years in which the Developer Entity or principal(s) has (have) been involved, indicating for each:
 - a. Project summary description (including location, date, size, cost, etc)
 - b. Construction lender and amount
 - c. Role of the Developer Entity in the project
2. Describe in greater detail those projects from the previous list that are similar to the development project being proposed to the City, including for each:
 - a. Total development cost
 - b. Extent to which public financing or assistance was used
 - c. Dates of the project milestones
 - i. Property acquisition
 - ii. Construction financing obtained
 - iii. Start of construction
 - iv. Completion of construction/opening
 - d. Marketing and sales performance
 - i. Level of pre-lease/sales at opening
 - ii. Length of times from opening until lease/sales = 90%
 - e. Experience in developing
 - i. Project cost estimates
 - ii. Financial analysis
 - iii. Financial plans
 - iv. Cash flow projections
 - v. Economic feasibility analysis
 - vi. Market analysis
 - f. Contact references of

- i. Construction lender
 - ii. General contractor
 - iii. Sales/leasing broker
- g. Role of current Developer Entity principles in the project
- h. Architectural quality and urban design characteristics
- 3. List any current projects in the pre-development, design or construction phase, including:
 - i. Project description and status (including location, size, cost, etc)
 - ii. Construction lender and amount (if known)
 - iii. Role of the Development Entity in the project

K. Source of Funds – Attach an explanation of you anticipated source of funds to finance redevelopment (e.g., financial institution, investment group, Developer Equity cash, personal funds, etc.) and experience in obtaining funding for similar redevelopment projects. [Please see Table of Contents](#)

L. Financial Condition – Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, of the Developer Entity fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of the submission by more than six months, also attach an interim balance sheet not more than 60 days old. [Please see Table of Contents](#)

M. Previous City Assistance—Has the Developer Entity of the parent corporation(if any),or any subsidiary or affiliated corporation of the Developer Entity or said parent corporation, or any of the Developer Entity’s officer or principal members, shareholders or investors received any previous financial assistance from the City for a development project?

- ☒ No
- ☐ Yes – If yes, provide the following information, and attach any additional information or explanation deemed

Date Filed	Court	Current Status

N. Conflict of Interest – Does the Developer Entity current have or plan to have as an officer, member, employee, shareholder, investor or financing partner of the Entity and person who is currently an officer, agent, or employee of the City of Woodburn, its bureaus, boards, or commission (including the City)?



No



Yes – If Yes, identify and explain:



Yes – If Yes, does anyone identified above have direct or indirect pecuniary interest in the Development Entity or in the redevelopment or rehabilitation of the property being proposed by the Development Entity to The City?



No Yes – If Yes, describe and explain:

O. Additional Information – Attach any additional evidence deemed helpful to demonstrate the Developer Entity's financial capability to complete the proposed development

Certification

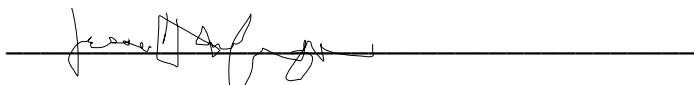
I further authorize the City of Woodburn or any employee or agent acting on behalf of the City of Woodburn, to undertake any investigation deemed appropriate to verify the information contained herein.

I certify under penalty of perjury under the laws of the State of Oregon that I am authorized to submit this information on behalf of the Developer Entity and that the statements made in this Statement of Financial Capability are true and correct.

Printed Name: Jesse Hamberger

Title: Senior Pastor

Signature



Date: September 19th, 2014

Mid Valley Community Church

Who we are...

Mid Valley community church is a multi-ethnic, multi-generational, non-denominational church of 700 people. We are a merged church of the former North Valley Fellowship and Woodburn Baptist congregations and are located in the heart of Woodburn. In a world where organizations like churches tend to split, we instead strengthened our community by coming together into the Gatch Street site where Woodburn Baptist was started over 50 years ago. We chose to build and grow together from 200 attendees to over 700 every Sunday morning. Our church mirrors our community in its diversity of people groups, age and occupations. We have over 300 children on our roster from newborn to college and provide programming at all levels. We represent a broad base of workers in fields of medicine, small business owners, education, real estate and financial services to name a few. Our six Anglo, Russian and Latino staff members reflect our local diversity and we are committed to supporting Woodburn through our presence and our work.

See website for further information www.midvalleycc.org

Pastor Jesse Hamberger is the Senior Pastor for Mid Valley Community Church. He has over 30 years of pastoring in the Woodburn and surrounding areas and has been a part of Woodburn his whole life. Pastor Jesse has a passion for helping people better themselves and is skilled at taking something that is broken and in great need of repair, and restoring it to its former beauty, which is evident in both people and physical structures. In his years of ministry here, he has become well connected with many leaders in the community and has seen Woodburn go through many changes. He desires to help ensure that the best is yet to come for this town.

Our proposal is to establish a high quality multi-purpose community center where people can gather to learn, youth can be mentored and supported, where diverse community members can meet and share activities together and where helping organizations can work together. The need for functional safe and welcoming space in a centralized location in the heart of downtown would meet many needs for Woodburn residents. We would focus on the following:

1. Youth/Education: We need a much larger meeting space for junior high and high school aged students in our community during non-school hours. Our goal is to design a positive safe environment for youth, regardless of their background and whether they attend our church or not. We hope to create a space where youth can find good role models to help them discover who they are and how they fit in this diverse world. We would also like to offer various classes at little or no cost, to help meet the desperate needs of our community. Classes such as financial literacy, drug and alcohol abuse prevention programs, English language acquisition, and more.

2. Community: Mid Valley Community Church wants to be more connected in the downtown area. There are already good things going on and we believe we can help organizations do even more by providing space and linkages with the community. We see potential partnerships with:

- Educational institutions like Pacific University, George Fox University and Chemeketa Community College as well as the Woodburn School District. (See letters of support).

- Non profit organizations including Woodburn Proud and other church groups. Additionally, by helping others we can appreciate what we have. Therefore we would see the potential for international work such as agricultural development and micro-enterprise among desperate people of Nicaragua where they already have a significant base of operations.

3. Job Skills/Training: We see a need for this community to grow in its capacity for quality connections and hospitality. We believe a quality Coffee Shop/Deli downtown would be a welcome addition to the many who work in the area as well as provide a place where high school and college students can learn valuable job and work ethic skills. We believe that it could be a great place for a variety of meetings and open mic nights for friends, local musicians, and theater/performing arts groups to gather.

Team Biographies

Mid Valley Community Church

Jesse Hamberger is the lead pastor at Mid Valley, and the developer of this project. Pastor Jesse's history has some bearing on this venture. His family moved here in the mid 60s when his dad went to work for the Valley Migrant League. His oldest brother Steve went to school with former Marion County Sheriff Raul Ramirez and local builder Gene Wellman. His brother Jim was on the Woodburn wrestling team that dominated the state back in the seventies with the Jones and the Mathies brothers, under the coaching of Lamont Simons. His roots in Woodburn go deep.

Pastor Jesse, himself, became a journeyman cabinetmaker out of High School. He traveled the US with Alexander Manufacturing (out of Portland). During this time Jesse worked for several significant clients installing cabinetry and interiors for Red Lion Hotels, Stuart Anderson's Cattle Company, and Lyon's restaurants. After graduating from seminary in 1995, Jesse moved back to Woodburn to work with roughly 30 people in a church plant. Later, this small congregation merged with another small church to become Mid Valley Community Church (MVCC). He is 53, has been married to his wife Emily for 10 years, and together have four children. Growing a church in a diverse community has been challenging but Jesse is encouraged and senses a very bright future.



Pedro Espinoza has been in the pastorate for 17 years, working in both Leon, Nicaragua and Woodburn, Oregon. Pedro graduated with a degree in Theology at the age of 20 and started his work in a small church in León. later, he became the Director of Ministry for Mercy Ships. In his five years with Mercy Ships, Pedro served as a mentor for over 50 pastors. In 2003 Pedro became a Staff member of Mid Valley Community Church. Pastor Pedro is bilingual and has worked hard to understand both american and hispanic cultures. During his four years of international ministry in Woodburn, he was heavily involved in serving the Latino community. In 2007, his work visa required him to return to Nicaragua. In the time since, he has successfully started a church that continues to grow, which is affectionately known as MVCC's "South Campus." both the leadership of MVCC and Pedro are working with an attorney to secure his permanent residence here in Woodburn. Upon his return, he will be facilitating Celebrate Recovery, ESL classes and providing affordable family counseling to the Woodburn Community.



Team Biographies

Mid Valley Community Church

TJ McConahay has fourteen years of young adult programming experience and has served the last eight of those years in the Woodburn area. As a youth ministry professional, TJ has successfully developed and led one of the area's largest high school ministries. He has extensive skills and experience in community outreach, leadership, event planning, program development, camping ministries and adolescent counseling. He is excited to fill up the proposed community center with high school and college age students for weekly youth meetings. Tj is also dreaming about the possibility of an after school drop-in center for local area high school students.



Michael Nelson has been working at Nelson Financial and Estate Planning for about ten years. The business has been in Woodburn for over 25 years and is owned by his father, Dale Nelson. Michael and Dale are both active in the Chamber of Commerce and recently received the "Small Business of the Year" award. Michael serves as a board member for both the Woodburn Kiwanis club and the Woodburn Family Learning Center. He is excited about the possibility of having a community center in downtown Woodburn and would personally use the classroom space to teach financial classes to members of the community.



Alexander Martushev has been an employee of Mid Valley Community Church for nearly six years. He grew up in Woodburn, in a Russian orthodox family, and has a passion for the Russian Old Believer community. Currently he manages the grounds, facility, and security of the property. In addition, he helps coordinate events and is the sound technician for Sunday services, weddings and other events. Alex has also been involved with the middle school youth group for the past three years—doing local outreach on a weekly basis and serving at Jr. High summer camp.



Team Biographies

Matt Cain has ten years of experience working with middle school students, as well as graduate level training in leadership, education, and intercultural studies. He has started three successful middle school programs from scratch and has extensive experience leading summer camps and special events. Matt is an accomplished musician and has been a music instructor for trumpet, guitar, piano, drums, and voice. He has a heart for developing student leaders and is, himself, a trusted leader in his community.



Sonny Saltalamachia has been serving in the Woodburn community since 2006. This service has primarily been with the adolescents in the Woodburn, Gervais, North Marion, and Salem areas. Sonny works as an adolescent drug and alcohol counselor in Salem and is working on his Master's Degree in Counseling. Upon the acquisition of the building in Woodburn, Sonny aspires to offer drug and alcohol treatment services, as well as general counseling services, for free or minimal costs to individuals or families who are in need.



Sarah Roegner has been a part of Mid Valley Community Church and the Woodburn community for over eight years. She is a gifted administrative assistant and has extensive experience managing a building with multiple spaces as well as planning events with over 500 people in attendance. Sarah also worked for Starbucks for almost five years and greatly looks forward to helping secure a high quality local coffee shop in Woodburn that she can support regularly. She has a passion for helping people live healthier lifestyles and greatly enjoys this at a practical level through the free dance cardio class she offers to the community. Her class is very limited by space and location, and she looks forward to the possibilities that this building could provide for free health and fitness classes for local community members.



Project Synopsis

Mid Valley Community Church

Mid Valley Community Church would like to acquire the Association Building and begin construction as soon as possible. Our goal is to build a multi-purpose community center that can be enjoyed by all members of the Woodburn community.

1. Outreach/Education to Youth and Adults - We would like to create an excellent drop in center/after school engagement for games, counseling, and tutorials. A place for students to build relationships with safe adult role models who are trained in precautions for creating a safe environment. We would also like to support existing organizations that are already bringing quality education to the community. We appreciate their work and investment in Woodburn and would like to demonstrate such support by providing a quality resource for them with a minimum of expense and complication (see below for organization examples). At 100 junior high and high school students at our midweek gatherings, our current facilities don't allow us to grow in this important service. We often see what a negative impact from youth in our community looks like and we want to help create a space where positive activity is demonstrated and celebrated.

2. Community - We want to create a space where all members of the community are welcome for a wide variety of events. We'd love to partner with the city of Woodburn for their events in the Plaza and the Library, providing clean public restrooms for special events as well as an affordable yet beautiful venue to rent. We would love to see free to low cost fitness classes and clinics, wellness classes and counseling. We believe Woodburn is full of skilled people who would love to give back and help others and we would be honored to provide space for that.

3. Job Skill/Training - We want to provide a high quality Coffee Shop/Deli that will provide job skills and training for local area high schoolers and college aged students. This would be a warm and inviting place for locals to meet over coffee, for up-and-coming musicians to exercise their skills by performing for open mic nights, and to have another style of lunch food available in the downtown area. We would love to be a part of positive transformation - we want to take something that has been useless for a long time and turn it into something that would simply make the town better.

We desire this facility to be used by a wide variety of groups and to be used as much as possible. Our goal is not for monetary gain but to bring vitality and quality to the downtown area as well as to build relationships with people in the community setting.

We look forward to partnering with a number of community organizations and hope to see the community center used for the following ventures:

- Woodburn School District / Success High School
- Chemeketa Community College
- Pacific University
- Boys and Girls Club
- Possibly groups like Toastmasters, Rotary, Kiwanis
- Weddings, Receptions, or Quinceanera's
- Other social and community agencies
- Performing arts venue

Project Synopsis

Mid Valley Community Church

We envision the space being organized in the following way:

Downstairs / 1st floor

Coffee Shop/Deli

- Making space available to a business with a track record of excellence, interested in expanding their operations, and to oversee catering for the facility.
- When not in use serving cooked food and drinks, the space could be used as an informal gathering place.

Classroom Space

- Three large classrooms that could be subdivided
The classroom spaces could be used for traditional education space but also for small conference type meetings such as Rotary, Toastmasters, and Kiwanis.
- Two offices, at least one of which would be for our staff
- Three restrooms - two large on the first floor with one small restroom upstairs
- Classrooms would be equipped with all the necessary technology for modern education
(mounted projectors, flat screen monitors, sound system, etc)

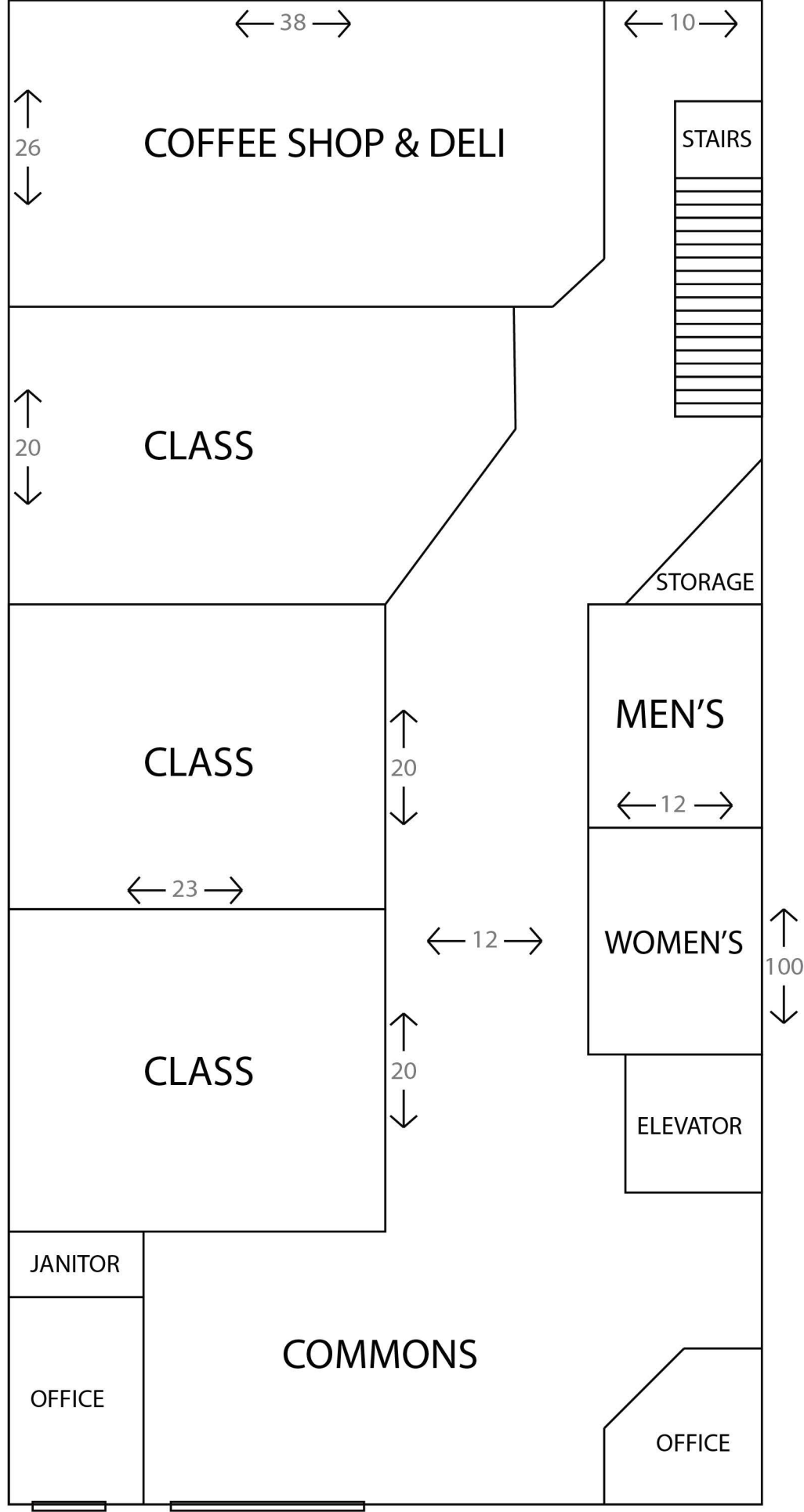
Commons

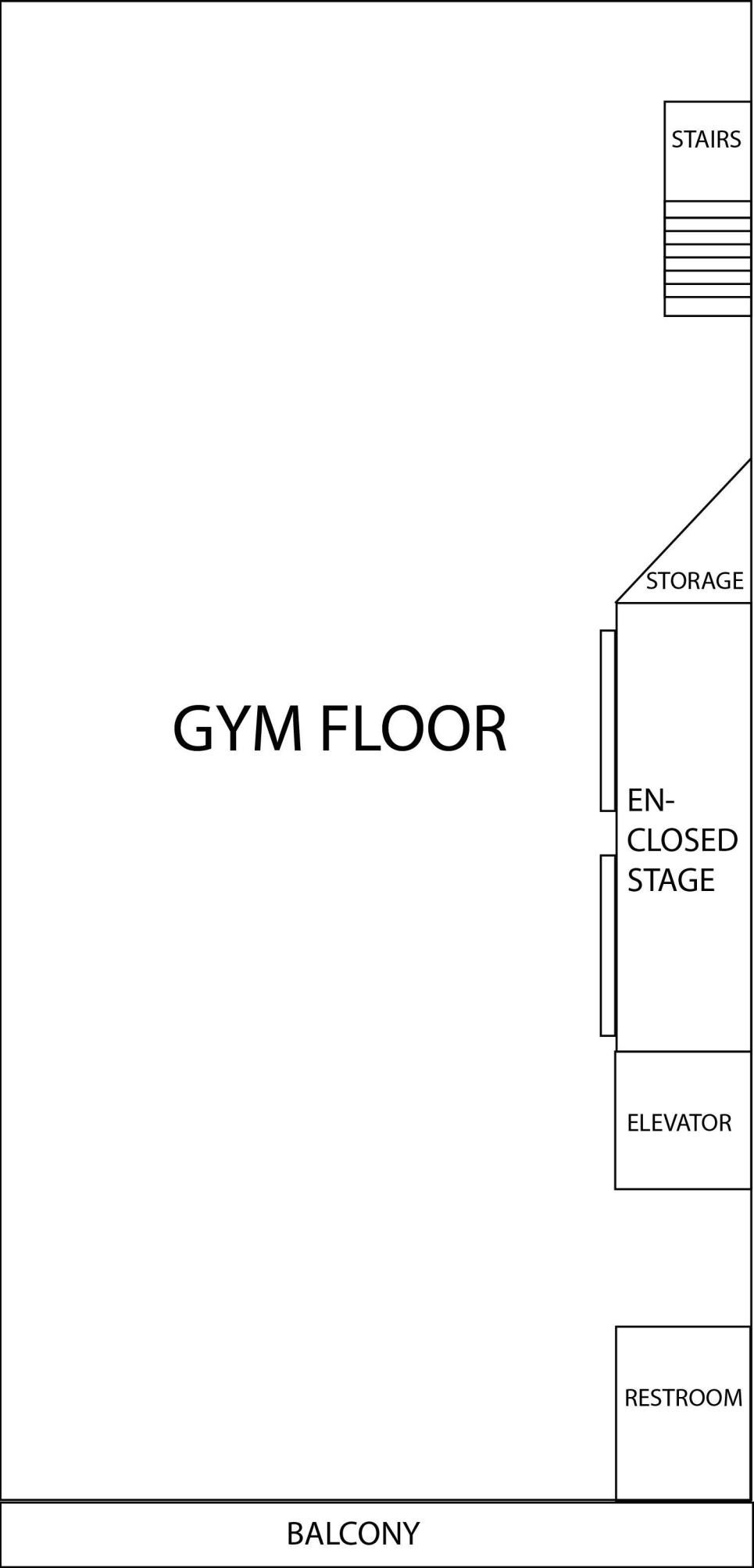
- A place to study and have meetings
- Overflow for the Coffee Shop
- Space for informal community group gatherings (e.g. book clubs)
- Could be utilized by the city for staging for community events in the Plaza

Upstairs / 2nd floor

A large, 48'x100' multi-purpose space with attractive furnishings, a durable floor, and a 500 sq. ft. balcony that overlooks the Plaza. This space would primarily be used for the following purposes:

- Indoor athletic facility (e.g. youth activities, church groups, health and fitness classes, martial arts etc)
- Meeting space for large groups (e.g. educational and business training etc)
- Performing arts venue - a stage with quality sound and lighting (e.g. plays/dramas, concerts etc)
- Site for family and cultural gatherings (e.g. weddings, anniversaries, quinceanera's, receptions etc)





Development Experience

Mid Valley Community Church

Mid Valley Community Church

After the merger of our two churches we focused on remodeling the church building, which was previously built to function as an elementary school. Upon the merge, we started cosmetic upgrades to the building as it was in need of a great deal of repair and improvement. Over the years we have done many projects inside and out and today we have a facility that many have stopped by to compliment. The descriptions that follow are a few specific examples of these aforementioned projects. Today the value of our campus is around two million dollars.

Renovation of House and Lot

In 2002 we bought the house and lot adjacent to the church. This was significant as there was a 6-foot cedar fence dividing the properties. The church parking lot was in the shape of a horseshoe with a secluded entrance and exit, which created a desirable location for drug dealers to engage in a high volume illegal activities from their cars with little fear of being observed. In addition we noted there were pimps from Portland dropping off prostitutes in our parking lot so they could walk over to the apartments on Young Street. We removed the fence, knocked down the shacks that squatters had been living in, and cleaned up the landscaping. This increased visibility resulting in a decrease in drug activity and we celebrated as the iron grates came off the church windows.

Purchased and Developed Acreage

Mid Valley Community Church purchased 7.5 acres behind the church in 2003. We worked as a church community to transform this property into a park-like setting. To aid in this transformation we used machinery to clean up the berry briars and bushes that had concealed homeless camps as well as prostitution and illicit drug activity. Since the purchase, we have continued to mow and keep the area clear. Over the years, Woodburn Police Officers have expressed their appreciation for our help in cleaning up the area and for providing a safe and beautiful addition to the Woodburn Community.

Our church has created a campus of 10+ acres of attractive, functional space and has improved the look and feel of this important area of Woodburn. We are down the street from Washington Elementary School, border two low income apartment complexes and are on a well traveled main street linking the East part of Woodburn to the heart of downtown.



Before

After



Development Experience

Mid Valley Community Church

Arthur Academy

Shortly after the purchase of the 7.5 acres, Arthur Academy approached Mid Valley looking for a place to begin a pilot program for a charter school in Woodburn. We were eager to help education in the community. Today we have a very good relationship with Arthur Academy and we are honored to be a part of providing another option for quality education. We are also grateful for the opportunity as it has helped teach us about the details and benefits of partnering with a non-religious and public entity. We have learned a lot and greatly enjoy the ongoing relationship with this organization.



Before



After

Development Experience

Mid Valley Community Church

Renovated Parking Lot

In 2007, we added the parking lot on the two acres on the corner of Lincoln and Gatch, and we have received many compliments with what we did with the landscape. There are just under 50 parking spaces that provide overflow parking to Washington Elementary School. Between the many activities that take place at the church and the 150 students, parents and faculty at Arthur Academy, our parking lot, property and building receive a lot of use throughout the week.



The Gomez Home - “Extreme Home Makeover”

Jim Gomez, a member of our church, was 39 years old and a rising star at ZGF Architectural Firm in Portland. He was diagnosed with cancer and 10 days later he passed away. He left behind a young wife and five children. As most of Jim's time was consumed with his career as an architect, their home in Hubbard had serious needs. Mid Valley worked as a team to bring significant upgrades to the home.

There were as many as 40 people there at a time working in many capacities. It gained the attention of many in the town of Hubbard as well as from The Woodburn Independent. People would stop and communicate their amazement at the project and the size of the team. We partnered with several lumber-yards and hardware stores to organize discounts for the project. It even gained the attention of the TV show Extreme Makeover Home Edition, which was being shot in Albany at the time. We add this as a testimony of what can be done when the community unites around a worthy cause.

Development Experience

Mid Valley Community Church

1040 Wilson Street, Woodburn

The house on 1040 Wilson street had been in the newspapers and on the police scanner for many reasons, none of them being good. The home had become a hangout for a number of homeless and drug users. In 2012, Pastor Jesse Hamberger purchased the home. Today after extensive renovation including completely gutting and remodeling the house, the home is an excellent fit for the Hamberger family. It backs up to the greenway and has plenty of space for a large family with a big dog and a garden.

A note from Pastor Jesse and Emily: “We have loved the warm reception of the neighborhood, the way many people stopped by and thanked us for taking on the project made us feel welcome and validated the work.”



Development Experience

Mid Valley Community Church

Mid Valley's "South Campus": Leon Nicaragua

After four years of service with Mid Valley Community Church in Woodburn, Pastor Pedro Espinoza returned to Leon, Nicaragua in 2007. In Leon we teamed up with Pedro and started a church. We established a 501(c)(3), Bridge of Hope International, which allows us to conduct business internationally. We bought land and built a church building with an auditorium that seats about 150 people. It has a computer lab, an office/study, a children's teaching area, a large fellowship commons, a small home for a family that provides security and maintenance and restrooms. Future plans include a neighborhood medical clinic for low cost health care for their neighbors. This project has given us a depth of experience in working cross culturally and encouraging grass roots local development.

Its estimated value is about \$300,000 US.



Project Estimates/ Source of Funds Request

Mid Valley Community Church

Project Estimates

General Contractor Estimate(see next page)	\$1,161,548.00
Architect Fee	\$15,000.00
Post Removal from upstairs	\$200,000.00
Technology	\$200,000.00
Furnishings	\$100,000.00
Contingency estimate	\$150,000.00
First two years of expenses:	
Employee Salary:	\$35,000.00 times 2 years \$70,000.00
Employer expenses: (FICA, Worker's Comp, etc)	\$3,950.00 times 2 years \$7,900.00
Property Taxes	\$8,500.00 times 2 years \$17,000.00
Insurance	\$6,800.00 times 2 years \$13,600.00
Water	\$1,660.00 times 2 years \$3,320.00
Trash service	\$1,620.00 times 2 years \$3,240.00
Electricity	\$7,776.00 times 2 years \$15,552.00
Telephone / Internet	\$1,020.00 times 2 years \$2,040.00
Cleaning supplies	\$600.00 times 2 years \$1,200.00
First two years of expenses total	\$133,852.00
Total	\$1,960,400.00

Source of Funds Request

Mid Valley Community Church requests that the City of Woodburn award us:

- The Association Building
- A forgivable loan in the amount of \$100,000 for the cost of furnishings
 - Immediately following contract issuance with Triplett Wellman (after permits are acquired) we request:
 - 20% of the loan to be forgiven when the rough in/framing is completed (8 weeks after contract issuance)
 - 20% of the loan to be forgiven when dry wall and painting is completed (11 weeks after contract issuance)
 - 20% of the loan to be forgiven when the elevator is in working order (14 weeks after contract issuance)
 - 20% of the loan to be forgiven when floor covering is complete (14 weeks after contract issuance)
 - 20% of the loan to be forgiven when food service equipment is installed (16 weeks after contract issuance)
- The remaining balance of \$1,860,400 in Urban Renewal Grant money. The Urban Renewal Grant will cover the costs for renovation of the Association Building as well as two years of operating costs while the project takes time to generate its own financial momentum.

We plan to pursue a number of grants to offset additional costs to provide additional services.

Mid Valley Community Church

9-12-14

		QUANTITY	UNIT	RATE	TOTAL	
DIVISION 1	GENERAL CONDITIONS - 3.5 Months	1	LS	62,000.00	62,000	
DIVISION 3	CONCRETE					62,000
3200	SLAB GRIND & POLISH/SEAL	5,000	SF	7.00	35,000	35,000
DIVISION 6	WOOD & PLASTIC					
6100	ROUGH & MISC. CARPENTRY	10,000	SF	6.00	60,000	
6200	FINISH CARPENTRY	10,000	SF	1.00	10,000	
6260	CABINETWORK					
6270	LOWERS	100	LF	300.00	30,000	
6280	UPPERS	50	LF	200.00	10,000	110,000
DIVISION 7	THERMAL & MOISTURE PROTECTION					
7210	INSULATION	10,000	SF	1.45	14,500	
7250	WEATHER BARRIERS	1	LS	2,500.00	2,500	
7500	JOINT SEALANTS	10,000	SF	0.20	2,000	19,000
DIVISION 8	DOORS, WINDOWS AND GLASS					
8100	DOORS/FRAMES/HARDWARE	13	EA	1,250.00	16,250	
8125	RELITE FRAMES	7	EA	150.00	1,050	
8180	DOOR LITES	7	EA	105.00	735	
8185	GLAZING	200	SF	17.00	3,400	
8332	MOTORIZED COILING GRILLS/DOORS	1	LS	5,000.00	5,000	26,435
DIVISION 9	FINISHES					
9190	DRYWALL/ACOUSTICAL	1	LS	60,000.00	60,000	
9220	SUSPENDED GYP BOARD CEILING	1,000	SF	3.50	3,500	
9260	CERAMIC TILE @ RESTROOMS					
9270	FLOOR	355	SF	16.00	5,680	
9280	WALLS	448	SF	14.00	6,272	
9360	FLOOR PREPARATION	1	LS	2,000.00	2,000	
9390	FLOORCOVERING					
9400	WOOD FLOORING	4,575	SF	9.00	41,175	
9410	VINYL SAFETY FLOOR @ CONCESSION	560	SF	7.00	3,920	
9418	WALK OFF CARPET	80	SF	5.00	400	
9420	PAINTING	1	LS	13,000.00	13,000	135,947
DIVISION 10	SPECIALTIES					
10505	SIGNAGE	1	LS	BY OWNER	BY OWNER	
10610	CORNER GUARDS	12	EA.	75.00	900	
10715	FIRE EXT./CABINETS	4	EA.	275.00	1,100	
10880	TOILET PARTITIONS	3	EA	1,100.00	3,300	
10820	TOILET & BATH ACC.	20	EA	100.00	2,000	7,300
DIVISION 11	EQUIPMENT					
11120	PROJECTION SCREENS-MANUAL 8'X6'	1	EA	275.00	275	
11150	FOOD SERVICE EQUIP.	1	LS	33,000.00	33,000	33,275
DIVISION 12	FURNISHINGS					
12100	HORIZ.LOUVER BLINDS	1	LS	4,000.00	4,000	4,000
DIVISION 13	SPECIAL CONSTRUCTION					
13000	BALCONY - APPROX 50' X 10' @ 2ND FLOOR	1	LS	90,000.00	90,000	90,000
DIVISION 14	ELEVATOR					
14200	ELEVATOR (2 Stops)	1	LS	60,000.00	60,000	60,000
DIVISION 15	MECHANICAL					
15300	FIRE PROTECTION	10,000	SF	3.50	35,000	
15500	HVAC/CONTROLS	10,000	SF	11.00	110,000	
15550	PLUMBING	10,000	SF	7.00	70,000	215,000
DIVISION 16	ELECTRICAL					
16200	ELECTRICAL	10,000	SF	17.00	170,000	170,000
18000	SUBTOTAL				967,957	967,957
18500	LIABILITY INSURANCE				9,680	9,680
19000	FEE - 9%				87,116	87,116
20000	PRELIMINARY GMP				1,064,753	1,064,753
22000	ESTIMATING CONTINGENCY - 10%				96,796	
TOTAL					1,161,548	

**OFFICE OF
THE PRESIDENT**



August 13, 2014

Jim Hendryx
Economic and Development Services Director
270 Montgomery Street
Woodburn, OR 97071

Dear Mr. Hendryx,

We are pleased to support Mid-Valley Community Church's (MVCC) proposal to the Woodburn Urban Renewal Agency to acquire and redevelopment of the Association Building located at 347 N. Front Street. We are especially excited about collaborating with MVCC to expand and extend the partnership of Pacific University within the Woodburn Community.

On May 8, 2014 Pacific University entered into a Memorandum of Understanding with the City of Woodburn, Chemeketa Community College, and CAPACES Leadership Institute entitled "A Partnership to Transform the Delivery of Education Opportunities in the Woodburn Community." We understand that pre-kindergarten through grade 20 students and their families are the key to the future prosperity of Oregon. As the MOU affirmed, "...we commit to a long-term goal of positioning PK-20 students for a lifetime of success. To do so, we will collectively focus our efforts to successfully transform the education processes and delivery systems in the greater Woodburn region to equip students and families with the knowledge, desire, and opportunity to achieve their dreams." MVCC's proposed redevelopment plan provides a powerfully located space to provide educational services to Woodburn's families, including academic support, mentoring, college access coaching, and navigation of pathways to middle class careers in teaching and health care.

Pacific University, on both its Woodburn and historic Forest Grove Campuses, anticipates becoming a collaborative partner with MVCC in fully utilizing the Association Building. Immediate space uses would be used to supplement our Woodburn classroom, provide college access mentoring through our Teach, Learn and Grow program, and facilitate youth enrichment programs related to our STEM education programs in Woodburn. In the longer term, the MVCC redevelopment provides the potential to bring to Woodburn programs in partnership with our College of Health Professions, such as low-cost or free eye care and mental health clinical services.

While we recognize the inherent importance of the Association Building as part of the core of Woodburn's historic downtown and urban renewal area, we are excited to support MVCC's proposal to redevelop the Association Building in service to Woodburn's children and families.

Sincerely,

Lesley M. Hallick, PhD
President, Pacific University

Cc: Kevin Carr, Ph.D., Professor of Science Education



August 11, 2014

Woodburn Urban Renewal Agency Board
Woodburn Oregon 97071

Dear Woodburn Urban Renewal Agency Board,

George Fox University is pleased to support Mid Valley Community church's proposal for the acquisition and redevelopment of Woodburn's Association Building. As noted in their proposal, the redevelopment of this building would include classroom space that is of particular interest to George Fox.

We are dedicated to serving the education needs in our state and currently have education sites in Portland, Redmond, and Salem, with our home campus in Newberg. The opportunity to provide degree-seeking classes in Woodburn and to become a stronger partner with the city, school district, and community is important to us. Many students in both our undergrad and graduate programs are from Woodburn, and we are excited about the opportunity to increase the number of students attending and graduating from George Fox while being served locally.

We would welcome the opportunity to rent classroom space to deliver programs such as adult degree completion courses in Social and Behavioral Studies and Business through our Department of Professional Studies program, and Masters levels courses in Educational Leadership, Teaching, and Business. We would also be interested in providing space for commuting students to meet locally.

In summary we enthusiastically support Mid Valley's proposal to enhance Woodburn's downtown as well as provide much needed classroom space for higher education institutions locally. Please contact me at the following address if further information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Theodore E. Allen'.

Theodore E. Allen
Executive Vice President and Chief Operating Officer



DIVERSE IN CULTURE; UNIFIED IN MISSION

Woodburn Schools • 965 North Boones Ferry Road • Woodburn, Oregon 97071 • Tel. 503-981-9555 • Fax 503-981-8018

City of Woodburn
Urban Renewal Agency Board
270 Montgomery St
Woodburn, OR 97071

Dear Woodburn Urban Renewal Agency Board:

Mid Valley Community Church has been in contact with the Woodburn School District regarding their plans for the acquisition and redevelopment of Woodburn's Association Building in downtown Woodburn.

As part of our strategic plan, we outlined expectations for how our community could support our district vision and mission. These expectations involve supporting public education, capitalizing on the diversity of our community, providing opportunities for mutual learning opportunities, creating safe spaces in and out of school, providing students the opportunity to use their multi-lingual skills. Mid Valley's vision for creating a space in the heart of Woodburn with a plan to bring together community groups and stakeholders is in alignment with our district values and expectations. Research has shown that community-based extra-curricular activities benefit students by increasing engagement in learning. These opportunities can also level the playing field for disadvantaged youth who may not have equal access to extracurricular opportunities when compared with their more advantaged peers.

With limited space in our district facilities, the proposal by Mid Valley Church to create a welcoming space with large and small meeting rooms and catering facilities could fill a need with which we are sometimes faced. The large open facility could create opportunities for Success High School which does not have a space for support physical education classes. Additionally, creating a natural gathering spot for community members with a coffee shop/deli would diversify and contribute to the revitalization of our downtown, while potentially providing internship opportunities for our students.

Our school district would undoubtedly welcome and use this space, as would outside agencies that partner with us. Utilizing this space for gatherings, meetings and trainings could provide a unique venue to increase our visible presence within the community. With other institutes of higher education utilizing the space for educational purposes, the center would also provide a visible reminder of the importance of continuing education within our community.

The Woodburn School District supports Mid Valley Community Church's proposal to enhance our community and contribute to the revitalization of our downtown with this proposal.

Sincerely,

Chuck Ransom, Superintendent
Woodburn School District

Sonny Saltalamachia QMHA, B.S., CADCI
770 Bryan St
Woodburn, Oregon 97071
Sonny41@me.com

August 8, 2014

City of Woodburn

To Whom It May Concern:

I am writing this letter to state my desire for use of the building located at 347 North Front Street in Woodburn, Oregon. The intent is based on the condition that Mid-Valley Community Church gains the rights for use of the building.

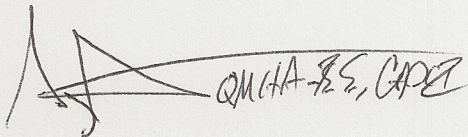
My goal is to provide treatment and counseling services for those who struggle with addiction in the Woodburn community. This service would be free of charge to anyone who engages in treatment. Addiction continues to be rampant in the Woodburn community leading to many individual, family and community problems. By offering free services for those who desire to get help, my hope is to guide people from being a community problem and to start becoming community contributors.

Group counseling/treatment services would be offered in the evenings 1-2 days per week. Individual counseling/treatment sessions would be offered during the daytime 1-2 days per week. Additional days will be made available for services should the need arise. In addition to offering addiction treatment/counseling services I would like to lead families through the Strengthening Families curriculum as well.

I am a Certified Alcohol and Drug Counselor and have been working in the addiction community in Salem for more than three years. I have worked with adolescents and adults. Since 2006 I have served as a volunteer at Mid-Valley Community Church working with adolescents in the Woodburn and surrounding areas. I have lived in Woodburn since 2007.

The specifics, dates and times of these services will be solidified should Mid-Valley Community Church gain acquisition of the building. This letter is not an official offer but only a letter of intent.

Sincerely,

A handwritten signature in black ink, appearing to read "Sonny Saltalamachia". The signature is stylized with a large, sweeping initial "S" and "A".

Sonny Saltalamachia QMHA, B.S., CADCI

August 18, 2014



Dear Woodburn Urban Renewal Agency Board:

This is a letter of support for the proposal being submitted by Mid Valley Community Church for the acquisition and redevelopment of Woodburn's Association Building.

The Boys & Girls Club of Salem, Marion and Polk Counties, Woodburn Branch has established a strong presence with the youth in the city and has implemented a number of very effective programs that help youth explore a variety of experiences that help them be successful and see themselves as successful.

Our Woodburn Club's location at Settlemier Park, serves a number of strategic purposes. However we would be very interested in the possibility of being able to access the space in the downtown plaza for a number of our activities. Specifically having access to the upstairs 5000 sq. ft. hardwood floor area included in this proposal would allow us to hold events and activities for our own Boys & Girls Club youth as well as community fundraising events. We would also be interested in possibly using the individual classroom space on the first floor. In addition simply having a coffee shop/deli business that where our youth could have access to learning business skills would be of interest to us.

Besides specific spaces and avenues for our youth to access we support the idea of having a community based space in the heart of downtown where all Woodburn residents can gather for a variety of purposes, not the least of which would be simply to feel part of the community. The youth we serve and all youth in our community would benefit from mixing with college students from Chemeketa, Pacific, George Fox, business people and other community members that this proposal is designed to draw to the Association Building and to Woodburn's downtown plaza area.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Sinatra".

Timothy Sinatra
Executive Director

Boys & Girls Club of Salem
Marion and Polk Counties
1395 Summer St. NE
Salem, OR 97301
Phone: (503) 581-7383
Fax: (503) 375-6129
Web: www.bgc-salem.org

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Luke Reese, *Vice President*
Eric Templeton, *Vice President*
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Executive Director
Timothy Sinatra



GREAT FUTURES START HERE.



August 11, 2014

Dear Woodburn Urban Renewal Agency Board:

Please receive this letter of support for the proposal being submitted by Mid Valley Community Church for the acquisition and redevelopment of Woodburn's Association Building.

Woodburn Proud not only supports the elements of this proposal to create a multiple-use community oriented gathering place but also pledges to work directly to secure ongoing partnerships, funding and promote the use of the space.

Woodburn Proud recently incorporated a sister non-profit, Woodburn Together, to bolster its ability to serve our community. Our main function is to raise funds and hold events in order to support a wide variety of groups and projects while making our community more connected and vibrant.

The proposal by Mid Valley Church could not fit better with our goals and mission. Creating a welcoming space with large and small meeting rooms and with a natural gathering spot for community members with a much needed coffee shop/deli kind of draw would revitalize our downtown. The many groups and projects that Woodburn Proud has supported over the years, from the Boys and Girls Club, parenting education classes to community health fairs and cultural arts groups will undoubtedly welcome and use this space. Additionally Woodburn Proud itself would use this space for it's own community and fundraising events as well.

We wholeheartedly support Mid Valley's proposal to enhance not only our downtown, but our community as a whole.

P.O. Box 212, Woodburn, Oregon 97071
Phone 503-951-0321
woodburnproud@gmail.com
www.woodburnproud.org
www.facebook.com/woodburnproud

Grant List

Mid Valley Community Church

The following is a list of examples of grants that Mid Valley Community Church may qualify for as a means to offset additional costs for the Association Building project. The church plans to apply for many of these grants, in the event that they acquire the building.

Bank of the West Charitable Investments

Bank of the West places high priority on grants that benefit low- to moderate-income individuals and communities.

Education and Job Training

- Financial education and management training programs
- Job training and vocational programs, including literacy and basic-skills education, for low- to moderate-income adults

Community and Economic Development

- Creation, preservation or rehabilitation of affordable housing
- Homeownership and credit counseling programs for low- to moderate-income individuals
- Financing services and technical assistance programs for small businesses and farms
- Asset creation and preservation programs for low- to moderate-income individuals

Average = \$5,000 to \$10,000

Bill Healy Foundation (Dec 2014)

Our grants primarily support projects in the states of Oregon and Hawaii. We focus on Environmental Conservation and/or The Well Being of Children.

Small Grants: Oregon & Hawaii: *\$1,000 to \$25,000*

Per category - a larger number of Small Grants are selected for funding than Large Grants. Often, first time requests will be in this category. After organizations have received a Small Grant, the Board has the opportunity of "previous experience" when considering future or larger grants: May reapply for larger grant in subsequent years: *\$26,000 to \$75,000*

Charlotte Martin Foundation (estimated timeline – March 2015)

Program Areas - To advance our mission, the Charlotte Martin Foundation focuses grant making in two areas and in support of the following goals:

Youth: To ensure opportunities for all youth, particularly the underserved and economically disadvantaged, to develop their skills in education, creative and cultural expression and athletics in ways that ultimately promote their habits of lifelong learning and their ability to make strong and lasting contributions to their respective communities.

Wildlife & Habitat: To protect and restore vital ecosystems and their resident wildlife for the long-term with the aim of preserving biodiversity in the region.

In our funding decisions, we are guided by these core principles:

Relevance: We ask our community for information regarding significant opportunities in our region and in our focus areas to ensure that we are responding to needs and opportunities as experienced by the community.

Community Engagement: We seek to foster community engagement in protecting wildlife and habitat and developing youth skills, thereby building on community strengths and actions.

Focus on Place: Grounded in the Northwest, we fund in urban, rural and tribal area communities in Alaska, Idaho, Montana, Oregon and Washington.

Grant List

Mid Valley Community Church

Expand Opportunity: We give special consideration in our grant making to benefit and expand opportunity for underserved populations in our region.

Note: cannot fund capital projects, but could possibly be approached to provide equipment for a performance stage setup or athletic equipment

Maximum grant award = \$10,000

Collins Foundation

The Collins Foundation is an independent, private foundation that was created in 1947 by Truman W. Collins Sr. and other members of the family of E.S. Collins. The Foundation exists to improve, enrich, and give greater expression to humanitarian endeavors in the state of Oregon and to assist in improving the quality of life in the state.

As a general-purpose, responsive grant maker, the Foundation serves people in urban and rural communities across Oregon through its grants to nonprofit organizations working for the common good. The Foundation's broad areas of interest include arts & humanities, children & youth, community welfare, education, environment, health & science, and religion.

Grant requests are considered only from nonprofit organizations/agencies that have current registration with the offices of the Oregon State Attorney General and the Secretary of State

Average grant amount appears to be from \$5000-\$15,000 but also lists many between \$50,000 and \$100,000 as well.

Howard Wallis Irwin and Dorise Carlyon Hinton Irwin Foundation

Of special interest to the Irwin Foundation are efforts aimed at expanding the number of Americans who are able to participate in the economic and business activities which are crucial to our nation's continuing vitality and leadership. Therefore, the Foundation places a high priority on social service projects wherein an individual functions through a social service agency in order to achieve independence and self-reliance.

Also of special interest to the Irwin Foundation are programs or organizations that address the needs of children at their earliest development stages. As a result, organizations related to these needs or that operate programs related to these needs are encouraged to apply for funding.

Can be for program support, one-time capital expenditures and/or operating support.

Meyer Memorial Trust Grassroots Grants

Grassroots Grants are made for a wide variety of projects, including but not limited to organizational technical assistance, technology projects, hiring advisers/consultants, facility construction and repairs, outreach and communication, operating support, etc.

Grassroots Grants are designed for organizations with operating budgets under \$2 million. Historically, 70% of Grassroots Grants have gone to organizations with operating budgets of \$250,000 or less.

Projects must be of significance to the organization and its community. Grant funds may not be used for activities that take place prior to MMT's decision on the request (three months after the submission deadline).

Total project costs may not exceed \$150,000, including in-kind donations, but excluding volunteer labor. Projects must be able to be initiated promptly after the MMT grant is made and generally completed within a year, except for capital projects. All remaining funds and in-kind support for the project must be in hand or pledged when the application is submitted, except requests for capital projects and operating support.*

Maximum grant award: \$1,000 to \$40,000

Grant List

Mid Valley Community Church

Meyer Memorial Trust Responsive Grants

Responsive Grants are awarded for a wide array of activities in the areas of human services, health, affordable housing, community development, conservation and environment, arts and culture, public affairs, and education. They generally range from \$40,001 to \$300,000, with grant periods from one to three years, and help support goals including projects to fortify core operating support, strengthen organizations, build and renovate facilities.

\$40,001 to \$300,000

MJ Murdock Charitable Trust

The Trust awards grants for projects that are of strategic importance to the organization and consistent with its mission. Awards are made in the following four areas:

- Arts and Culture: Performance and visual arts projects that enrich the cultural environment of the region are of interest to the Trust. There is a high value placed on educational outreach efforts.
- Education: The Trust considers educational projects offered in both formal and informal settings. Special interest is afforded to private higher education.
- Health and Human Services: The Trust is interested in a diverse range of projects to enhance the quality of life in the region. Preventive efforts that address physical, spiritual, social, and psychological needs, especially those focused on youth, are preferred.
- Research: Most of the Trust's funding for scientific research is limited to specific organizations and projects. However, the Trust does consider other science-based initiatives.

The Trust makes grants for building the capacity of non-profit groups in these primary ways for the following three types of projects:

- Capital: The Trust regularly funds projects that involve construction, renovation, land purchase, and more. Requests for capital projects are preferred once a portion of the funds needed have been secured.
- Program: Both new programs and the expansion of existing programs are considered. Requests may be for start-up costs and/or related additional staff members. The Trust prefers to fund these grants on a declining basis over three years (100/67/33 percent).
- Equipment: Scientific research instrumentation, technology, and other essential equipment items are often funded. In every case, the Trust requires a cost share of 50 percent or more.

Maximum grant award: >\$50,000

Oregon Community Foundation

Health & Wellbeing of Vulnerable Populations (30 to 40 percent of grants)

1. Improve community-based health and wellness, including oral and mental/behavioral health
2. Address basic human needs, such as food, housing, and related services
3. Improve the quality of life, safety and self-sufficiency of at-risk populations

Educational Opportunities & Achievement (30 to 40 percent of grants)

1. Promote social, emotional and cognitive development of young children, including programs that support and educate parents and efforts that engage volunteers
2. Expand academic support, mentoring and recreational programs for children and youth, particularly to close the achievement gap
3. Broaden workplace, career and postsecondary experiences and opportunities for youth
4. Improve adult literacy, skill development, education and workforce training

Grant List

Mid Valley Community Church

Arts & Cultural Organizations (15 to 25 percent of grants)

1. Strengthen and stabilize arts and cultural nonprofits, and support collaborative efforts
2. Cultivate and support appreciation of diverse cultures and art forms
3. Deepen community-based arts education for children and adults
4. Encourage audience development, particularly to reach underserved populations

Community Livability, Environment & Citizen Engagement (10 to 20 percent of grants)

1. Promote leadership development, volunteerism, immigrant integration, and civic participation
2. Support stewardship and appreciation of Oregon's outdoor spaces and scenic beauty
3. Address social, economic and environmental challenges or opportunities by bringing together disparate stakeholders
4. Preserve places essential to communities' civic and historic identities

Average = \$20,000

Oregon Cultural Trust

By statute [ORS 359.431] Cultural Development Grant funds must be used:

- To address significant opportunities to advance, preserve or stabilize cultural resources;
- To invest in the development of new resources;
- To support proposals that have a broad cultural impact beyond the applicant itself; and,
- To support proposals from applicants with culture as a priority within the mission of the organization.

Proposals should work toward achievement of the Cultural Trust main goals:

- Protect and stabilize Oregon cultural resources, creating a solid foundation for the future.
- Expand public awareness of, quality of, access to and use of culture in Oregon.
- Ensure that Oregon cultural resources are strong and dynamic contributors to Oregon's communities and quality of life.

Purpose Cultural Development Grants provide recognition and support to significant cultural programs and projects, preserving and enhancing Oregon's diverse arts, heritage and humanities efforts.

The Cultural Trust has identified four broad areas within which it will accept funding proposals:

- Access: Making culture broadly available to Oregonians
- Preservation: Investing in Oregon's cultural heritage by recovering and preserving historic assets and achievements
- Creativity: The making and/or presentation of artistic or scholarly work, and the development of artists, cultural experts and scholars
- Capacity: The strengthening of cultural organizations to build stability and generate public confidence

Conclusion

Mid Valley Community Church

We understand that our proposal may look quite different than others being considered, given our identity and intent. Although our project is most definitely for a community-based center open to all Woodburn community members regardless of language, age, race or religion, we are still guided by the principles of our own faith. The guiding principle to love our neighbors as ourselves has been at the heart of creating the vision for this project.

Our congregation includes many whose careers involve caring for others - public safety officers, educators, missionaries, health care professionals, advocates for seniors and the disabled, artists, addiction specialists and social workers - along with those who have needed help in the past overcoming their own life struggles. As we came together to create this proposal, we remained focused on a project that would meet the diverse needs within Woodburn and enhance our community. Over and over, we heard about the need for a community center like the one we have proposed to engage youth positively, increase diversity and positive activity downtown, expand higher learning opportunities within our community, provide internship and job skills development opportunities, support local entrepreneurship and create a welcoming space for family and community gatherings.

In the end, we aspire to build hope and positivity within Woodburn. We believe in the capacity of Woodburn residents to create something wonderful if we undertake the work to begin the journey of transformation. Please accept our appreciation for your consideration of our proposal.

