MRED Planning Tool

Discernment

NEEDS
What spaces or services are lacking in the community?
What is already be a focus of the community?
How can a new development further support that mission?
What ministries are thriving in the community?
What does the church need?
CALLING / VISION
What is the mission of the congregation?
How does the church imagine they may be involved in addressing these community needs
- Space
- Service
- Funding

DISCOVERY
What do you have?
- Professionals in the Pews
- Land
- Endowment Funding
- Capital Campaign
- Enthusiasm
- How much bond funding may be available in your town?

Preparation

ORGANIZATIONAL CAPACITY & READINESS
Who from the church has the ability to take the lead on a development project?
Leadership Development & Programming
Organizational Capacity Assessment
Mindset of marketplace engagement for mission
PROJECT TEAM
Who is on your professional team? This includes professional services, contractors, and volunteers
Who is helping fund the project? What do they expect in return?
Banks, donors, equity investors, joint venture agreement
Who is leading project? Parish or Developer?
LOCATION
Where is it located? Urban/rural/peri-urban?
What is the population and anticipated growth?
Are there any special characteristics about the building process?
PROJECT
Articulate specific project plan, scope, and vision

Development

PRE-DEVELOPMENT
Site Due Diligence:
- Development Concept identified
- Verifying Research
- Environmental Studies (Phase 1)
- Geotechnical studies, if required
- Civil Engineering
- Assess project risk and potential mitigants

Project Design
- Site Plan and Massing
- Preliminary Pricing
- Schematics and Construction Drawings

Permitting
CONSTRUCTION
Unresolved community issues
Horizontal Improvements
- Ingress, egress, site improvements, utilities

Vertical Improvements
Core & Shell
Building Envelope (watertight structure)
Internal systems (MEP, interior finishes)

Operation

OPERATIONAL EXCELLENCE
Leasing strategy
Property Management
Purchasing
Capital Replacement
Embracing Sustainability
COVID-19 Health & Safety Protocols
Asset recapitalization & prudent use of debt
Accounting & Reporting (Impact Measurement)

Impact

PROJECT
Economic output of project
"Halo Effect" – how many more people are visiting the project site and bringing revenue to the area? How many people have been helped and how much has been contributed in donations (monetary & in-kind)?
CHURCH
How does this further the mission of the church?
Mindset of abundance, outreach, engagement (professionals in pews), efficacy (self-sufficiency)
COMMUNITY
Mission – social impact measurements and outcomes
How many people/households are impacted by the project each year?

	Discernment	Preparation	Development	Operation	Impact
Team	Internal: • Clergy • Vestry • Congregation Appraiser Zoning Counsel	Internal: • Clergy • Vestry • Congregation	Internal Team Project Manager Technical Assistance: • Development Partner • Consultants • Owner's Rep	Property Manager Leasing/Rental Specialist Property Accounting	Internal
Resources	Stakeholder Engagement Study Partner Engagement Handbook Evaluation Criteria Checklist MRED Planning tool Valuation of Development Rights Skills & Talents Inventory of congregation Local Development Incentives	Organizational Capacity Assessment Tool Peer Mentoring MRED Workshops Joint Venture Guidelines Market Study Highest & Best USe Feasibility Studies Neighborhood Stakeholder Engagement Study	"Parish-led Design Process"	MRED Workshops Trinity Digital Hub Peer mentoring	Project Reporting Templates Portfolio Summary Template Survey of church leadership upon completion: Determine if mindset of church has shifted to embrace mission real estate development

TRINITY CHURCH WALL STREET

THE CEEP NETWORK
STRENGTHENING LEADERS FOR CHANGING CHURCH

THE Gift OF Place
Developing Church Property for Financial Capacity