

Church Of Living Grace of New Jersey

Church Building News

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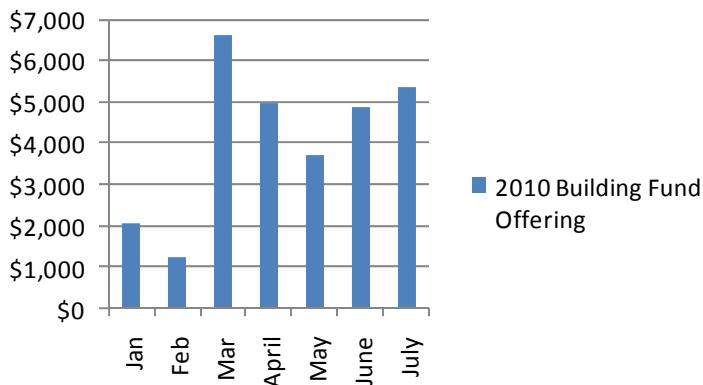
Office: 494 Rt. 10, Whippany, NJ 07981

website: www.clgnj.org

Building Fund Corner

Unified We Build

2010 Building Fund Offering



From all of us...

The Church Building Committee will be issuing this newsletter as a regular insert into the bulletin to keep brothers and sisters informed on the progress of our church building ministry. Look for each issue of the Church Building News to give you the latest update on what we are doing, what more is to come and most important of all, how you can get involved. It is our prayer that through this church building process, we will be united with a clear vision from God to build Christ's family together. To God be the Glory,

CLG Church Building Committee

Building Progress Report

- Since the original purchase agreement was executed on Nov 13, 2009, there have been **a total of nine amendments** made to original contract. Inspection period and negotiations with the seller regarding environment issues ended on June 20, 2010, upon the execution of the 9th amendment.
- The **ninth amendment** confirmed the **seller's obligations in all of the environmental clean-up work**. The seller has already begun the remediation work to address ground water contamination and soil contamination. They have also successfully identified the source of indoor air contamination.
- The following **professionals** have been retained by CLG for the church building project:
 1. Attorney: Mr. Robert Garofalo, Parsippany, NJ.
 2. Environmental attorney: Mr. Jack Fersko, Westfield, NJ
 3. Environmental consultant: EcolSciences, Rockaway, NJ
 4. Engineering consultant & traffic consultant: Omland Engineering Associates, Cedar Knolls, NJ
 5. Architect: MJS Architects, Dover, NJ
- We have approached a number of banks regarding religious lending. We are now in the process of completing **mortgage applications** with the Finance Department and the Church Council.
- A **Fundraising Sub-committee** has been established. Members are Donald Wong, KT Wu, Chris Law, Yshan Mao, Mimi Chau, Sara Leung, Dorothy Ng and Kam Kao. They are working on a fundraising plan and the goal is to raise **\$1.3 million** for the building project.
- An **information session with the congregation** was held on July 25, 2010 at Wilkie Hall. It was attended by more than sixty brothers and sisters. The Church Building Committee reported to the attendees the progress, significant events, and upcoming plans of the church building ministry. It was followed by a Q & A session.



800 Jefferson Road, Parsippany

(to be continued on page 2)

Building Progress Report (continue from p.1)

- The township of Parsippany has been notified of our intent to apply for **zone variance** and has shown positive responses. An official application is anticipated to be filed during early August.
- **Important Dates:**
 - 1) Deadline for securing Mortgage Commitment: **Oct 31, 2010.**
 - 2) Deadline for obtaining Zoning Approval: **Nov 20, 2010** with the option of extending it for a total of 12 months, with the cost of \$10,000 each month.
 - 3) Anticipated Final Closing: by **Nov 30, 2011.**

*Prayer Meeting for Church
Building Ministry*

*Every 2nd Sunday of the
month*

9:15-9:45 am

Come join us!

Prayer Requests & Thanksgiving

- Pray for the hearts of our congregation to grow in faith, love and obedience to God and that the focus of our church building project would be on God's glory and God's kingdom.
- Pray for wisdom and strength to the Committee members, the lawyer, and other professionals involved in the zoning application, so that their work will be effective and fruitful.
- Pray that God will continue to guide us as we work on building design and financial planning.
- Pray that more brothers and sisters will get involved in the church building ministry through prayer support and financial support.
- Praise that God helped us weather through many difficulties times during the negotiations with the seller regarding environment issues. God listened to our prayers and opened up a new path for us every time when the negotiation reached a deadlock. We were blessed and reassured by his guidance.



Questions? Suggestions?

**Please contact one of us in
the Church Building
Committee:**

***Nana Chan, King Siu,
Sam Tam, Donald Wong,
KT Wu, Stephanie Yau***

Did you ever wonder how we, the Church Building Committee, select contractors/professionals?

Here are some guidelines that we have followed and will continue to do so in selecting contractors/professionals:

1. To evaluate if the company/professional is reputable in the industry. We consult with people (both within and outside of CLG) who have the expertise in the field for their opinions. In addition, credentials are checked and past experiences are taken into consideration.
2. To carefully screen and evaluate the scope and the content of the proposal, to determine if it meets our needs and whether or not the price is reasonable.
3. To always obtain more than one proposal for comparison purpose, if feasible.