



# Delaware District Conference February 5, 2022

## Urban Center Ministry Committee

*Committee Members: Marsha Johnson Chair, Paul Ford Co Chair, Rev Kevin Benjamin, DS Joseph Archie, Allison Windle, Audrey Hope Milton Treasurer, Rev Jonathan Whitney, Secretary, Rev Provey Powell JR, Andrewetta Shaw, Rev Tyran Smith*



# Who We Are

Established in accordance with the Conference policy specificizing that funds from sale of “urban center church property” will be under the oversight of a District Committee on *Urban Center Ministries* which will coordinate the use and distribution of those financial resources

- Our Vision: Urban Center churches and associated organizations engaging with their thriving communities through relevant urban ministry.
- Our Mission: To Collaborate with Urban Center churches in developing and executing intentional urban missional and church strategies, by providing services such as training, seminars, coaching, tools for analysis, and capital funding.

# Grant Requirements

- Projects, Processes or Programs that demonstrate optimization of opportunities for revitalization, strategic and sustainable ministry
- Eligibility inclusive of UM congregations and affiliated organizations located and operating within the geographic boundaries of the City of Wilmington, Delaware
- Submission of written Grant request via letter of intent, followed by pre-submission consultation with committee
- Final written request submitted per forms and timelines required inclusive of organizations board approval
- Awards dependent on available funds
- Additional information on Delaware District website

(Reference UMC [www.umc.org/how-we-serve/vital-congregationsvantage](http://www.umc.org/how-we-serve/vital-congregationsvantage))

# Financial Report

## Summary of Expenditures

1/1/2021 to 12/31/2021

City of Love @ Brandywine	5,115.17
Ezion-Mount Carmel UMC	130,000.00
Grace UMC	30,000.00
Mt Joy UMC	25,000.00
Neighborhood House	40,000.00
Community Learning & Wellness Hubs	8,800.00
Grant Submission	600.00
<b>Grand Total</b>	<b>\$239,515.17</b>

## Balance Sheet

as of 12/31/2021

### Assets>

Mid-Atlantic Fund	\$466,389.72
Due from Operating Fund	<u>(41,701.01)</u>
<b>Total Assets</b>	<b>\$424,688.71</b>

### Fund Balance:

as of 1/1/2021	486,621.85
Disbursements	-\$239,515.17
Net Interest Income	2,660.38
Accrued Interest	754.79
Gains/(losses) on Sales	71,857.47
Unrealized Gains/(Losses)	<u>102,309.39</u>
<b>Fund Balance as of 12/31/2021</b>	<b>\$424,688.71</b>

# 2021 Focus:

## Youth and Economically Disadvantaged

### Ministry Support

- Community Based Learning Pods and SEL support
  - Neighborhood House
  - City of Love at Brandywine
  - Ezion Mt Carmel
    - In partnership with Urban Promise
  - Mt. Joy
    - In partnership with Urban Promise
- Grace
  - Kitchen Incubator Program
- Ezion-Mount Carmel
  - Accessibility improvement (elevator)
  - Covid 19 testing
- MT Joy
  - New Wine Mission Millennial Ministry
  - Property Acquisition/Professional Services

### Operational

- Website development
- Creation of Leveraging Resource sub-committee to secure additional funding

# 2021 in Review New & Continuing Ministries

## New Ministries

- Delivered remote training to Wilmington District Churches supporting their need to shift from onsite to online ministries.
- Collaboration with Neighborhood House to address educational disparities and food insecurity exacerbated by the COVID-19 pandemic.
  - Pod serving up to 40 students from fourteen schools.
  - Funded Staffing to coordinate programming, parental engagement, and serve as a liaison with schools.
  - Work with Urban churches to Identified additional citywide sites by creating Community Learning and Wellness Hubs
- Summer Enrichment Music Programs
  - Ezion-Mt Carmel; St. Joseph Catholic Church Camp Victory; Urban Promise School; Camp Hope at Mt. Joy; Be Ready Jesus is Coming

2021 in  
Review  
Continuing  
Ministries

- **City of Love at Brandywine**
  - Capital Renovations
- **MT Joy**
  - New Wine Mission Millennial Programing
  - Property Acquisition/Professional Services
- **Neighborhood House**
  - Parent Education Liaison

# 2021 in Review New & Continuing Ministries

## New Ministries (continued)

- Creation of Leveraging Resource Sub-Committee
  - - to secure additional resources
  - - Funding from Highmark Grant \$75,000 to provide trauma informed services (Wellness Coach) through local church programs
  - - Funding from United Way of Delaware for Community Learning and Wellness Hubs \$52,130.52



# Urban Center Ministries

**Leveraging Resources for Greater Impact in Wilmington**



# Work Collaboratively and Strategically to Reduce Learning Loss for Wilmington Children

- Sept 2020 – August 2021                      Provided Neighborhood House with a full time School and Family Liaison to assist students in their Learning Pod during virtual school year
- Summer 2021   Partnered with Urban Promise, Neighborhood House and City of Love Church to support six *Community Learning and Wellness Hubs*
  - Wellness Coach Programs – Funded by \$75,000 Highmark Blueprints grant (continuing through 2022)
  - High Intensity 1:1 Tutoring with High Quality Instructional Materials – provided by Delaware Department of Education

## 2022 – Partner with United Way to support four Community Learning and Wellness Hubs

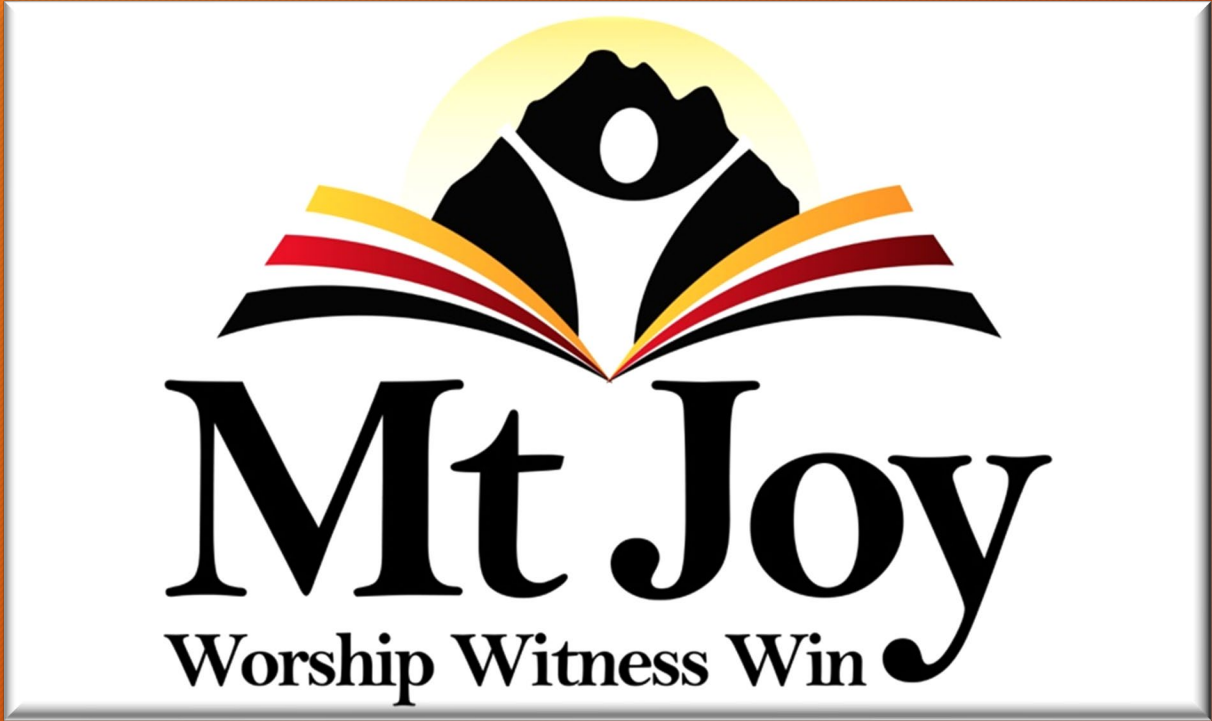
- United Way is providing **\$14,260 per month** to support community-based programming that reduces learning loss
- Urban Promise After School Programs
  - Mt. Joy
  - Ezion Mt. Carmel
  - Urban Promise School
- City of Love After School Program
- Project Manager to support programming and drive toward closing the opportunity gaps and learning loss

# Summer Wellness Music Classes

(Video)



# Ministry in Action



# Building and Planning Committee

2022





# Agenda

Vision and Mission

Accomplishments

Challenges

Summary



The Building and Planning Committee is committed to Mt. Joy's Vision and Mission.



## Vision and Mission

- Vision: In alignment with the vision and mission of Mt. Joy, equip our church ministries with best possible facility resources so they can more easily execute their unique approaches to Worship, Witness and Win disciples to Christ.
- Mission: Evaluate facility improvements and/or construction needs, establish an improvement program, execute construction and/or improvements, capitalizing on opportunities for growth, outreach, and member service.





The Building and Planning Committee continued working despite COVID-19, the Delta Variant and the Omicron Variant:



## Accomplishments

- Formulated a team working with focused diligence to establish site control, which is key for clarifying our project scope. The team includes a realtor (Lynette Scott), engineer (Desmond Baker), architect (Karen Anderson), attorney (Bill Ward) and project and financial management consultant (John Ridgeway). In addition to consultations with a community organizer and a governmental consultant.





The Building and Planning Committee continued working despite COVID-19, the Delta Variant and the Omicron Variant:



## Accomplishments

- Provided community leadership and actively involved in development the 10-year Southbridge Neighborhood Action Plan, which serves as the blueprint for identifying community assets and needs.
- Attended important community association meetings to keep abreast of what's happening in the community so our programs align with community needs.





The Building and Planning Committee continued working despite COVID-19, the Delta Variant and the Omicron Variant:



# Accomplishments

- Completed the acquisition of three parcels of land from the City of Wilmington, thereby expanding Mt. Joy's footprint
- Gained approval from the Delaware District Board of Church Location & Building to expand our acquisition opportunities to 900 A street, a 1.86 acre site
- Negotiated with two sellers in the Southbridge community for property acquisition





The Building and Planning Committee continued working despite COVID-19, the Delta Variant and the Omicron Variant:



## Accomplishments

- Submitted a short-form application for our CDC to obtain tax exempt status. However, the IRS determined our organization needs to submit the long form application. Currently, we are assembling the long form package.
- Obtained proposals from several engineers for pre-construction services.



Mt. Joy is committed to the Southbridge community and to expand its ministries to meet the increasing needs.



## Challenges

- Negotiations to acquire additional parcels in the Southbridge Community with potential sellers have been a challenge.
- The Southbridge community is in close proximity to the Riverfront Corridor which currently is experiencing fast paced development growth.
- Many property owners are holding on to their property in anticipation of the 'better" deal.



# Challenges: Negotiation - White's Garage



- 14 Properties
  - Negotiations with Mr. Clarence White from 2019 to 2021
  - 3 Offers provided over a multi-year period
  - Negotiations with the owner and later with the owner's lawyer stalled. Therefore, Mt. Joy persevered and sought another option



# Challenges: Negotiation - 900 A Street



- Registered owner of property passed away, and current sibling family members were interested in selling
- Mt Joy leveraged the \$250,000 from Urban Center Ministry, to apply for additional funds from the Eastern Pennsylvania Conference Loan Fund to help cover purchase of the property, and were not approved for additional funds.



# Challenges: Alternate Plan - Mt Joy UMC Expansion



- Develop on land we currently own
- Begin pre-construction activities- Boundary & Topographic Survey, Geotechnical Services, Environmental Site Assessment PHI, Site/Civil Engineering, Preliminary Zoning Analysis and Develop Massing/Blocking Diagrams.
- Mt Joy has already issued multiple requests for proposals for some of these services.

A screenshot of an email thread. The top email is from Carol Ohm to John S. Bianco, dated 2020-05-26, with a subject of "Mt. Joy UMC - Proposal for Boundary and Topographic Survey". It includes a PDF attachment and a celebratory seal for Apex Engineering Inc.'s 25th anniversary (1995-2020). The bottom email is from John S. Bianco to Carol Ohm, dated 2020-10-29, with a subject of "Mt. Joy Survey Proposal". It includes a PDF attachment and contact information for VanDemark &amp; Lynch, Inc. The background of the screenshot shows a street scene with trees and a building.





# Planned Tasks

- Boundary & Topographic Survey
- Soil & Geotechnical Engineering
- Environmental Review
- Fundraising and Visuals



# **Ezion-Mount Carmel UMC Elevator Project Update**

**Elevator Project Team**

**February, 2022**

## **PROJECT OBJECTIVE**

- **Install an elevator to safely move disabled and elderly people between the upper and lower levels of our church.**
- **Commission the elevator at the earliest possible time so that the church is in compliancy with the latest Accessibility requirements**

# Project Status

- After receiving the bids on the original design, the project team decided to reduce the size of the elevator since pricing was higher than expected due to supply and demand issues resulting from the effects of the pandemic and the reopening of the workplace.
- The project team also decided to wait until the fall/winter timeframe in hopes of an improving supply and demand situation.
- The reduced size would be for a Limited Use/Limited Application (LULA) elevator.
- The LULA Elevator is designed to meet the requirements of ADA and to provide access for low occupancy/low rise commercial buildings where a traditional passenger elevator is not feasible or required by code. Engineered and designed for limited commercial, as well as residential use.

# LULA ELEVATOR



Optional Brushed Stainless Steel landing and hoistway doors



Brushed Stainless Steel car with custom laminate panels

# Project Timing

- Final design of the LULA elevator installation has been completed and reviewed by the project team.
- Finalizing of the documents for the bidding package is in progress
- Plans are to issue the design package for bidding in early February. Bids will be due back before the end of February
- Bids would be reviewed in early March and the contractor selection shortly after.

# New Wine Mission Millennial Programing (video)

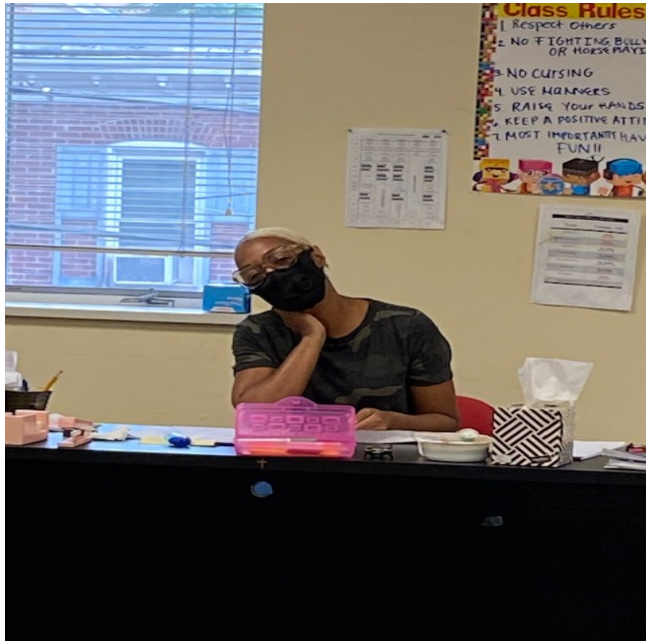


Report to urban center ministries 2021



# Parent and education liaison

Ms. April Broomer



*Being the education & family liaison for the Neighborhood House, Inc. has been very inspirational. I enjoy teaching and working with the children as well as their families. It is a blessing to be a part of such a wonderful program. We have accomplished so much!*

*When I started, schools were just beginning to close due to Covid-19 and we were in the midst of preparing our classrooms for virtual learning. I had 10 students in my class ranging from 2nd to 5th grades. I made sure each student followed their specific zoom class schedule. I also interacted with each teacher so if a student had a problem, they knew I was present to assist. There were many times I had to help students actually log onto their classes, or navigate to a test or specific subject. Parents were thankful that their children had a safe place to learn.*





*Our Summer Enrichment Program was a huge success; 37 children attended. I taught reading by age groups to those 4 to 6 years-old, 7 to 10 years-old, and 11 to 14 years-old using age appropriate printed worksheets. The younger children learned the alphabet, letter sounds, and sight words. In addition to basic academics, the older age groups learned things like how a book is compiled and the difference between an author and the publisher.*



*I kept parents informed about relevant community events, meetings and special programs. I also resolved parent concerns as they were brought to my attention. During a meeting, a parent questioned a program policy, I ensured that a very clear explanation was given. Because of issues related to the pandemic, I had ongoing communication with various schools and district offices to clarify reasons for students being onsite vs. in school. This also involved speaking with parents to keep them abreast of a school's decision to close or shut down a specific classroom.*

# Other duties performed as liaison:

- \* Provided the weekly meal count for the food program*
- \* Kept track of all scheduled school district closings*
- \* Maintained the daily parent “survey sign in and out” binder*
- \* Helped to coordinate special projects and performed miscellaneous duties as assigned*

*I enjoy the work that I do. My goal is to do all and be all that God will allow me as I trust in him to direct my path.*

Submitted by:

April L. Broomer

Education & Family Liaison

Grace UMC  
Kitchen Incubator Program

**Wilmington Kitchen Collective**  
(Video)

City of Love at Brandywine  
Building Renovations  
(placeholder slide)

Q & A

