

To: Great Lakes-Gulf Presbytery
From: Southside Indianapolis Session
Date: 5/26/26

Re: Request for permission to take out a mortgage for building expansion & renovation beginning in the Spring of 2027.

Purpose: The Southside Indianapolis Session requests Presbytery's permission to take out a mortgage in accordance with the requirement in the Directory for Church Government, "A particular congregation shall not sell or mortgage property without the written permission of the presbytery transmitted through the session of the congregation." (DCG 2:16)

Background: In 2009, Southside expanded our building with the construction of an auditorium capable of seating 375 with the goal of having capacity for 300 when 80% full. At that time, it was understood that the fellowship, classroom, and other auxiliary spaces of the building would be unable to accommodate a congregation of that size. However, we wanted to prioritize worship and saw that there was not a good way to build 2/3s of an auditorium.

Through God's blessing, we were able to pay off that mortgage in 2018, and as the church has continued to grow, we have increasingly felt the pinch on fellowship and classroom space. In 2017, we began a study of what would be required to right-size the building, and in 2020 we finalized a Master Plan that conceptualized a way to utilize our property to add the necessary parking, fellowship, classroom, restroom, and kitchen spaces. In 2023, we addressed a frequent problem of a completely full parking lot by adding 37 parking spaces.

By the spring of 2025, the elders determined that it was time to proceed with a capital campaign which was designed through the summer months and launched in October. The goal was to be able to fund a total project budget of \$3 million. Our capital campaign has aimed to raise \$1.5 million in 15 months (Oct. '25-Dec '26) to supplement roughly \$700,000 in savings and a planned mortgage of \$800,000 through the Trustees of Synod.

As of today, we are projecting that our capital campaign will bring in at least \$1 million by the end of this year, which will enable us to pursue an expansion of at least \$2.5 million. We have already engaged an architect to create construction documents for us from August-December 2026. Lord-willing, we will have construction permits from the city of Indianapolis by April 2027 and can begin construction at that time.

The proposed expansion and renovation would include 3 new classrooms, a multipurpose fellowship hall capable of seating 300 for a meal, and a new kitchen. In addition, the current restrooms will be relocated and expanded, and other modifications will be made to the existing building to improve traffic flow and intuitive wayfinding. Our square footage will grow from around 15,000 to 22,000.

Additional Details: We are asking for permission at this time, because our conviction is that if possible, it is best for the full presbytery to make this decision not just the AIC. In addition, since our project budget is contingent on the ability to borrow roughly 1/3 of the total, it seems unwise to begin construction documents without approval from presbytery.

Attached are our 2025 financial reports as well as our master plan drawings.