

Ownership of the land:

“Our” eleven acres of property is actually owned (and was paid for) by our regional church, the Central Rocky Mountain Region of the Christian Church (Disciples of Christ). The regional board is enthusiastically supportive of the SKYHill proposal. The regional board will oversee the subdivision of the property into the appropriate number of parcels, one of which it will lease to our congregation. The others it will lease to SKYhill. This will make the region a significant player in the unfolding process – a third party holding SKYhill accountable to the terms of the lease.

HRCC’s Board’s role:

It would not be practical to bring all of the impending issues, conversations, legal documents and decisions back to the congregation for its approval. Through the motion that will be brought to the congregation later this summer, the Board will be empowered to manage the church's participation in the formation of and ongoing operation of SKYhill. To further clarify, the church will not have control over SKYhill; it will operate as a separate entity. The church, however, will appoint a majority representation on the board of directors of SKYhill.

next

Congregational Conversations

All are invited to the church to receive more information, ask questions, and give input. The same information will be shared at each gathering. Each conversation will last one hour.

Sunday, June 7 | 11 a.m.

Tuesday, June 9 | 6 p.m.

Wednesday, June 10 | 12 noon



**Heart of the Rockies
Christian Church
(Disciples of Christ)**

Loving God. Serving others. Changing lives.

Proposal to the Congregation
Summer 2015

6501 Brittany Street
Fort Collins, CO
970.223.1230
www.heartoftherockies.org

then

Seeds for a community campus were sown early in the life of our church. Our earliest site plan includes the footprint for a building that, as the initial Building Team described it, would be used to serve the community.

Over the years, a passion for service has been written into our congregation's DNA, especially God's care for children and youth – our own and those in the community. We have responded in concrete and practical ways to Jesus' invitation, "Let the little children come unto me" (Luke 18:16).

In 2006, our congregation voted to continue to explore the concept then called Kids' Campus. In 2007, we voted to enter into the Kids' Campus partnership, now known as SKYhill. SKYhill was established - and still exists - as its own 501(c)3.

Among the goals for SKYhill was to have one place where kids and youth could find services, and the organizations could share resources and thus reduce costs.

The recession of 2008 and potentially competing concepts from the city of Fort Collins and Larimer County caused SKYhill to be put on hold.

Recently, we have had some of the partners that had been interested in participating in SKYhill reach out to us expressing an interest in reviving the partnership and building on our land.

In the original concept, SKYhill would raise funds and build a campus that housed and supported several community organizations.

proposed new model

The proposed model involves a different strategy for development and funding than SKYhill.

Each partner will proceed with developing its own portion of the campus as it fits in its timeline and as each are able to raise funds to do so.

A few important notes:

- Heart of the Rockies (HRCC) will retain control of the land and work with partners during the planning and build phases to retain a campus feel. Partners will lease the land from HRCC.
- As a partner, HRCC will remain a separate entity and operate its programs and administer its life as a congregation of the Christian Church (Disciples of Christ).
- Our church will continue to elect its own Board and exhibit the familiar marks of the Christian faith, shaping our life and mission together through worship, education, fellowship and mission.
- With regards to physical plant, our church will:
 - continue to own its own buildings and will enter into a separate land lease, or ownership agreement, with the Central Rocky Mountain Region of the Christian Church (Disciples of Christ), which owns the land;
 - continue to pay the current mortgage;
 - enter into a variety of agreements with SKYhill partners including cross easements, party wall and other documents necessary to effect collaboration and shared use of buildings as appropriate.
- By-laws of the SKYhill non-profit will provide HRCC with majority representation on the Board of Directors.

- Our regional church's lease of the land to SKYhill will guarantee that the congregation's use of the land and facilities in perpetuity and provide other assurances regarding signage and the vetting of potential partners.
- Heart of the Rockies will be able to make site improvements and construct buildings according to the congregation's needs.
- SKYhill will, by its own written mission and core values, serve as a community non-profit, not a religious non-profit.
- Funding for development and operations will be the responsibility of each partner. Documents prepared by legal counsel will limit Heart of the Rockies' financial liability.

Other Considerations

Legal agreements:

Founding legal documents will be key to the ongoing effectiveness of relationships between Heart of the Rockies and partners in SKYhill. The Board will employ an attorney to ensure that legal agreements meet the needs and expectations of the congregation. These documents will include leases, cross easement, party wall, shared use and other agreements. These and other needs will be written into founding documents.

The Church's ongoing identity:

One of the most discussed concerns in the past - leaders of the congregation and members alike – is the importance of our congregation being able to maintain its identity as a church. Once again, foundational and legal documents will be written to ensure that the church will remain on the campus in perpetuity, that the church will be able to exhibit the familiar symbols of our faith, and that we will have control of our own mission, ministries, bylaws and staff. Each of the potential non-profit partners will maintain its own identity as well.