

August 1, 2018

Dear TCC Congregation,

We are writing to provide several updates regarding the ongoing facilities work and events in the life of our church. Back in the spring of 2015, a Facilities Master Plan (FMP) which included multi-phased projects was studied, presented to and voted upon by the Congregation. The plan, its phases and its funding sources have evolved and progressed over the past few years.

Following our congregational vote on April 8, 2018 authorizing the purchase of a home for the Petters to rent from TCC, the Board and the Petters have been hard at work looking for the right house. We are very pleased to announce that TCC has purchased a house in Sudbury at 62 Warren Road. Additional donations after the purchase of the home are funding some upgrades and renovations to the house. Those renovations are currently being completed. The house purchase and its renovations are Phase 3 of our Facilities Master Plan (FMP) and the subsequent “Restoring in Faith” Campaign. Tom, Donna and Marcus plan to move into the house on August 13; they are very excited! We feel strongly that this will be a wonderful home for the Petters (and a great commute for Tom!) and also that this purchase is a strong investment for the church going forward. We felt God working throughout this process and we are grateful for His many blessings.

You may have noticed the ongoing work at Bradford Hall this summer. This is part of Phase 2 of our FMP and Pastor Tom’s vision of the multipurpose usage of Bradford. Priority of use at Bradford will always be for the students, but we will also be able to use the space for other events. The windows have all been replaced and funded by an \$80,000 grant from the Town (approved by congregational vote on Sunday, June 3, 2018), the kitchen and bathrooms have been refurbished, the building fully insulated, the HVAC system replaced, the basement waterproofed, outside carpentry repairs done and the interior and exterior of the building repainted. A big thank you goes out to Ken Vona and his company for helping to make Phase 2 of this Facilities Master Plan possible!

We are also planning to move forward now with the demolition of the Parsonage and Ewing buildings as part of Phase 4 of the FMP. Following our congregational vote on June 14th, 2015, the Board decided to hold off on any action until after we had a new Senior Pastor and some time to understand the vision of that new Senior Pastor. Now we have Tom in place and we have had time over the past year for significant discussion and prayer together. We are not currently using either building and have no plans to do so; after much discussion and prayer we feel that neither building is critical to TCC’s mission. The purchase of the Warren Road house makes the parsonage unnecessary, and anything we have considered as a possible future use for those buildings we believe can be accomplished with the space we have in the main building, the Warren Road house and in the newly renovated Bradford space. In addition, both buildings are prohibitively expensive for us to repair to a safe condition.

We have had wide ranging and collegial communication with the Town of Wayland. After a series of discussions over the last 18 months during which we have been open to working with the town to find a mutually advantageous solution, the Town has not been able to propose any plan that we feel furthers the mission of TCC or is in the best interests of TCC going forward. While the Town would prefer that we not raze the buildings, we have communicated to them that it is not part of our church mission to be landlords and rent out that space, even if it were possible to renovate

them to an acceptable standard. In addition, while we do not see a need for these two buildings, we do believe it is clearly in the church's best interest to retain control of the land and keep it available for any future use to which God may call us. In the short term, we will use a small portion of the back edge of the land to add 10-15 parking spaces to our current parking lot and we will landscape the rest of the property to provide an open green space for outdoor activities. We have indicated to the Town of Wayland and our immediate neighbor on the other side of the property that we hope this will be a positive return to the historical open space that was on that land prior to the building of Ewing and the parsonage.

Going forward, we look forward to Phase 5 of the FMP, with updates and renovations to our beautiful sanctuary. More information will be forthcoming.

Finally, and most importantly, we pause and give thanks to the Lord for His many great blessings, the generosity of His people, and generous bequests from families in our congregation, which have enabled us to care for the space the Lord has graciously entrusted to us.

Thank you,

The TCC Board