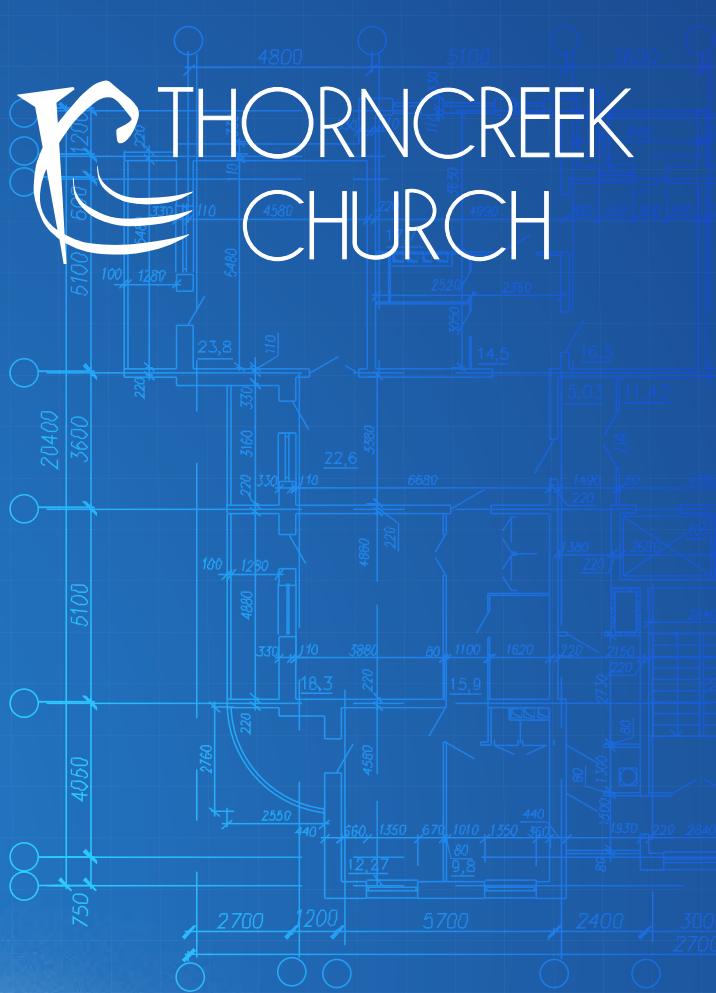
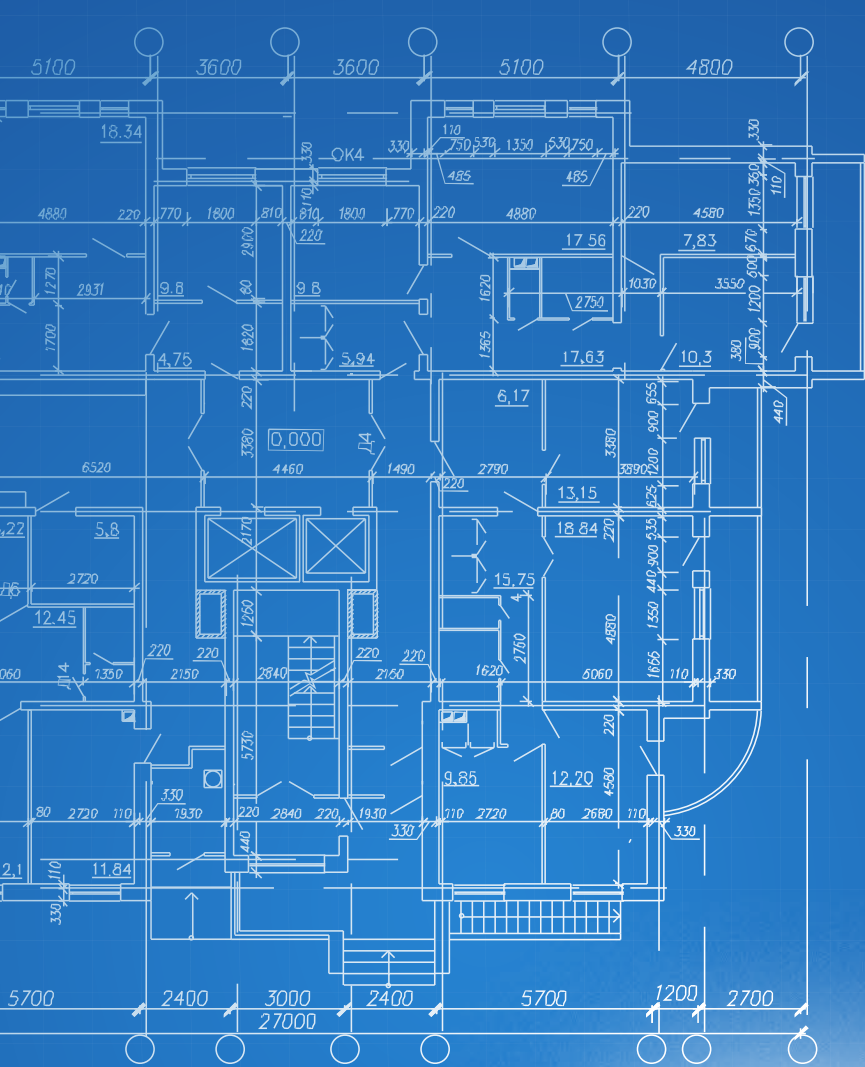




THORNCREEK CHURCH



LETTER FROM THE PASTOR



DEAR THORNCREEKER,

We are on an exciting journey together at ThornCreek – one that God called me to 15 years ago when he stirred my heart for the Thornton community, and one that we continue on today! In 2002, God very clearly spoke to me at the intersection of 136th and Washington that I was to plant a church in THIS community and now He has provided us with property just blocks from that very intersection as the site of our permanent ministry home.

- Our land is located in the heart of the North Washington Street Development area, which is seeing a massive influx of commercial and business development on the order of billions of dollars.
- This will generate tens of thousands of new jobs in our community and bring with it residential growth.
- ThornCreek will be the only church in the center of this area, visible to our community as a beacon of hope.
- This will mean new ministry opportunities of all kinds: children who need a foundation in God's love, teenagers who need Christ-like mentors to anchor them through turbulent years, marriages in need of assistance,
- parents seeking support and guidance in raising children, and senior adults in need of community and care.
- Most of all, there will be thousands of people of all ages who will need to discover a saving relationship with Jesus.

ThornCreek Church has been such a place of hope and help for our community. Despite the many financial, logistical, time and space constraints of our 14-year history as a tenant/portable church we have faithfully served, loved, and grown our ministries. We have impacted thousands of lives through worship, served locally, nationally and internationally through Feed 8,000, Food for Hope, disaster relief, Partnership Peru, and adopted ThornCreek Christian School.

Over the coming months we will continue our vision for ministry to our community and unite in faith and generosity to step forward to claim our permanent spiritual home on North Washington Street. The theme of this campaign, PREVAIL, is inspired by ThornCreek's endurance in ministry through changes and challenges, from its infancy in my living room, through evictions, moves, existence as a portable church, and now doing ministry from seven different locations.

As we work with city leaders and developers there is a huge sense of excitement for all that is going on in our community. With the influx of people, comes an explosion of a mission field far larger than we have known in our church history. I believe God spoke to me 15 years ago that ThornCreek Church will be a part of the spiritual narrative of this community. It is by His provision we have purchased land at a fraction of current property values, and it will be by His provision we will claim this land and use it to reach the lost. "They did not conquer the land with their swords; it was not their own strong arm that gave them victory. It was your right hand and strong arm and the blinding light from your face that helped them, for you loved them." (Psalm 44:3 NLT)

FOR THE KINGDOM,

- PASTOR RUBEN

OUR HISTORY

SEPT.
2002

- Pastor Ruben Villarreal moved from Colorado Springs to Thornton with his wife Grace, and their two-year old son. God gave them a burden and a vision to start a church for self-sufficient people who did not know Jesus Christ at a life-changing level.

FEB.
2003

- ThornCreek Church began its first "core" team meetings at the Fairfield Inn in Broomfield.

APR.
2003

- ThornCreek Church held its first public worship experience.

JUL.
2003

- ThornCreek Church occupied the old Autotrol Corporation building located at 126th & Washington. This would be home for the next 9 years.

'03-
'09

- Over these years the hand of God was evident. New ministries were formed, services added, staff members were added, tithes and offerings increased, and attendance grew to over 500 people.

2010

- Wanting to reach out to the under-served population in south Thornton, TC took its outreach efforts for their annual Thanksgiving project to new levels feeding 5,000 people. This has become an annual event at ThornCreek Church and would eventually lead to starting a permanent food program called Food For Hope.

2011

- ThornCreek Church planted a sister church in south Thornton called Hope Hacienda giving us a permanent presence in the area.
- Disaster Relief - ThornCreek Church partnered with American Furniture Warehouse and provided two semis of donated goods to Joplin, MO following an F5 tornado. This was followed by 3 trips to the area, a trip to Moore, OK following their tornado and our most recent trip to Houston following Hurricane Harvey.

2012

- ThornCreek church partners with Compassion International for global missions to Negritos, Peru. We have taken three trips, sponsored over 100 children, provided financial assistance, and participated in infrastructure projects.
- We become a portable church meeting in Stargate School as our permanent home was sold. We also had the opportunity to purchase a small church building that serves as our office space and a small meeting space.

NOV.
2014

- As we had been searching for land near the I-25 corridor, a property at 140th and Washington came available unexpectedly which presented an amazing opportunity. Within one month we rallied as a church, committed to purchase the land and held a stewardship dinner where we raised enough for the down payment and then some.

2015

- On March 13th, ThornCreek Church purchased 15.21 acres at 14031 Washington Street.
- In May of this year we began a three-year campaign called Audacious in order to begin funding the repayment of the land as well as annexation into the city of Thornton. Nearly \$600,000 was pledged!
- Later this year we had the opportunity to sell our small church building to further aid in paying down our debt.

2016

- In the spring we became aware of a very unique opportunity through a chance meeting ordained by God. An independent Christian School was looking for a church to partner with. We now are operating a PreK - 12th grade school called ThornCreek Christian School, which will be an integral part of who we are in this community for many years to come.
- In June we once again were faced with having to move our church when Stargate School was sold to another group. We moved into our current home at Prairie Hills Elementary where we have been doing church for over a year. However, the end of our portable ministry is in sight as we move forward with plans to build our forever home!

WHY BUILD

7-DAY-A-WEEK MINISTRY

Our ministries have been constrained by cost, space and time requirements of rental facilities. Having our own building would exponentially increase opportunities of youth/children's ministries, small groups, adult ministries, community service, and innovative new ministries.

VISIBILITY AND ACCESS

Adams County is expected to be the fastest-growing county in Denver for the next 20 years. Our church will be in a hub of retail, employment and residential property, visible to hundreds of thousands of people as a place of hope.

STEWARDSHIP

Our financial investments in facilities will be durable and lasting, giving us a home for ministry for generations.

SCHOOL HOME

Phase 1 construction would enable ThornCreek Christian School to more than double its current enrollment to upwards of 250 students, eliminate costly rent, and expand the reach of its high-quality, Biblical-worldview education. TCS could add daycare and expand its preschool program, expanding revenue and ministry opportunities.

SPIRITUAL HOME

A central location will enhance the efficiency, unity and creativity of the staff and leadership and will give our church community a home for events, ministries, and fellowship.

GROWING COMMUNITY, GROWING NEED

Within 1.5 miles of our church...

Amazon Fulfillment Center - 2.4 million square foot Fulfillment Center, the largest industrial building in Colorado and the largest employer in Thornton, planned to employ more than 1500 full-time employees, currently under construction at 144th and I-25

Denver Premium Outlets - 350,000 square foot Premium Outlet Mall, currently under construction at 136th and I-25

The Summit - 50,000 square foot Bowling and Entertainment Center, currently under construction at 144th and Washington

The Orchard Town Center - Dining and Retail Lifestyle center, including Macy's, AMC Theaters, and REI

The Grove - Retail Center, including Cabela's and Hobby Lobby

St. Anthony North Hospital and Medical Campus - Integrated campus with 24/7 emergency services, 92-bed hospital, primary care and specialty clinics

Parkhouse Apartment Homes - 496-unit luxury apartment home complex just adjacent to our property

Historically, churches that open in a new permanent home experience 50% growth within the first year. If we were to minister to just 5% of families living in the adjacent apartments and employed at the nearby Amazon Fulfillment Center, we would reach 100 new families.

THE TIME IS NOW!

Our portable existence is a drain of funds and volunteer efforts and is not sustainable. Our present leases for both ThornCreek Church and ThornCreek School end August 2018. Not only are we constrained in time and space as renters, but the high monthly rental costs (currently ~\$10K) do not reinvest in ministry. Furthermore, there is a sense of spiritual and financial urgency with the rapid growth around us in our community. As evidence of this, the property we purchased for \$700,000 in March 2015 has been valued near \$10 million. We need to see through this project before costs rise.

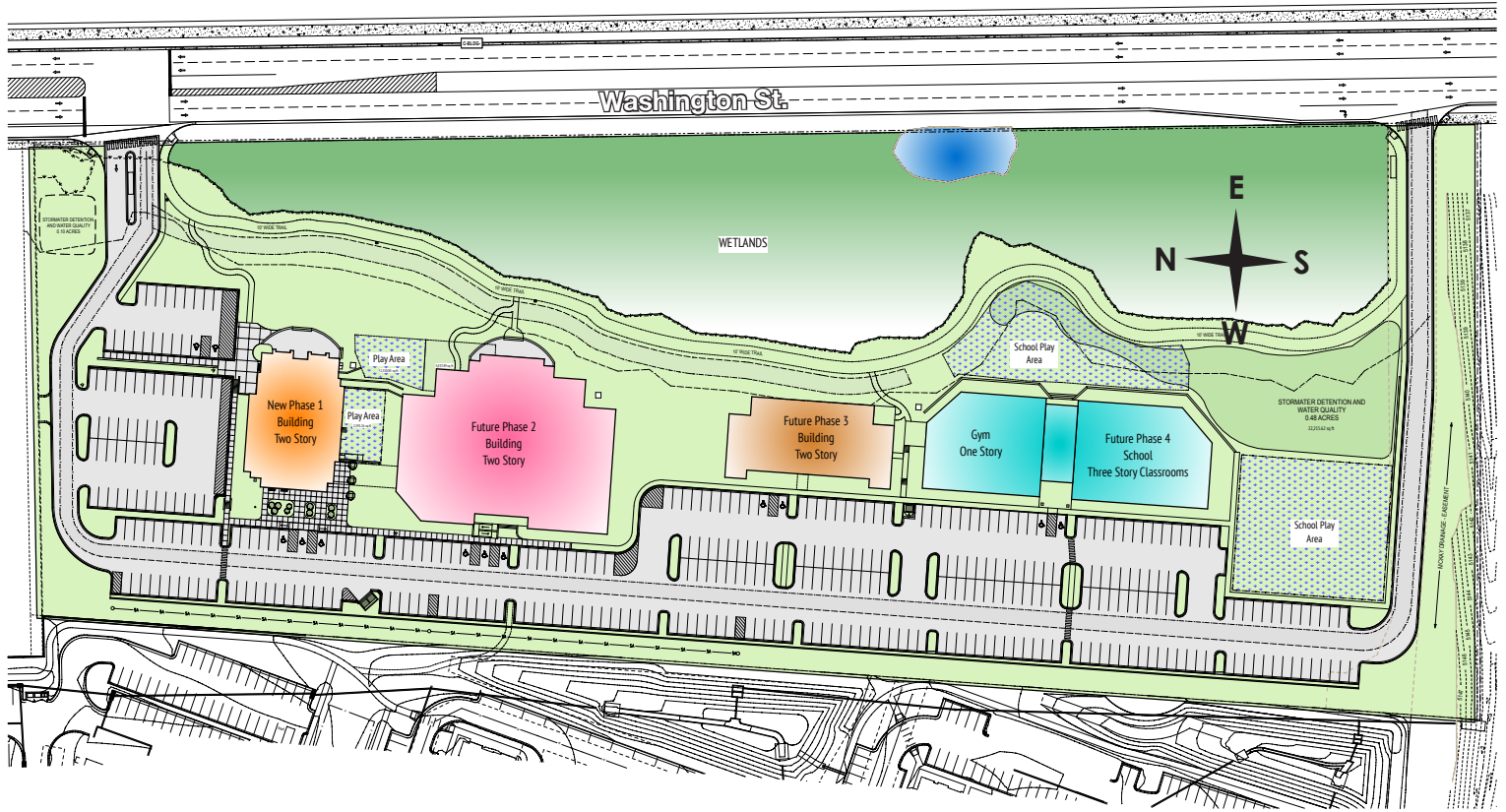


NORTH VIEW



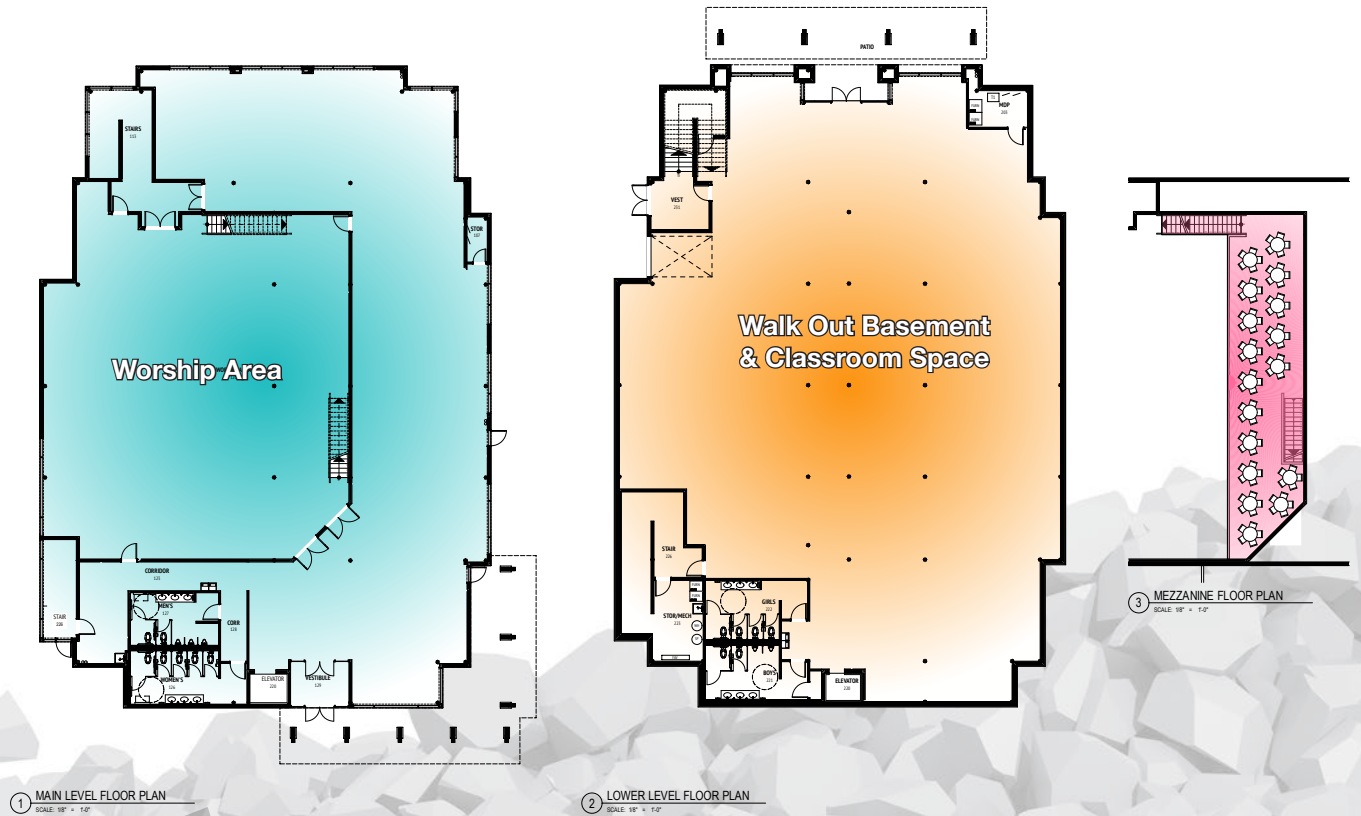
NORTHEAST VIEW





CONCEPTUAL SITE PLAN

CONCEPTUAL FLOOR PLAN



THE PROJECT

PHASE 1 AT-A-GLANCE

Approximately 20,000 square feet of ministry and mixed-use educational space over 2 floors and a mezzanine

WELCOME

- Washington Street frontage with natural wetlands and the city sidewalk that winds through the park-like area, welcoming neighbors to our facility
- A welcoming entryway, lobby and café, that are inviting to guests, foster fellowship, and provide guests with a sense of who we are
- A walkout patio fellowship area which will expand the effective ministry and fellowship space for all ages

WORSHIP

- A 300-seat worship center, equipped with state-of-the art audiovisual technology to enhance the worship experience and allow for growth of our congregation
- Flexible space plan to allow conversion of the space to other uses for meetings and events

CHILDREN

- Children's areas designed for safety and security, with a well-equipped nursery and classrooms, Children's worship and fellowship space, secure bathrooms and storage space
- Multi-use attention in design, to allow facilities to function for both ThornCreek Church and ThornCreek School

YOUTH

- Youth areas with classrooms for small group interactions and large group programs, flowing to the outdoor patio space

ADULTS

- Classrooms and meeting spaces to facilitate Small Groups, Men's and Women's Ministries, discipleship, community and fellowship

SERVICE

- Large warehouse space with drive-up access to house Food for Hope ministry, Feed 5000, other small- and large-scale community outreach efforts

SCHOOL

- Well-equipped classrooms for interactive learning, from preschool to high school
- Integration of mixed-use areas, which can function for both the school and the church
- Planned space to more accommodate upwards of 250 students, expansion of daycare and preschool to serve and minister to more of our growing community

OFFICE

- An administrative space to bring together the church leadership, facilitate teamwork, communication, inspiration and strategic planning

HOSPITALITY

- Flexible, open spaces to host church, community and personal/family events

*Please note that our current budget does not allow for complete buildout of all walls inside the building. Our hope and prayer is that God will provide in miraculous ways through donations and gifts of others to help us complete a fully furnished building. That said, our budget does provide us the opportunity to build enough to obtain a Certificate of Occupancy from the city so we can move in and begin ministry in this location.

THE CAMPAIGN



PREVAIL is a two-year spiritual and financial campaign to raise \$1 million dollars to fund site development and phase 1 construction. We are committed to continue to do the level of ministry that we at ThornCreek Church are accustomed to.

One of our goals for PREVAIL is spiritual. We will be spending six weeks this fall in a sermon series that takes a closer look at what generosity truly means and how we can become a more generous church, not just financially, but in everything we do. The goal is to deepen our understanding of generosity so that as we move into our new home, we will not become a stagnant church with a nice building, but we will become even more committed to serving our community through generosity.

Throughout the six-week sermon series we will be encouraging you to pray, fast, and seek the Lord's guidance in how you and your family will participate in this campaign. Finally, on the last weekend of the series we will have an opportunity for everyone to participate in the financial portion of the campaign with a two-year pledge that will begin the first week of December and run through the final weekend of November 2019.

This is a pivotal moment in the history of ThornCreek Church. We have a diverse congregation with many socio-economic levels and we understand that sacrifice will look differently to each individual and family. With that said, we need full participation from everyone in order for this to be successful. Please begin, even now, praying about how God will use you and what level of sacrifice He is calling you to. The sacrifice of many today will be the leading charge into future generations of ministry at ThornCreek Church!



WEST ENTRY VIEW



NORTH WEST VIEW

THE NUMBERS

PHASE 1 COSTS

To date, ThornCreek Church has spent over \$1 million dollars in acquiring the land and going through the development process with the City of Thornton, architects, engineers, lawyers and developers. We are now ready to move into a construction phase. The cost of that construction is as follows:

+	\$1.5	million in site development (infrastructure)
	\$2.5	million in construction costs (actual building)
	\$4.0	million in total construction

FINANCING

We are currently in talks with a lender to finance this project. Once completed, we will move forward with ground-breaking and construction of ThornCreek Church's first ever permanent home. Upon completion of Phase 1 our estimated mortgage payment will be approximately \$26,000.

HOW CAN WE AFFORD THAT PAYMENT?

-	\$26,000	Expected Monthly Payment
	\$10,000	Current rent payments for church and school
	\$16,000	Difference to be made up by PREVAIL campaign revenue

By raising \$1 million, we will be able to make up that difference for a full five years. That along with expected church growth will further offset costs and set us up for whatever God has in store for us.

Q: WHY ARE WE CONDUCTING THE PREVAIL CAMPAIGN?

A: We aim to provide the resources for current ThornCreekers and those in our growing community to live fuller lives in faith and service to God's call. The primary objective is not to increase financial giving, though that is important; it is to increase our faith and generosity, to increase our awareness to the needs of the community around us, and to each respond to reach those around us to leave an eternal impact on our community.

Q: DO WE HAVE ENOUGH SUPPORT IN THE CHURCH TO MEET OUR GOALS?

A: YES, though it will take faith, commitment and generosity from each of us. The vision seems large, but we are confident it is from God and for Him that we respond. "God is looking for people through whom He can do the impossible – What a pity that we plan only the things we can do by ourselves." (AW Tozer). This initiative will start the bulldozers and we anticipate God will bless our efforts by drawing many others to TC and TCS to keep the momentum going.

Q: THE PREVAIL CAMPAIGN GOAL IS \$1 MILLION, BUT THE COSTS ARE OVER \$4 MILLION DOLLARS. WHERE WILL THE ADDITIONAL FUNDS COME FROM? WHAT HAPPENS AFTER THIS 2-YEAR CAMPAIGN?

A: Historically, churches that open in a new permanent location see a 50% growth over 1 year. This is a very reasonable expectation, especially with the visibility of our property and the rapid growth around us. We are confident God will use our investment to draw individuals and families to Him. PREVAIL should help us cover the payment for at least 5 years. As God blesses us and our church continues to grow we will have additional sources of income.

Q: WHY DOES THE SITE MAP SHOW FOUR PHASES?

A: God has blessed us with just over 15 acres of land. Our goal is to use every square inch of that property for His glory. We believe that we are called to do ministry in a way that if we ever left the community, we would be missed. The four phases are each a part of what we believe God is calling us to do and will be an integral part of our future.

Q: WHAT ARE THE FOUR PHASES?

• Phase 1

Our first building: The building will house both ThornCreek Church and ThornCreek Christian School until we are no longer able to fit. There will be a worship area with seating for over 300 people, and additional space that will be used for our children's program, youth program, school classrooms, Food For Hope and other opportunities for ministry.

• Phase 2

A large permanent sanctuary as well as church offices and additional meeting space.

• Phase 3

Additional school classrooms, multipurpose areas, school offices, etc.

• Phase 4

Primarily a school building including a gym, offices and classrooms.

It is important to note, that we do not have any set plans or timeframe for these future phases. As God grows His Church and School, we will make plans and build accordingly.

Q: WHEN WILL CONSTRUCTION BEGIN?

A: We have completed annexation with the City of Thornton and now only wait for the official vote from City Council which should take place in October. We have been working diligently with the city over the last two years and we believe we are on schedule to break ground sometime after December 1st, 2017.

Q: WHEN WILL CONSTRUCTION BE COMPLETED?

A: According to our builder, the build time on phase 1 will be roughly 8 months. Our goal is to have construction underway by January 1st, 2018. Assuming weather cooperates and we don't run into any unforeseen snags, construction should be completed in time for the 2018 school year to begin.

Q: HOW WILL THIS AFFECT OUR NORMAL OPERATING BUDGETS?

A: Typically when churches go through campaigns like this, they see an increase in their overall tithes and offerings. We want to encourage all of our people to tithe regularly before giving to the campaign. It is our desire that this project has no negative affect on what we already do. We will continue to operate in that spirit and do not intend to shift ministry and operations costs over to support the building costs.

Q: WHEN WILL WE MAKE OUR COMMITMENTS?

A: Commitment weekend is scheduled for November 11-12, 2017. You will receive a commitment card prior to that date so that you can begin prayerfully considering what you will give. You are certainly welcome to make your commitment early, but we ask that you take your time, pray, seek God's counsel and study all available campaign materials prior to making your commitments.

Q: WILL THERE BE A "FIRST FRUITS" OR "KICKOFF" OFFERING LIKE THERE WAS FOR AUDACIOUS?

A: Yes! On December 2-3, we are asking that all PREVAIL participants bring a "first fruits" offering to begin the campaign. You will hear more about this in greater detail at our Commitment Weekend, but we encourage you to be thinking about how you'll be able to participate.

The logo for the Audacious campaign, featuring the word "AUDACIOUS" in a bold, red, serif font with a slight shadow effect. Below the word is a thin horizontal line, and underneath that, the text "1 CHRONICLES 28:20" is written in a smaller, black, sans-serif font.

— 1 CHRONICLES 28:20 —

A note about our "Audacious" campaign:

The Audacious Campaign began in May of 2015 and was scheduled to end in May of 2018. The purpose of this campaign was to raise funds, enabling us to purchase property and begin development. Due to the timing of possible construction on our property, we have made a decision to begin a new Generosity Campaign called PREVAIL. The giving phase of this new campaign is scheduled to begin on December 2-3, 2017 and run through November 29-30, 2019. This means that we are officially ending the Audacious Campaign about 6 months early.

The obvious question then is, "should we finish our commitment to Audacious or begin a new one with PREVAIL?" The answer is truly up to you. We are only asking you to commit to giving above and beyond your regular tithes and offerings to ONE campaign. You can certainly choose to fulfill your commitment to Audacious in addition to making a new commitment to PREVAIL if you feel called to do so, but that is not the expectation. Please consider making a new two-year commitment to PREVAIL that will begin in December and please continue to fulfill your Audacious commitment up until that point. If you have any questions feel free to contact Pastor Jason at jason.staudinger@thorncreek.church.

WHY SHOULD I GIVE TO A CHURCH BUILDING PROJECT?

The local Church is described in scripture as the "bride of Christ." More than any other organization, charity, or ministry the local church uniquely impacts our relationships with God, family and others in significant, lasting, tangible ways. The local church is an enduring constant presence in the local community and often can mobilize in times of disaster and need faster than other organization or government relief agencies. A building is not about the bricks and mortar, design, or comforts, but a MINISTRY TOOL, which removes many constraints of time and finances we have had as renters and lasts for generations into the future. ThornCreek Church has never been about a building, but about serving God in our community. We will use a building to take that to a whole new level.

CONSIDER YOUR IMPACT

What impact do you want to have on the world for Christ and what legacy do you want to leave? Consider the possibility that God put you in this place "for such a time as this" to have an opportunity to be a part of building something bigger than yourself.

CONSIDER YOUR COMMITMENT

How do you allocate your time, God-given talents, treasures and financial resources? Reflect on what decisions need to be made to use these gifts from God for a significant eternal impact.

CONSIDER YOUR OPPORTUNITY

We are asking each person to respond joyfully with your time, talents and treasures to impact North Denver for Christ and leave a legacy for generations to come.

