

Friedens Community Center

Business Plan

Compiled By:
Native Domain - 501(c)(3) Nonprofit

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EXECUTIVE SUMMARY

Friedens Community Center connects and creates opportunities for people to get involved in their community. The Center's purpose is to unite the local area over common visions, experiences, and information. In doing so it offers a time sensitive solution to many issues facing rural communities suffering from a lack local support. By creating a space for all walks of life to connect with one another, the Center aspires to be an example of what community can be like; one where people are inspired to improve it and have pathways to do so.

BUSINESS DESCRIPTION

Friedens Community Center (FCC) is a place created to connect people within the community through services and experiences. It supports the common interest individuals hold and is an environment to foster those together. These interests include, connection, purpose, belonging, physical health, resource abundance, preservation of history, and others. FCC's intention is not to serve itself but to stimulate positive community growth. The Center aspires to connect, uplift, and mutually work with any local entity, including local government, with respect to genuine interest in the betterment of the Community.

The Center is primarily organized to serve the immediate geographical region but welcomes all who enter. FCC seeks to engage the community, both actively and passively, with local affairs, and to encourage community involvement with them.

The Center's source of revenue will come from commercial renting of sections of the property. Renters bringing services to the community will be preferred. Additional income will come from classes managed and offered by the center (exercise, education, etc), and events managed by the center. Regarding overall goals of the property, the Center will be a place honoring history, creating opportunities for local economic growth, stimulating a culture that seeing value in connection and caring for one another, and being a space for gathering people to connect and work together. FCC hopes to fill voids within the community and to work with the efforts of those who have and currently are leaving an impact.

BUSINESS MISSION

Vision:

We dream of a world where people are inspired to improve their community and have pathways to do so.

Mission:

Be a home where all people can connect and play active roles in their community.

Aims:

1. Offer sustainable supply of quality and clean essential resources like water and food
2. Create environments, events, and experiences that support and connect people
3. Protect and Preserve the Rich History of the Area
4. Facilitate positive economic growth through onsite and offsite activities
5. Catalyze community interest in local affairs and support resulting actions

ABOUT THE NAME

Frieden_(German) = _(English)Peace

Friedens signifies the spirit of peace. Peace is the union of opposites; it is the result of harmony. Peace is the armor of humility; it is the staff of kindness. While the church occupying the property bore this name, and while their legacy will continue with FCC, the choice of Friedens fits our mission and acts as a living symbol of the legacy we are continuing and that which we will leave. The Center could be referred to simply as Friedens, or Friedens Community Center. A suggested graphical presentation could look something like

Friedens

Community Center

ENTITY ARCHITECTURE

Nonprofit

Friedens Community Center will be a registered DBA of Native Domain. Native Domain is 501(c)(3) incorporated Nonprofit Association (EIN -38-4202433), formed before settling on the property purchased; and it exists solely as the holding entity.

Other Businesses

Native Domain will facilitate commercial rental agreements of the est 4200 sq ft available for rent. The Center will also facilitate classes in the and handling booking. FCC will elevate current community initiatives and bolster them by providing a space for them to rent. Currently these include the New Melle Food Co-op, and the New Melle Country Market. The Founder of Native Domain is also the Director of these entities. Only a lessor lessee relationship will exist between these entities and Friedens Community Center.

SERVICES AND OFFERINGS

FCC will meet its operational expenses through services and offerings that further its mission. It shall not allow services or offerings that run counter to its mission, [To be a home where people can connect and play active roles in their community], to be held on the property.

Sanctuary

To keep the legacy of the property we must honor its core element, the sanctuary. In a small community, losing a church means losing a place to connect. Churches are a place to reflect, and through reflection we can distill our experiences down and make choices that are in line with our values. Without many places to reflect, and ones that are accessible to everyone, we lose a vital component of our community.

The name “Silent Space” (name subject to change and open to suggestions) will be used for this portion of the property. The sanctuary will retain its core features and be transitioned into a non-denominational, non-religious space. This arrangement is chosen specifically so that those of different faiths, sects of faith, or beliefs, feel belonging in this space. The Silent Space will be accessible 24/7 to the public by way of the sanctuary access door. Excessive security will be installed to ensure the protection of the space. Aside from deep cleaning, sensitive removal of all non-fixed denominational symbols and replacement of worn items, the sanctuary will remain as it is.

The Center will facilitate rentals for weddings, and other events. In this space, it is planned to have 6 event rentals per month to start. Advertisements and marketing will be directed toward both local and in the greater St. Louis region and we hope to use this space to bolster greater interaction with local businesses.

Memorial

History remains alive when people can re-
With relatively few of

these is New Melle and the surrounding area, an area rich with cultural history, the community will benefit greatly from an accessible space that tells the story of the past. In addition to the history of New Melle and the surrounding areas, included must be the history of the property where FCC will stand, and where FPUCC once stood.

Expositions of the past are always more memorable if you can engage in them with the senses. For this reason, Friedens Community Center will include an outdoor memorial and historical walk about. The memorial will be situated in the southeast corner of the property encompassing the existing bell tower.

This site was chosen for increased accessibility through the adjoining parking lot and level grade. The memorial combines with the bell tower and to it adds a fountain, historical plaques, and planting of an evergreen as a memorandum of the principles the FPUCC Church stood for, and the continuation of these

principles. The plaques arranged in a circle around the fountain chronologically tell the story of New Melle from pre settler, pre-industry, and current. The contents of the plaques will be designed, and the contents sourced from and through the Boone Duden Historical Society. An additional partnership with German American Circle of Friends is to be forged so that the sister society of New Melle (Melle, Germany) can be appropriately honored.



Commercial Rentals

A considerable portion of operating income will be the result of commercial rent agreements. The New Melle Food Co-op will pay a monthly rent two thousand five hundred dollars for use of the fellowship hall. The New Melle Country Market will pay a rent of five hundred dollars a month when in operation (6 mo. out of year) for use of the parking lot on Saturday mornings [for any additional events, it will pay a per event rate]. Office occupants will be solicited and prioritized if they offer valuable community services. Other potential renters could be entities FCC is in partnership with and who need an additional office space such as the New Melle Food Co-op. Standard commercial lease terms will be used.

There are four offices available for rent each for five hundred and fifty dollars a month. Lessee's will enjoy complementary wi-fi, parking, commercial printer access, break space access, and a private entrance.

Facilitated Classes and Events

In the studio space (a renovation of the two largest upstairs room combining them to one), FCC will manage the curating, booking, and promoting of individual fitness and health classes. These classes will include but aren't limited to Yoga, Pilates, Meditation, etc. There are no public fitness classes in the area at a regular cadence. We aim to offer twenty classes a month in year one with a hope to expand to multiple classes every day. Teachers will be paid thirty percent commission of ticket sales.

Misc. Offerings

1. The property development includes a large outdoor seating area for community members.
2. The property development will include a large selection of Missouri Native Plants and work with local master gardeners, naturalist, and other agencies to create the planting arrangement.
3. The property will be made ADA accessible.
4. Senior and Student Discounts in the Center
5. FCC website will be a community platform where it is easy to engage with all the happening of the center as with people in the community. In addition, the website will offer a content submission portal where anybody in the community can submit historical records, photos, recipes, and other record-worthy content. FCC staff will review the content and publish it in easy to access formats either digitally or in the center.

History

The Center will display historical photographs, info graphs, artifacts, and other items all throughout the center. FCC is also organizing a place within the building for a formal display of history, like a museum.

MANAGEMENT

The Executive Board of Native Domain will be the chief overseer of the property and its projects. Independent contracted labor will handle general administrative functions (rental management, etc.). The following year it is estimated to double the contracted staff. The contractors will be responsible for administrative duties regarding the day-to-day affairs of FCC and its missions. Creating opportunities for the community to become a part of the creation and active management of the Center is paramount to its purpose. A robust volunteer program will be put in place.

COMMUNITY INTEGRATION

The Center will always work collaboratively with the local area. For all contract work it will prioritize people and businesses closest to it. It will not replace or compete with any existing efforts or offerings of the area and will always advocate and steer people towards supporting local. Opening the doors for the community to take part in the development of certain projects is in the board's plan.

NEXT PHASES

Once the Center is stabilized, we hope to begin planning a community café for the public as well as several free-to-attend annual community events. It is thought that the café will operate 7 days a week and be a reliable place for a cup of coffee, a safe after school hangout, and a place for Sunday breakfast. Continuing to develop ways to provide services where all walks of life can benefit and participate is our priority.

PHASE DEVELOPEMENT

PHASE 1 (June – July)

- ❖ Property Acquisition
- ❖ Initial Aesthetic Renovations
- ❖ Construction Loan
- ❖ Community Announcement Event

PHASE 2 (August – October)

- ❖ Office Space Improvements
- ❖ Studio Space Improvements
- ❖ Chapel Space Improvements
- ❖ Site planning for Outdoor Seating/Memorial Area
- ❖ Basement Renovations (floor/light)

PHASE 3 (October – December)

- ❖ Open to Office Rentals
- ❖ First Studio Classes
- ❖ First Chapel Rentals
- ❖ Outdoor Seating/ Memorial Area Construction

PHASE 4 (December-February)

- ❖ Begin Planning 'Next Phases'

PLAN COMPILED BY

Native Domain – 501(c)(3) Nonprofit Association [doing business as Friedens Community Center]



About the Compiler

Native Domain is an organization of devoted people whose mission is to connect communities with empowered local systems.

The organization is here to help build inclusive, self-supporting structures that give everyone the opportunity to take part in building a strong sustainable community. To do this, Native Domain focuses its attention on what can be changed and catalyzing progressive efforts towards common goals. The organization knows connected communities can be a shelter for individual sovereignty and inspire successive generations to continue to improve. Native Domain strives to make possible the conditions that can be relied on for community members to thrive.