

# 56th Street Village Hub

## GOOD SAMARITAN EPISCOPAL CHURCH

Good Samaritan Episcopal Church is seeking visionary nonprofit partners with whom we can dream together to co-create a village hub on 56th street halfway between Raceway Road and Ronald Reagan Parkway, on the threshold between Hendricks and Marion Counties. This area is growing rapidly and is well served by easy access to nearby neighborhoods and a community of more than 200,000 people within a 15 minute drive time.

We envision this hub as a place where the needs and gifts of our neighbors, the Good Samaritan congregation, and our nonprofit partners can all intersect on a daily basis. As an inviting and flexible space where everyone belongs, the hub will be a place to serve others, to be served by others, to learn, to celebrate and honor diversity, to worship, and to grow in our abilities to be better neighbors with and for each other.

As a 501c3, the village hub will be co-owned and managed jointly by Good Samaritan Episcopal Church and nonprofit partners. Together, we will pursue funding for this new model of what it means to be a growing, healthy, and whole-hearted community - church and nonprofits working together through demonstration grants from local and national entities.



### 56th St. Property

#### Demographics within 15 min. drive

- Median Age: 35.2
- Median Disposable Income: \$46,859
- Diversity Index: 67.5
- 20.21% spent less than \$100 at food stores per week
- White Alone 58.17
- Black Alone 27.29
- American Indian/Alaska Native Alone 0.28
- Asian Alone 3.79
- Pacific Islander Alone 0.05
- Other Race 7.06
- Two or More Races 3.36
- Hispanic Origin (Any Race) 12.36

### Good Sam's Mission

Good Samaritan Episcopal Church is a growing community of open-minded Christians who strive to do what Jesus teaches: to love, serve, and include all people without exception. We are building a joyful, courageous, diverse, and creative fellowship that puts faith into action. We gather to celebrate together, to grow in faith, and to go beyond our walls to connect with and serve our neighbors.

### The Vision

This will be a jointly owned and shared building. Good Samaritan does not intend to own the building and have tenants. We are looking for partners who will share an ownership stake in the building and in a vision of creating a better community for our neighbors.

This will be a fully inclusive space in all aspects - actively upholding human rights and dignity for all.

## Timeline

### May - June 2020

Conversations with potential partners, general determination of interest and potential space needs

### July - October 2020

Interested partners discuss with and get approval from their board, refine what space is needed in the new building

### October 2020

Submit a letter of intent to Good Samaritan to be included in the official proposal

## Important Logistics

- This will be a new building that requires financial commitment from building level partners.
- The current total estimate is \$8-10 million.
- Good Samaritan is pursuing a demonstration grant from an external donor to cover a significant portion of those costs (potentially up to 90%) and while we are optimistic this will happen, we have no commitments or agreements at this point.
- We are actively pursuing other grants and funding sources. We are asking partners to do the same and are happy to discuss collaborative opportunities.

## Are you interested in being a building level partner in this initiative?

We are looking for potential partners to work with us to take the following steps:

- Engage in collaborative discussions about how the village hub will take shape
- Engage in collaborative discussions about how the partnership will be structured
- Engage in discussions with others at your organization to work towards a formal letter of interest

**We anticipate there will be several partners with a financial interest in the building and that level of financial commitment will vary.**

For instance, Good Samaritan may assume 51% of the responsibility and cost, with the remaining 49% shared among the other partners.

Total percentage depends on interest and needs of the organization - we do not have a set amount we are asking for, knowing that needs and resources are different. This can be an ongoing discussion.

**Interested partners should begin to envision what kind of space their organization may need in the new building, including what spaces would be private and which could be shared. This will help begin the architectural design and engineering recruitment process.**

For example, do you need:

- office(s)
- classroom(s)
- a large open space
- something unusual like a gym or a pool

Which of these could be shared with another group and which need to be private?

