



Jerry Payne – Senior Pastor

Anthony Johnson – Assistant Pastor

April 3, 2017

Mr. Aaron Smith
City Manager
P.O. Box 776
Whitehouse, Texas 75791

Re: Request for Proposal for the assumption of the Whitehouse Community Recreation Center

Dear Mr. Smith,

Thank you for the opportunity to conduct business with the City of Whitehouse. We have analyzed the RFP and are pleased to submit our proposal for the assumption of the Whitehouse Recreation Center.

Our proposal is built on an 18 year track record of proven success-based methodologies for providing recreation, education and community with groups of people, both large and small.

The following individuals, together or individually, are authorized as signatories and to negotiate on behalf of C3 Inc. (dba The REC) relating to all contractual terms and conditions.

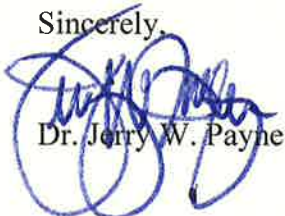
1. Dr. Jerry W. Payne, CEO and president of C3 Inc. and Sr. Pastor of Crossroads Church;
2. Dr. Darrell Kirchner, Chief Financial Officer, C3 Inc. and Elder at Crossroads Church.

The REC is ready to officially begin operations at midnight on Oct. 1, 2017.

This proposal will remain valid for sixty (60) days from the date of submission (April 3, 2017).

Should you desire or require any clarifications, please don't hesitate to contact me at (903)521-9974 or jpayne@ccctyler.org.

Sincerely,



Dr. Jerry W. Payne

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Formal Non-Profit Business Proposal

C3 Inc. (dba The REC) to The City of Whitehouse, Texas

Current Situation:

In light of the possibility that the City of Whitehouse, TX, hereto referred to as The City, will no longer fund or house the YMCA organization in their current facility at 301 Terry, Whitehouse, TX 75791; The REC, the family care ministry of Crossroads Church, Tyler, TX 75703, would like to submit the following non-profit business proposal to The City:

Goals:

- To operate a non-profit, family-focused, recreation ministry at 301 Terry, Whitehouse, TX 75791 that will build community rapport and keep the citizens of Whitehouse engaged both physically and fiscally with their city;
- To develop a long-range plan with the assistance of The City leadership team, to positively impact families in Smith County, specifically in Whitehouse;
- To continue, yet enhance, the work begun by the YMCA of Tyler, operating in Whitehouse;
- To intentionally advance the Kingdom of God by positively impacting the residents of Whitehouse through childcare, recreational activity, community involvement, benevolence, and civic cooperation.

Proposed Methodologies:

Daycare/After School Care

- We are willing to immediately begin care for those primary school students who have been heretofore under the care of the YMCA in Whitehouse.

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- We are willing to keep the current YMCA staff in place until January 1, 2018, providing they meet the necessary state qualifications and licensing requirements.
- We are prepared to replace/hire any necessary staff as soon as we assume control of the facility and the responsibilities of the YMCA operating there.

Recreation and Youth Sports

- We will immediately make the facility accessible to all current members of the YMCA while restructuring the membership with the assistance and direction of The City leadership.
- We will begin immediate planning for focused youth sporting events/leagues, including the possibility of Upwards Sports (soccer, basketball, flag football, cheerleading), Punt/Pass/Kick, NFL Play 60 initiative, etc.
- We will initiate planning for special needs youth sporting activities including, Special Olympics, Beep Ball, Just for Kicks, CAF (Challenged Athletes Foundation), The Miracle League, and the National Disability Sports Alliance.

Community Endeavors

- Quarterly Community Benevolence Events
 - Easter 5k and Fun Run
 - Freedom Fest
 - Fall/Harvest Festival
 - Christmas in the park
- Fundraisers for those with specific needs
- Explore other community-oriented events with The City leadership

Adult Recreation

- Spin Classes
- Yoga Classes
- P-31 Ladies workout classes
- Open Gym nights
- General workout classes

Time/Cost: Once this proposal is accepted, The REC is prepared to take up residence at 301 Terry, Whitehouse, TX 75791, preferably by October 1, 2017.

The REC anticipates no costs to the city of Whitehouse outside of those specifically offered and agreed to at the signing of the contract. We agree to maintain the facility and to always keep it clean and presentable to the public. Any repairs or maintenance costs over \$500 per event will be handled by The City, per contractual agreement. The REC will pay all utilities based on contractual agreement.

Qualifications: As a Texas non-profit, family-based ministry, operating as an outreach arm of Crossroads Community Church, Tyler, TX (C3 Inc.) since 1998, we feel that we are more than adequately qualified in the area of family ministry and recreation. We have a heart for the underserved and underprivileged of Smith County and especially in Whitehouse. We have a professional and capable staff, ready to assist in this endeavor.

Benefits: We anticipate huge benefits to the City of Whitehouse as a result of us assuming the former work of the YMCA of Tyler operating in Whitehouse, including but not limited to:

- a fresh vision for families and recreation in Whitehouse;
- a highly motivated group of professionals and volunteers ready to make an immediate impact;
- no upfront cost to the city of Whitehouse and no annual investment in the program, thus improving The City's bottom line;
- new and improved programs, outreach/benevolence events, accessibility, and community involvement;
- a commitment to partner with The City on accomplishing the vision of her city council and leadership team;
- total transparency, including access to monthly/quarterly/yearly financial disclosures as requested by city officials;
- increased community rapport and support;
- and a valid effort to keep the citizens of Whitehouse engaged both physically and fiscally with their community.

Thank you so much for your consideration of The REC in your decision regarding the disposition of this facility and the programs supported from it. We count it an honor to be considered as a potential steward of such a fantastic opportunity to serve the City of Whitehouse and her people.

Sincerely,

Jerry W. Payne

Sr. Pastor, Crossroads Community Church

Tyler, TX (903)521-9974

Addendum

The REC (Recreation Education Community)

Purpose: To intentionally advance the Kingdom of God by positively impacting the residents of our city through recreation, education, and community.

Proposed Methodologies:

❖ RECREATION

- We will immediately make the facility accessible to all current members of the YMCA while restructuring the membership with the assistance of the City leadership.
- We want a facility that is:
 - Safe
 - Clean
 - Modern
 - Accessible
- We will work with the leadership of Whitehouse to develop a long-range proposal that details significant growth to the physical plant and casts a vision for civic cooperation and community development. Some possibilities include:
 - Adding an Olympic size swimming pool for:
 - Competitions
 - Recreation
 - Swim lessons
 - Scuba/Snorkeling lessons
 - Underwater rescue training
 - Adding a sauna/Jacuzzi tub to the workout area
 - Increasing the size of the workout area including locker-rooms, showers, restrooms, etc.

➤ YOUTH RECREATION

- We will begin immediate planning (assessment and restructuring) for focused youth sporting events and leagues, including the possibility of Upwards Sports (soccer, basketball, flag football, cheerleading), Punt/Pass/Kick, NFL Play 60 initiative, etc.
- We will initiate planning for special needs youth sporting activities including, Special Olympics, Beep Ball, Just for Kicks, CAF (Challenged Athletes Foundation), The Miracle League, and the National Disability Sports Alliance.

➤ ADULT RECREATION

- Spin classes
- Yoga classes
- P-31 ladies workout
- Open gym nights
- Church basketball leagues
- A variety of non-contact, low impact activities for senior adults or those rehabbing from injury.

❖ EDUCATION

We believe that education is vital to long-term personal growth and to the revitalization of our cities and communities.

➤ Adult Education

- We will immediately investigate opportunities for adult learning and continuing education. Some examples would be:
 - Parenting classes
 - Divorce Care
 - Anger Management
 - Job skills
 - Literacy
 - English as a second language
 - Financial management
 - Spanish
 - Marriage Enrichment
 - GED
 - Bible study
 - CPR
 - Lifeguard training

➤ Youth Education

- Our primary initial vehicle for youth education will be the continuation and enhancement of the after school program developed by the YMCA. We will immediately staff that program with qualified and licensed directors, managers, and childcare workers.
- As a part of our preparation to take over this critical area, we have developed relationships with several qualified and licensed individuals in this field. We are confident that this area of ministry will be of utmost value to the parents of Whitehouse, and we are committed to the latest advancements in technology that will guarantee safety and oversight.
- We value this area of our program so highly, that we will challenge the City to help us create and maintain a state-of-the-art facility for daycare/after-school care that will be unrivaled in Smith County. Our program will center on recreation, education, and community involvement.

We will have a detailed schedule of daily activities that will challenge the children and excite the parents.

- Other potential youth education programs:
 - Boy Scouts/Girl Scouts
 - Wildlife education
 - Hunter's safety courses
 - Art classes
 - Career day
 - Math/Science Meets
- We hope to work hand-in-hand with other local programs (Boys and Girls Club, etc.) to create awareness and civic responsibility. We believe that the mayor, city council, policemen, and firefighters can play a huge role in developing civic concern and community awareness.

❖ COMMUNITY

➤ Ethos

- We believe that the value of creating authentic community cannot be overstated. While very difficult in highly urbanized, metropolitan areas, a culture of cooperation and civic pride is very attainable in a city like Whitehouse, Texas. To that end, we conclude our proposal with the following commitments to the city of Whitehouse:
 - A fresh vision for recreation, education, and community to the local residents;
 - To provide a highly motivated group of professionals and volunteers, trained and equipped to make an immediate impact;
 - New and improved programs, events, accessibility, and community involvement
 - A commitment to partner with the City on accomplishing the vision of her city manager, mayor, city council, and leadership team;
 - Total transparency, including access to monthly, quarterly, and yearly financial disclosures as requested by city officials;
 - Increased community involvement and civic support through events, programs, benevolent endeavors, and branding;
 - A valid effort to keep the citizens of Whitehouse engaged, both physically and fiscally with their community;
 - A commitment to keep the oversight and direction of this ministry in the hands of local leadership.

➤ Education and Enhancements

- We would challenge city officials to help us determine the greatest needs for Whitehouse residents and to perhaps help us find grants to fund adult education and literacy services (family, workplace, civic).
- As a part of our long-range plan for adult and youth education we propose the development of a team of officials to study the feasibility of a community civic center that would include:
 - A library
 - A historical park
 - A senior center
 - A nature trail (indigenous plants, trees, etc.)
 - A fishing pond
 - A playground
 - An Amphitheatre for civic events and concerts

➤ Events

- Quarterly Community Benevolence Events
- Easter 5k and Fun Run
- Freedom Fest
- Fall/Harvest Festival
- Christmas in the park
- Fundraisers for those with specific needs
- Explore other community-oriented events with The City leadership



Jerry Payne – Senior Pastor

Anthony Johnson – Assistant Pastor

Executive Director Anthony Johnson

- 2016 Citizen of the year for Whitehouse
- Director of Stone Fort Camp for 9 years
 - Created and worked within a budget
 - Created and oversaw Youth and Children’s programs
 - Developed yearly, monthly, weekly, and daily schedules of activities.
 - Interviewing, hiring, and dismissal of staff
- Worked with troubled teens and children to help assist in getting their lives moving in a positive direction
- 5 years President of Whitehouse Ministerial Alliance
 - Run monthly meetings and schedule various community events such as Project Joy (Christmas), Community Thanksgiving Dinner, Community Truth & Treats (Halloween), Run 4 the Son, and Community Easter Egg Hunt
- 6 years Youth Pastor for Tyler Metro Church
- 4 years Director Philadelphia Blessing (Whitehouse Food Pantry)

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