

SHARON BAPTIST CHURCH  
PURCHASE AND RESTORATION PROPOSAL

WASHINGTON TOWNSHIP TRUSTEE BOARD  
WAYNE COUNTY, IOWA

SUBMITTED BY JOSH AND MALISHA HAGAN  
RAPHA RESTORATIONS

November 14, 2017

## PROPOSAL

In the spirit of historic preservation and sentimentality, we would like to propose purchasing Sharon Baptist Church and yard from Washington Township of Wayne County for the sum of \$1.

## STATEMENT OF NEED

As you are all well aware, Sharon Baptist Church in Washington Township is in a state of dilapidation. There is significant damage to the foundation, roof, and internal structural components of the building, such as trusses and floor joists. This transaction would release the Township of all liability and inevitable financial burden to restore or destroy the building. Together, we could preserve a Wayne County landmark and beautify the grounds surrounding Sharon Cemetery, while maintaining the general fund of the Township.

## SCOPE OF PROJECT

We anticipate a three-phase process to complete the project.

Phase One- stabilize foundation, repair roofing, restore wood siding, fill existing wells, and remove bees.

Phase Two- rewire, replumb, and install new HVAC systems.

Phase Three- finish work, such as flooring, bathroom fixtures, kitchen cabinetry/appliances, window restoration.

## USES

It is our intention that the church be used as a private retreat with the possibility of being rented to small groups for weekend getaways, funeral dinners, and social meetings. No religious or social events with an agenda in conflict with the Baptist affiliation will be permitted on the grounds. Renters will be subject to a code of conduct agreement that is consistent with existing policies of Sharon Cemetery.

## DETAILS

We propose that all land included in Wayne County Iowa Parcel 020F12200009 that is east of the existing fence line be included in this transaction.

An easement for access to and parking for Sharon Cemetery will be granted and recorded at the Wayne County Courthouse.

Included is an aerial view of the parcel. The marked areas designated as driveway and parking are the proposed areas subject to easement.

Also included is a preliminary budget for the project.

## CONCLUSION

We truly feel that this is an opportunity that will benefit all parties. Josh grew up in the shadow of Sharon Baptist Church. When you combine this with our passion for historic building preservation in our county, this is a perfect fit. To save the building, someone must act quickly. To prevent liability issues for the Township, someone must act quickly. This proposal releases the Board, while allowing for the restoration of one of few remaining country churches in our area. In addition to the immediate and practical rationale described herein, we are confident that this project will have a positive and widely felt impact on the entire community for many years to come.

We appreciate your consideration on this matter. Please feel free to contact us with any questions or concerns.

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