



## Facility Plans for the Academy—Home of Hope

We pray revival for Estonia and we know God has His time. We hope that all the damage caused by Soviet occupation throughout 50 years will be cleared up one day. Sometimes people lose their hope and they need encouragement. They need to see God's work among us today. With a TAT facility we want to form an environment where people can see how God is working in so many different ways among us. Home of Hope would not be just a study facility but a collection of activities and organizations exploding the message of Jesus Christ to the people in Estonia and beyond.

**We tell you our story.** Our first attempt to get a home for the Academy started in 1994. We



were planning to renovate one old building in the city centrum as we had some hope to receive funds for this. We even put a plaque on the house wall July 4th, 2015 with the words, *Unless the Lord builds the house, the builders labor in vain* (Psalm 127:1). Hope was alive through several years, but we didn't get funds and we lost that perspective. The plaque stayed there for 17 years and people derided our

*Future view to the entire development.*

trust in God, as the building decayed. During that same time, we investigated some other facility projects but they also didn't work out for us. 6 years ago, we gave up making any more plans and left our facility dreams to be guided only by God. The plaque with God's word was taken down from the building, by the realtor, as the house was renovated into a commercial apartment build-

**Unless the Lord builds the house, the builders labor in vain.**

**Psalm 127:1**

ing. Now this plaque is in our office and is awaiting a new place where we can hang it because we know that God is building that house at the right time and in a mysterious way. And when the time is right He will guide us on that path. This is what we feel now: God is leading us and we just have to follow His guidance and take action.



*The plaque on the wall with a text: Unless the Lord builds the house, the builders labor in vain. Psalm 127:1. Consecration of the reconstruction of a study building of Tartu Academy of Theology, July 4th, 1995.*

### Why do we need a facility?

- We often have more students attending lessons than our rooms can hold and we have to rent additional classrooms around the city.
- The South region of Estonia needs a place that is a center for Christians and activities carried out by Christians, from different denominations.
- Many pastors of churches, in about a 50-mile radius around Tartu, are living in Tartu and often ask whether they could use our rooms for meetings and some work related activities. This is because many of their church members are living or working also in Tartu. Our possibilities are currently limited, but with a facility that offers greater flexibility we could really be a place where people meet. This would be good soil for new ideas and real actions.
- Currently our rooms are small and we do not have any ventilation. We also cannot open the windows because they would fall apart (see video of our current rooms <https://youtu.be/S5FVfOvnyv4>).
- Rats die frequently somewhere inside of the walls and make some rooms unusable, for at least a month, because of the intolerable odor.
- We do not have the funds to rent better and bigger rooms.
- Having our own facility would give us better financial independence and sustainability.
- **At the moment we spend \$16,000 USD annually for rooms but with the new facility we would earn \$25,000 USD profit per year. The difference is \$41,000 USD annually that we could use for our mission work!**

We are not planning to build our own campus, because that is too expensive, but we are looking to buy the ground floor of a new commercial apartment building (see picture with a future view of the development). Construction is planned to begin this summer.

### East European Missions Network

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### OUR CURRENT FINANCIAL SITUATION

First quarter of 2018 has not been bringing us out from a shortfall yet. **As of April 10th we had a deficit of \$12,000 USD.** As we are starting now with a very serious task hoping to get funds for our facility project, we still hope very much that our regular income to cover our daily activities won't be decreasing. Our sincere appeal is not for you to substitute current giving with funding for the facility project because at the same time we have to continue our everyday work that building would be in a good use in the future.

Thank you for your continued kind support, encouragement, and faithful prayers. May all of you be rewarded by God according to His mercy.

### Quick financial update of TAT:

Total budget for 2018	\$ 245,882
Income during Jan.1st – March 31st of 2018	\$ 54,474
Budget for Jan. 1st – March 31st of 2018	\$ 66,474
<b>Balance on March 31st of 2018</b>	<b>\$ -12,000</b>

### Donate

Mail a check to EEMN office, specifying in the memo portion or on an attached sheet of paper the designation of your donation to Tartu Academy of Theology. **All contributions are tax deductible.**

## Following God's guidance we are presenting a vision for a TAT facility–Home of Hope

We have always been convinced that it's not reasonable to buy something only with a purpose to have an office and classrooms. Because our studies are carried out in sessions and we only have classes approximately one week per month, we should also have other Christian organizations gathered into that facility that could serve, at the same time, as internship bases for our students. The vision is for us to have diverse, co-op usage of our rooms and also to have regular sources of income from the rooms we rent out.

### Organizations and activities planned for the TAT facility

(see facility design on page 4)

- Studio of Christian radio station Family Radio ([www.europeanchristian-radio.org](http://www.europeanchristian-radio.org)), that is broadcasting all over Estonia and also thousands of miles into Russia in the Russian language. The radio station will lose their current rented rooms in about a year and they are in need for new rooms. They have worked already since 1994.
- The home of the Estonian Church editorial office of the weekly newspaper. (The biggest Christian newspaper in Estonia and run by the Lutheran Church).
- Pastoral care and counseling center (open for the public and run by our students, alumni, and professors).
- Pop-up workplaces for pastors, professors, students, lay leaders etc.
- A small Chapel.
- A unique, modern and flexible training center in Tartu that gives us the opportunity to rent out our rooms and earn money for the Academy.

### What we would get?

- A 4811 sq ft facility on the ground floor of a commercial apartment building designed according to our room requirements.
- 9 parking spaces in the underground parking lot.
- Storage rooms in the basement.
- Excellent location:
  - across the street from St. Paul Church (<http://tartupauluse.ee/en>) which is one of the biggest churches in Estonia
  - smaller parking lot next to the building and a big, free-of-charge city parking lot within 0,25 miles
  - central train and bus station 0,6 miles
  - city centrum 0,4 miles
  - two hostels 0,2 miles.
- Unique environment with about 1500 people living in surrounding houses  
<http://riiakovartal.ee/tutvustus>

### How much would it cost?

Entire ground floor - 4811 sq ft - including 9 parking spaces in the underground parking lot and storage rooms in the basement would cost **\$1,397,099 USD**. It means \$290 USD per 1 sq ft. Furnishing of rooms and modern technical equipment for classrooms costs approx. **\$150,000 USD**.

**Total price of the Home of Hope is  
\$1,547,099 USD.**

*The construction site as it is currently. In front--a lot where the TAT facility will be built, on the back next door--a building that looks like our future building.*

### Why Home of Hope?

- We have hope that God will bring revival to Estonia.
- We will be sharing hope through all of our activities in the facility.
- We have had hope throughout 25 years to have our own home.
- We had hoped for a different future during 50 years of Soviet occupation and so we know how to keep hope alive.
- The Lord is our only hope in all circumstances and we proclaim that.



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## How do we plan to finance this facility project?

We have to be honest that we have only \$100 USD that dean Siimon Haamer personally donated as seed money for this project. But we have hope and the conviction that now is the time God has planned and we believe that God will provide. We have seen many signs fitting together as puzzle pieces.

We have not entered into any contract with the builder yet. Developer has been kind and made initial design of our rooms without asking any money. **A decision needs to be made by May 15th, 2018. After the decision is made to go ahead with the purchase, we would need to pay 10% in earnest money \$139,710 USD by June 15, 2018. The remainder of the cost is required upon completion of the building May 31st, 2019.**

**To determine whether we are able to go ahead with this plan we are calling together a meeting on April 28th, 2018 from 1:00 to 3:00 pm at a church near Minneapolis, Mount Calvary Lutheran Church (301 County Road 19, Excelsior MN). I'll present our vision and a detailed plan for the facility. Everyone willing to join with us and help with this project is welcome to attend. Please let Siimon Haamer know, no later than April 25, if you plan to participate.**

If you are not able to participate in this meeting you can still be part of the Home of Hope project in different ways:

- Pray God's blessing for our project.
- Share information about our project and needs with your friends, congregation, and neighbor congregations.
- Donate to the Home of Hope.

**If you are planning to donate please contact TAT dean Siimon Haamer and let him know.** Also, you are welcome to contact him with any questions and ideas:

email: [siimon.haamer@teoloogia.ee](mailto:siimon.haamer@teoloogia.ee)

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Our sincere appeal is not for you to substitute current giving with funding for the facility project. We are only able to commit to this new facility with spe-

## How will we run the Home of Hope in the future?

- All Christian organizations in the building will pay rent to the Academy for their rooms and, additionally, proportionately for general rooms usage (kitchen, toilets, hall, chapel, seminary-meeting room). We will charge those organizations 50-70% of the market price.
- Additionally, it's realistic, at least one week per month, to rent out our classrooms for training and different activities.
- **According to this conservative business plan we are able to cover all regular costs and to earn \$25,000 USD profit per year. Currently we spend \$16,000 USD annually for our rooms. That means \$41,000 USD profit per year compared to our current situation. This is all money that would be used for our mission work. That makes a very big difference!**
- To manage the whole building all owners will form a housing association to manage the building and deal with everyday tasks. Therefore, we don't need to spend our time and energy answering daily management questions.

### WE NEED YOUR HELP!

**JOIN WITH US AND HELP MAKE OUR FACILITY DREAM COME TRUE!**

Visit our website

[www.tat.news](http://www.tat.news)

*Site where building will be built.  
St. Paul's Lutheran Church tower  
is seen in the back.*

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## How will donors be remembered in the Home of Hope?

- **Any amount given up to \$9,999 USD** will be celebrated with your name on the wall of our facility's main hall.
- If our Home of Hope will be built, the plaque with God's promise, that is central in our building story, will get an honorable place there and we will add another plaque below with those names of God's ambassadors who want to give strong testimony that God's Word is trustworthy, **by donating to our facility purchase at least \$10,000 USD.**
- **By giving \$50,000 USD** you will receive additional recognition with your name on one of TAT's three offices, the Family Radio office, the Pastoral Care and Counselling Center office or newspaper office.
- **By giving \$60,000 USD** you will receive additional recognition with your name listed as donor on our seminary-meeting room.
- **By giving \$70,000 USD** you will receive additional recognition with your name listed as donor for our smaller classroom.
- **By giving \$80,000 USD** you will receive additional recognition with your name listed as donor on our chapel.
- **By giving \$150,000 USD** you will receive additional recognition with your name listed as donor for our big classroom.
- **By giving \$200,000 USD** you will receive additional recognition with your name listed as donor for our main hall with reading room.
- **By giving at least \$1,000,000 USD** we will name our facility according to the donor name.

If you want to donate toward the purchase of our facility you can do this either through

East European Missions Network (Tax deductible)

8210 Louisiana Blvd., NE - Suite B

Albuquerque, NM 87113, USA

+1 (505) 994-3278

[office\(at\)eemn.org](mailto:office(at)eemn.org)

or

Charity Lutheran Church (Tax deductible)

120 Aspen Ave.

Bismarck, ND 58503

It is very important to mark the donation designation "TAT Facility" in the memo portion.



**Pastor Bob Nordvall**

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# Design of the future facility of the Tartu Academy of Theology

