

UPDATE FOR THE HOPE VILLAGE INN
AFFORDABLE HOUSING COMMUNITY



My beloved, I have some exciting news to share with you. The United States Department of Agriculture Rural Development will guarantee a \$5,300,000.00 for the development of our Hope Village Inn affordable housing community for low-income residents and their families. And we have been working with our bank to underwrite the guaranteed loan. However, with mortgage interest rates hovering between 7.2 and 8%, it is not financially feasible to fund our development with interest rates that high. So, we have revised our strategic plan to fund the project. We have gone back to USDA to apply for a \$2,900,000.00 direct loan for the construction of the community center/multipurpose building and for the necessary financial resources to construct the infrastructure and landscaping for the entire project. The USDA will provide a direct loan at a 3.75 interest rate and while the multipurpose building, the infrastructure and landscaping are being completed,

we will continue to raise funds to construct the residential units. We have a stream of revenue that is generated from our Veterans 1st Thrift Store, and we have donations from veterans' organizations, the faith-based community, businesses and individual donors. Additionally, we have a \$345,000.00 grant pending from the Lowcountry Council of Governments, and we currently have, \$270,000.00, remaining in our Capital Campaign account, after making disbursements, totaling \$157,000.00 for our accountant, engineers, architect, environmental scientist, permits and licenses. To secure favorable financing, it is important for us to demonstrate broad-based support from a cross-section of our community. So, I am asking you to complete the enclosed pledge form, along with your contribution. As you know, the Circle of Hope Ministries is a 501c3, faith-based, nonprofit organization and your contributions are tax deductible.



CIRCLE OF HOPE MINISTRIES' NEWSLETTER

SPECIAL CHRISTMAS EDITION 2021

*Open Letter from the President,
“God Has Spoken! He has the Final Say!”*



*Rev. Dr. John C. Dortch,
President/CEO*

On November 16, 2023, I announced the closing of the Circle of Hope Ministries' Veterans' First Thrift Store. That decision was made because Jim and Kathy Powley, the elderly couple who voluntarily, lovingly and successfully managed the thrift store

decided to resign to enjoy the remaining golden years of their retirement, and we did not have anyone who would commit to taking on the managerial responsibilities of the store, as a volunteer. Initially, I was sad and disappointed, as were all of our dedicated volunteers, because it appeared that that component of our ministry to our veterans had come to an end. However, in faith, I surrendered my will to what appeared to be the will of God. So, my prayerful response, even though I didn't understand why this was happening, was that "All things work together for good, for those who love the Lord and are called according to His purpose" (Romans 8:28), and I am fully persuaded that I am in that number of believers. So, accepting by faith what appeared to be the will of God to close the thrift store, I made the decision to convert the retail space where the thrift store is located to an administrative office for the Circle of Hope.

The article was published in the Island News on Thursday, November 16th, 2023, and we officially closed the thrift store, the next day, Friday, November 17th, at the end of business day. The very same day that we closed, I received a call from Pat and Gordon Mabie, the couple who had managed the thrift store before moving to Montana. They told me that they had recently returned to the Beaufort area and that they had read the article in the newspaper, and they volunteered to resume that management of the thrift store. So, after a brief transition period, we officially reopened the Veterans' First Thrift Store on Tuesday, December 5th, doing business as usual. My beloved, the message for all believers is that when we, in faith, are willing to sacrifice in accordance with our understanding of the will of God concerning us, He will keep a ram in bush, as He did for Abraham and Isaac when they were prepared to give their all at the altar of sacrifice. Oftentimes, our trials are a test of faith. "Knowing this that the trying of (our) faith worketh patience. But let patience have her perfect work that (we) may be perfect(ed) and complete, wanting nothing." (James 1:3,4). My beloved, we must trust and obey. "God Has the Final Say". Give Him praise! Amen? AMEN! AMEN!

VETERANS' 1ST THRIFT STORE UNDER "NEW" MANAGEMENT

Gordon Mabie, a retired Army Officer and Vietnam Veteran, just like Rev. Dortch, and his lovely wife Pat managed the Veterans' 1st Thrift Store before moving back home to Boseman, Montana. Pat and Gordon have extensive experience in thrift store management and managed the Parish Church of St. Helena's Treasure House for 3 years, prior to managing the Veterans' 1st Thrift Store and they renovated the space for our store. Gordon and Pat have now returned to the Beaufort area and have volunteered to resume management of the thrift store.

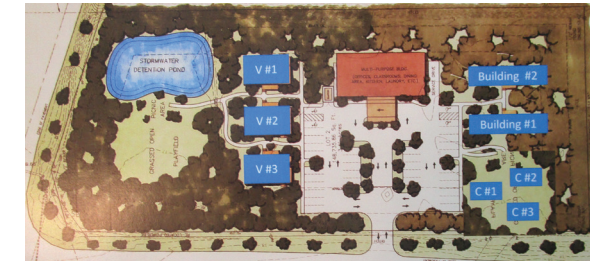
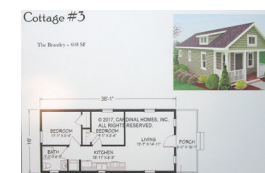
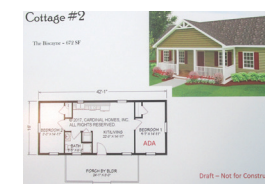
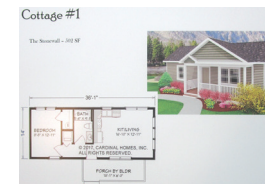


Gordon, Pat Mabie and David Williams renovated the space for our thrift store.

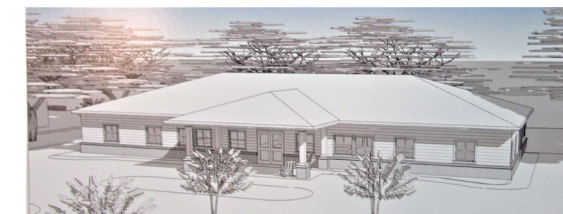


Veterans' 1st Thrift Store, 612 Robert Smalls Pkwy., Suite D., Beaufort, SC 29906

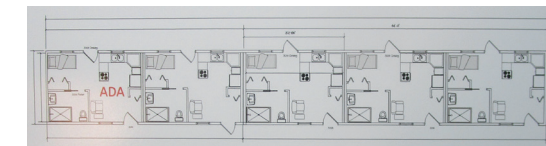
Circle of Hope Ministries' \$1,500,000 Capital Campaign for Bridge Financing during the Construction Phase of Hope Village Inn Affordable Housing Community for Veterans & Families



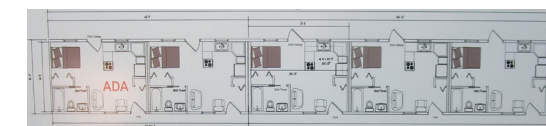
Multi-Purpose/Community Center



Building #1



Building #2



The residential building plans consist of 2 apartment buildings (each with one American with Disabilities Act (ADA) compliant unit; 3 cottages (two with one bedroom and one, ADA compliant with two bedrooms) and 3 villas (one ADA compliant an each with three bedrooms).

The multipurpose/ community center will consist of two offices, an auditorium, bathrooms, a media room, a meeting breakout room, commercial kitchen, laundry and storage rooms.



201 County Shed Road,
Beaufort, SC 29906

*At the intersection of Jennings Road and
County Shed Road, approximately .5 miles
from Battery Creek High School*

The Circle of Hope Ministries, Inc., is a 501(c) (3) IRS tax-exempt, charitable organization and is registered with the SC secretary of State as a public charity. Please contribute to our Capital Campaign to support our veterans who are in need of affordable housing. All donations are tax deductible. Send contributions to: **Circle of Ministries**, P.O. Box 554, Beaufort, SC 29901

Phone: Rev. Dr. John C. Dortch, President/CEO (843) 263-2563.

Email: circleofhopenewbeginning@gmail.com

Website: www.circleofhopemin.org

To further support our veterans,
visit our
VETERANS 1ST THRIFT STORE
612 Robert Smalls Pkwy., Ste. D
across from
Anderson's Funeral Home
Beaufort, SC 29906

We are open from 10 am to 3 pm,
Tuesdays thru Saturdays.
Phone: (843) 263-4218