

The Cornerstone



Nate Grella's
Journey to
Compass
Christian Church

Summer 2018

A publication of CDF Capital

Cancer Won't Stop Gail's Girls

Bo Chancey & Manchester Pray for One

5 Habits of a Healthy Leader

No Gold Watch Needed

At the North American Christian Convention in Indianapolis this summer, CDF Capital will celebrate our 65th birthday with hundreds of our friends from around the country. Our exact birthdate is October 30, 1953, but we wanted to get an early start on the festivities.

A party and the gift of a gold watch is an old American corporate tradition for executives reaching their 65th birthday and entering into retirement. While much of America still thinks of 65 as the beginning of retirement, CDF simply sees it as the beginning. Period.

We aren't expecting to receive a gold watch—or even a few days to catch our breath. The work of CDF goes on around the world and around the clock every day. This 65th birthday celebration is just a small point along the way.

However, no matter how you look at it, 65 years is a long time, and the work CDF Capital has accomplished through those years is impressive. But as I reflect on this important milestone, I wonder what the next 65 years will look like.

- How will the church change in the decades ahead?
- Who will make up the next generation of leaders to engage our culture with the gospel?
- How can we transition to best serve those leaders and the future church?

Regardless of my questions, here is one thing I am certain of: If the Lord does not return before then, I believe our grandchildren will find CDF Capital faithfully serving churches in their pursuit of growth. And you, our friends and investors, will be standing with us to make it happen.

Here's to 65 more years. Thanks for joining us on this journey. May we be faithful in building and investing for His cause. 🙏

Read more:

CDFcapital.org/NoGoldWatch

In His Service,



Dusty Rubeck
President, CDF Capital

At age 65, we figured it was time for a change...

We are pleased to announce that CDF Capital will be relocating this fall to a new office space. By acquiring our own building, we are reducing costs and better serving our churches.

What does this mean for you? Nothing.

While our physical address will change, our mailing address will not. You can still reach us at
P.O. Box 19700
Irvine, CA 92623-9700

Our change of location won't change our level of service or our commitment to Help Churches Grow.

“What Else Can You Do Through Me?”



Gail and Don Hamilton have spent 37 loving years together in marriage, ministry, and raising a family of four daughters. For 35 of those years, they have served Vibrant—A Christian Church in Harrisburg, Pennsylvania.

But this past year and a half, something new gripped their lives and demanded their attention: cancer.

“I worked in the medical field as a nurse for years and tried to take care of myself also. I exercised pretty regularly. I ate right,” said Gail.

So they were completely blindsided by a doctor's visit in December 2016. Tests revealed Gail has stage four pancreatic cancer, with tumors in her pancreas, through her liver, and beginning to show in her lymph system. The oncologist said, “If you do nothing, you have three weeks to three months to live.”

“I had lots of questions for God all of the sudden,” Gail admitted. “Why is this happening? Why me?”

One thing that helps Gail and Don process their experiences is blogging (LoveGail.com). “We just

want to be honest about how we're feeling,” said Don. “We've received comments back from all over the world that it's helpful for people. That's what we want it to be.”

Hearing the word *cancer* changes everything—priorities, plans, perspective. But Gail is not ready to be defined by a diagnosis. Her entire life has been dedicated in service to the Lord and that will not stop now.

“It took a while to come around to this,” said Gail, “but finally I started asking the question, ‘Lord, if this is all the time I have left, what else can you do through me?’”

Gail was presented with an opportunity to partner with church planting organization Stadia to train leaders in heavily persecuted Southern Asia about how to begin house churches. Tom Jones, Executive Director of Stadia, knew Gail and her daughters' strong leadership and thought the family would be perfect to work with the women's portion of the program. In fact, he woke up in the middle of the night from a dream saying, “Gail's Girls”—he knew he had to call Gail.

Gail and Don and their daughters, Andrea, Lauren, Kristin, and Rachel, all said yes, committing to minister through Gail's Girls. Their work has provided the financial foundation for 25 women in Southern Asia to have three years of training and support. Already these leaders have started 40 house churches and

are transitioning their community, teaching skills so other women can support themselves. Now Gail's Girls is raising funds for the next class of 25 women.

“It's a beautiful picture of how God is moving,” said Gail. “This wouldn't have happened if not for this illness.”

As Gail and Don's church has surrounded them with love, people beyond their church have also. The Hamiltons have supported Kairos Benevolence Fund since its inception, and KBF reached out to see if they needed help. Even after insurance, medical bills are astronomical, so Gail and Don said yes—help would be a blessing.

“KBF has been helping people all over the nation,” said Gail. “It's very needed. We so appreciate what they do for us.”

Because believers donate to KBF, Gail and Don found financial relief as they transitioned to this new season of life. God is using the generosity of His people to be one answer to Gail and Don's prayers.

“The whole year before I got this illness, God had impressed on me the word *trust*,” said Gail. “I didn't know why. Obviously when I was diagnosed with this cancer, I knew He had given me that word for a reason. We continue to trust in Him.” 🙏

Read more:

CDFcapital.org/GodThroughMe

NAVIGATING MINISTRY TRANSITION

“I’m always trying to grow,” said Nate Grella.

After ministering in various roles at a church in Ohio for 7 years and a church in Pennsylvania for 5, in 2017 Nate felt like God was calling him to something else—but he did not know what. So he prayed. Around that time, CDF Capital invited Nate to The Ascent, a yearlong, 3-part leadership journey for pastors.

“It was a unique opportunity to connect with other leaders,” Nate continued. “I met some really great people who I’m still friends with today.”

It is also where he met his new boss, Drew Sherman.

FROM THE GROUND UP

Nate’s group mentor at The Ascent knew that Nate was open to new opportunities and that Compass Christian Church in Texas was looking for another pastor. The connection was made, and shortly after the conference, Compass called Nate and spoke to him about various pastoral roles.

Compass was growing exponentially, and something unexpected happened: though they had been planning one campus expansion, the leadership felt called to two different communities simultaneously—both to North Richland Hills and to North Fort Worth. The Compass elders decided, “We should do both.”

Suddenly Compass needed another campus pastor. They began talking to Nate about North Fort Worth. Nate was already heading to Texas for the third segment of The Ascent, so they planned to conduct the interview during that time.

“That weekend, it was very clear that God had orchestrated everything,” Nate said.

“My heartbeat is to mentor and lead younger, gifted teachers to help them realize their potential in God’s Kingdom.”



Drew Sherman
Lead Pastor of Compass
NACC 2018 President

Nate drove out to North Fort Worth to explore the community. Everything was under construction. Shopping plazas. Housing developments.

“There was a plaza that had a Chick-fil-A and an In-N-Out Burger,” he said. “I saw those and I thought, *We’re in the right spot*. They’ve done their studies. They know where to go. They know where the people are.”

But while businesses picked up on the growing opportunity in North Fort Worth, very few churches were in the area. Compass planned

to meet in a brand new high school—one of the largest in North Texas and right in the center of all this growth.

Nate, his wife, Amanda, and their two kids saw this move to a new state and a new church as an open door from the Lord.

“Seeing lost people make a decision to follow Christ with their life—that’s the most exciting thing to me,” Nate said. “That’s why I love that we get to be somewhere that there aren’t a lot of churches and start from the ground up.”

I’VE BEEN THERE

When leaders are equipped to lead, churches are equipped to grow.

“There are still leaders that I report to,” Nate said. “But this is a different role, and I make a lot of leadership decisions. I’m the one trying to keep a pulse on our campus. What I love about Compass is the autonomy. There are certain core values and

nonnegotiables. But there is a lot that we can do based on where we are and the culture and the setting.”

That autonomy has elevated Nate to a new level of leadership.

“I have had roles where I was a team lead, but now I am not just leading a team—I’m helping them lead their ministries.”

While Nate has not led in this capacity before, his years of ministry in various evolving roles gives him an advantage that many pastors do not have.

“Each of those roles has helped me see things through the eyes of my staff members,” he said. “I understand what they’re working through because I’ve been there.”

While both external ministry transitions and internal ones can be challenging, Nate sees how God used those to increase his ability to empathize with his current Compass team. While God rarely leads us on a linear path, He teaches us at every turn. <

Read more:
CDFcapital.org/MinistryTransition



How do you transition an entire state of people toward the direction of faith?

You Start With One

by Steve Carr

Vice President, Ministry Development

As Bo Chancey arrived eight years ago as Senior Pastor of Manchester Christian Church in New Hampshire, it was a thriving congregation yet located in the second most dechurched region in America. When those surrounding you do not believe, it can be an intimidating mission field.

Bo sensed the church needed some encouragement—a way to focus their ministry efforts. This was the birth of Pray For One.

“Pray For One is a rather general prayer asking God to give you one person to share His love with,” Bo explained. It “brings the reality of Christ’s mission to your doorstep. When God gives you a name, you can’t shake it. You become consumed with sharing God’s love, and you plead with the Father for the lost to be found.”

By focusing on individuals, Manchester Christian Church has become the largest church in the state. And when 4,000 people show care and excitement for one person to come to know Christ, hearts begin to change and the community begins to notice.

In fact, a board member of a local private school was so moved by what he had seen from Manchester Christian Church that he approached the leadership and asked them—have you thought about coming to Concord?

The significance was not lost on Bo. The area code for the state of New Hampshire is 603, so the entire church has been challenged to stop at 6:03 a.m. and 6:03 p.m. each day to pray for their state and pray for their one person. Now here they were, being invited to come and open a church campus in the capital of the state.

“We’d been praying, and we felt that this was a moving of the Spirit, providing us an amazing opportunity,” said Bo.

“Our faith is in what God is doing in His church and how He’s revealed.”



The move not only benefits the capital city, it assists a local Christian school as well. Concord Christian Academy had begun to build yet did not have access to the funds to finish. Manchester Christian Church decided to raise the money internally to finish the performing arts center and make it fully functional. When complete, the church will use the auditorium on Sundays and the school will use it during the week.

“This is a step of faith,” said Bo. “Our faith is in what God is doing in His church and how He’s revealed through the worship of His people. That’s going to draw people to Him. So we want to

have more worship services in more places to reach more people.”

Bo continued, “If people actually are praying for one, and it’s not just a slogan or a rallying cry, but people are actually praying, ‘God, please give me one person to share your love with,’ there’s an expectation that the church will grow and expand and take ground.”

While the congregation continues to grow physically, they are also challenged to transition spiritually.

“There is no culture of generosity in the state,” Bo noted. “We’re in one of the least charitable regions in the country. We have to teach our church what it means to tithe biblically as an act of worship.”

Raising funds to grow and transition their campuses, staff, and outreach efforts

has been a hurdle. It has been vital, therefore, to have a financial partner on their side.

“The benefit of a financial partner like CDF is that they are fully invested in the spiritual and ministry goals of the church,” said Bo. “To have a financial lender who cares about the gospel more than mortgages and land allows us to remain focused on our calling.”

For Manchester Christian Church, that calling is being fulfilled—one person at a time.

Read more:
CDFcapital.org/PrayForOne

Habits of a Healthy Leader



by Sean Morgan
Vice President,
Leadership
Capital

We’ve often heard axioms which point to the immense impact leaders have: “Speed of the leader, speed of the team” and “Everything rises and falls on leadership.” These are both attributed to international leadership guru John Maxwell. I believe all three are true—the two axioms plus John being a total guru! Now if they are true, they should point us to this fact: the mantle of leadership is heavy.

I propose that we can better steward our leadership influence by ensuring that we have both impact and sustainability. For those of us in church leadership and also for those of us in roles alongside senior church leaders (elders and close friends), we must take care of ourselves and our leaders, encouraging rest, margin, and an overall healthy, sustainable approach toward life and ministry.

I suppose what I’m getting at is this axiom of my own: “You can’t have healthy churches without first having healthy leaders.” The order is important.

Healthy leaders and teams don’t just

involve having a positive, encouraging culture. In fact I’d argue that a positive, encouraging culture at the cost of a leader’s personal health—mental, physical, emotional, spiritual—is a cost that’s too high.

As a part-time Air Force pilot, I’ve enjoyed the privilege of flying jets around the world and serving in four combat tours. One of the best examples of health I’ve seen in the aviation world is called SOAPS. Like most military jargon, there’s a sophisticated acronym behind it, but the thing I want you to know is that SOAPS is a way of ensuring that we look at the daily wear of an engine and measure it for health. SOAPS analyzes an oil sample from every jet engine after every flight for the smallest of metal fragments. You see, any metal fragments in the oil are a sign that engine wear is causing irreversible damage to the engine’s health, and we set ourselves up to react to the first warning signs of ill health.

Have you evaluated your health lately? How are you reacting to improve it? If you’re a leader in ministry or you just happen to know one, I have a few recommendations:

- 1. Create more margin.** Get out of the urgent and focus on the important. A great way to do this is to write down your goals. Practical tip: Don’t be afraid to disappoint people who attempt to pull you from those goals by filling your inbox with demands.
- 2. Set marital guardrails.** Discuss with your spouse: Where is work creeping into your marriage? Practical tip: Mutually agree on a list of things you need to say no to on a routine basis.
- 3. Define family rhythms.** Sit down with your family and discuss what activities are life-giving. Practical tip: Put things

on the calendar and budget financially for them.

- 4. Get a hobby.** What do you love to do when you’ve got time on your hands? Practical tip: Discover what helps you unwind and find peace. I have several senior pastor friends who have taken my advice and now paint, play the guitar, sculpt, and more.

- 5. Take a routine sabbatical.** Routinely carve out time to decompress, reflect, pray, and let God speak to you. I once read an article that a noted megachurch pastor prayed for four hours a day. Wow! My first response was disbelief, followed quickly by the thought that he could never get anything done. As I’ve reflected on that, I can see that the clarity achieved by his time with God actually serves to keep this pastor focused only on the most important things—what a wise choice for a leader. Practical tip: Take a half day each month to unplug from the office, disconnect from tech, and get alone to achieve clarity.

Hopefully you’re sensing God speak to you about an area of your life where you can become healthier. Perhaps it’s something I’ve suggested or the Spirit is prompting you in other ways. Regardless, I hope you’ll prayerfully consider being receptive to your own SOAPS testing by engaging with your spouse, loved ones, and team—and at the very first sign of problems, take steps that allow you to thrive in healthy, sustainable ministry for a lifetime.

Read more:
CDFcapital.org/HealthyLeader



NON-PROFIT
U.S. POSTAGE
PAID
PERMIT #88
BUENA PARK, CA

P.O. BOX 19700
IRVINE, CA 92623-9700

The Cornerstone: A CDF Capital publication ©2018
Cover photo of Nate Grella provided by
Compass Christian Church.

HELPING CHURCHES GROW

Yes we're 65—and no, we're not
retiring. We're just getting started.

Come celebrate with us in Booth
#665 at the North American
Christian Convention!

Tuesday | 3:00PM

Chris Hodges Opening Session on Leadership
Indiana Convention Center—Sagamore Ballroom 5-7
(open to all NACC attendees and their families)

Tuesday | 9:00PM

65th Anniversary Booth Party & Cake
Exhibit Hall—Booth #665
(open to all NACC attendees and their families)

Wednesday | 5:30PM

NACC President's Banquet
Westin Grand Ballroom 4-5
(purchase your tickets at the CDF Capital booth)

Thursday | 12:00PM

CDF Capital Investor Luncheon
Crowne Plaza—Illinois Street Ballroom
(open to all CDF Capital investors)

Thursday | 9:00PM

NACC After Party with the Hunter Smith Band
Exhibit Hall—F, G, & H
(open to all NACC attendees and their families)



Will you join us for the next 65
years of helping churches grow?

Phone: 844.764.5249

CDFcapital.org/cornerstone

This is not an offer to sell our securities to you, and we are not soliciting you to buy our securities. We will offer and sell our securities only in the states where authorized. The offering of our securities is made solely by our 2017 Offering Circular. The purchase of our securities is subject to terms, conditions, and risks, which are described in our 2017 Offering Circular. CDF securities are not F.D.I.C. or S.I.P.C. insured, nor are they bank deposits. The CHURCH DEVELOPMENT FUND, CDF CAPITAL, CDF CAPITAL, and DESIGN ONLY trademarks and/or other identifiers referenced herein are trademarks of Church Development Fund, Inc., and may be registered in certain jurisdictions.