

Financing Capital Improvements: Case Study

Capital Campaign at Lincoln Park Presbyterian Church

“Making our house of faith a home for all”

Presbytery of Chicago
Property Ministries Team

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Where we found ourselves

Lincoln Park Presbyterian Church

- A growing congregation...but small

- Membership: 127
- Pledges and regular donors: 54 out of 90 units
\$169,000

Lincoln Park Presbyterian Church

- A mission-oriented congregation

- Congregation is committed to spend 10% operating income on mission since its founding
- LPPC helped establish neighborhood organizations and agencies, including Lincoln Park Community Shelter
- Lincoln Park Community Shelter is a major mission focus

Lincoln Park Presbyterian Church

- Housed in an old building which needs work

- 5 year old architectural study – we needed \$2M, \$1.2M for basics
- 2 year old capital campaign feasibility study – we could raise \$300-500K

Joint LPPC-LPCS-Presbytery Plan

We had a mission which drove growth and which needed new space

- Shelter needed a new home, could not afford a building/rental
- We needed renovation
- Neither had the means by themselves

Original estimated need - \$1,200,000 - raise with partnership?

- Congregation - \$400,000
- Shelter - \$400,000
- Presbytery - \$400,000 – unique situation

Renovation of the basement includes

- New mechanical systems (HVAC, plumbing, electrical)
- Dormitory facilities to house 30-40 guests
- New kitchen, bathrooms, laundry facilities
- Office space for staff, common area and dining room for guests
- Computer work room

Renovation of church-only space includes

- New nursery, restroom (ADA-compliant), kitchenette
- Sanctuary improvements – lighting, sound system, reconfiguration, organ maintenance
- Exterior painting, window maintenance, tower repair

LPPC and LPCS conduct separate capital campaigns

- Can appeal to different sources of funding
- Have complementary fundraising strategies, but not the same
- Pledge and collection periods are different

Use same architect and contractor to achieve economy of scale

Hope to start construction late Summer '05

Joint Project Management Committee oversees basement renovation

LPPC Capital Campaign Plan to Raise \$400,000

- **Steering Committee formed 1Q04**

Diversity – pick pledgers, longtime and new members, proven workers

Commitment - concern for the building and the mission of the congregation

- **Financial Consultant - Church Financial Campaign Services**

Strategy - persuaded us to try targeted donations

Ideas - communication vehicles, events, support

- **Calendar of events**

May '04 – Session input for requirements

July '04 – Session approval of campaign plan

August '04 – Advance caller training

September '04 - Advance campaign for pledges and gifts

October '04 - General campaign combined with annual stewardship appeal

January '05 - Start collections

December '07 - End collections

- **Results thus far**

Congregation \$472,000 pledges and gifts

Shelter 385,000 pledges and gifts

Presbytery 400,000 grant

\$1,275,000 Total

What Worked for the Lincoln Park Presbyterian Church Capital Campaign

Know what the building needs and have realistic goals

- **Architectural study**
- **Feasibility study** – PC(USA) Church Financial Campaign Services

Focus on the real meaning to the congregation

- **Building needs don't "sell" the campaign**
- **"Making our house of faith a home for all"**

Campaign strategy: **Communicate, communicate, communicate!**

- **Get help** – PC(USA) Church Financial Campaign Services
- **Get allies** - Especially the Session, campaign committee
- **Campaign theme** – "Making our house of faith a home for all"
- **Advance campaign**
 - Believe in what you are doing
 - Know your donors
 - Target the donations – ask, and you shall receive
 - Train good callers
- **General campaign** – Get and train good callers
- **Effective materials** – Notebook, brochure
- **Newsletter articles** – Use the church newsletter *EVERY ISSUE*
- **Major event** – Hold a dinner with "house tours"
- **Thank you letters** - Be grateful for every donor

Seek and find the Holy Spirit in what you are doing
Priority List for Lincoln Park Presbyterian

Church Improvements

NEED TO DO

Reason

Paint/repair exterior: window frames and doors	Citation; first face to the world
Repair tower roof	Safety; threat to building
Relocate the Nursery to the first floor	Space impacted by construction
Provide custodian's space, especially storage for supplies and equipment	Space impacted by construction
Reconfigure/expand kitchenette and accessible half bath(s) off the Dreyer Room	Overlap with shelter rebuild, especially plumbing
<p>Rethink/reconfigure the sanctuary to be more inviting and worshipful- consider following areas:</p> <ul style="list-style-type: none"> • Space configuration, including pew renovation/removal, chancel layout, platform extension • Lighting: high-end, "natural" light, dimmer controlled (needs lighting design/engineering study;) restore and improve lighting of chancel stained glass • Sound system • Floors: level and repair, either re-carpet or refinish hardwood. Special work on back of sanctuary and in area of public and choir (need architectural drawings?) • Paint, including patching/plaster repair and fix all water stains • Interior doors: which ones to keep/fill in; refinish, repair • "Parents' room" so they can be included in worship • Re-tile vestibules; repair and replace lighting fixtures in them • Signage, both on room doors and in vestibules • Restore decorative organ pipes 	Primary restatement of and impact on worship experience

WANT TO DO

Reason/Purpose

Reconfigure/redecorate the Geneva Room	Education, meeting room
Revamp the Crow's Nest to hold offices and records storage	Seminary assistants, business office
Revamp choir room	Could be sanctuary waiting room (groom, parents' room?)
Replace choir room entrance stairs	Consistent appearance
Establish memorial garden	Reflective way to honor the Saints

Priority List for Lincoln Park Community Shelter Improvements to Lincoln Park Presbyterian Church

NEED TO DO

Reason/Purpose

Sleep space for 30-40 people

Retain current capacity

Real beds

Comfort

Separate sleep space and restrooms for men and women

Privacy

Staff office space

Working conditions, privacy

Meeting room

Board, staff, guest meetings

Remodeled kitchen

Provide dinner and breakfast, at a minimum

"Common room" separate from dining area

Social space for guests and other clients of shelter, classroom area

Flexible meeting space

Small groups, classes

Computer room

Work, communications and teaching area for guests

Closets and storage for guests

"Normal appearance"

Storage room

House supplies and guest belongings

Laundry room

Cleanliness, personal pride

Plumbing

Support kitchen, bath/restrooms

HVAC system

Adequate heating, cooling and ventilation

Electrical system

Support new and enhanced systems and appliances