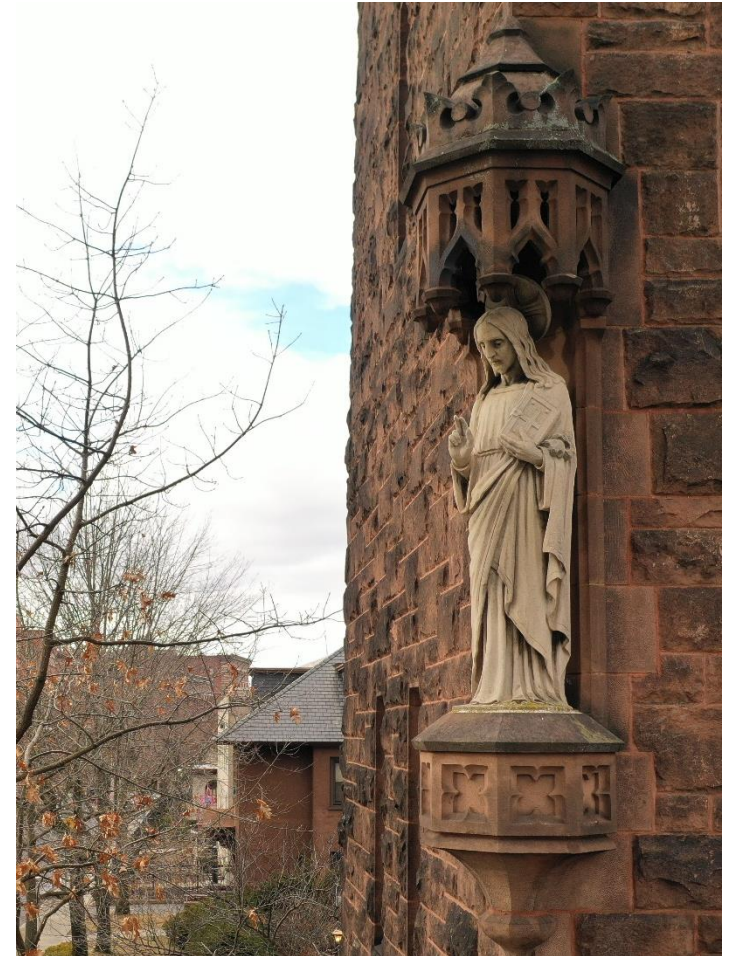


# Christ Church Cathedral Pre-Planning for a 2022 Capital Campaign Shining The Light



# Shining The Light ... Together

You are the light of the world. A city set on a hill cannot be hid.

Nor do men light a lamp and put it under a bushel, but on a stand, and it gives light to all in the house.

Let your light so shine before men, that they may see your good works and give glory to your Father who is in heaven.

Matthew 5:14-16



# What Is A Capital Campaign?

**Raising an extraordinary amount of money  
for extraordinary purposes**



**Evaluated as an option during the Long Range Financial Planning Process**



# Why Do We Need A Capital Campaign?

## **Maintenance of our buildings exceeds the designated funds to pay for it**

- Budget each year: 16,000 + 3,000 & Adolfson Fund earnings ~16 - 18,000
- Total ~\$36,000 per year

## **Major projects from the last 5 years:**

- Fixed the roofs (and associated leaks) on the sanctuary, tower, flower guild room, rectory, offices
- Updated security system, added cameras, improved outdoor lighting and installed security doors
- Improvements to fire alarm system: Exit sign updates & magnetic door catches
- Energy efficiency: New dual fired heater for sanctuary, insulate sanctuary, LED lighting updates
- Updated internet, sound system and built livestreaming capability



# Previous Capital Campaigns & Fundraising

- Sanctuary constructed in 1875 & Office wing in 1960
- Major Capital Campaigns in **1906, 1929, 1960, 1972, 1991, 2003**
- **1991 21<sup>th</sup> Century Campaign** focused on sanctuary
  - Initial cost estimate \$525,000, actual ~ \$480,000 (\$922,000 in 2021 dollars)
- **2003 Opening our Doors Campaign** focused on accessibility
  - Total raised- \$495,000 (\$718,000 in 2021 dollars)

**With a 2022 Launch, it will be 19 years since our last Capital Campaign**



# Areas of Consideration for a Capital Campaign

## Preserving our Legacy

- Repair Stained glass ground level
- Organ repairs (leather and other areas need repair)
- Update Fire Alarm System (at the end of its life expectancy)

## Outreach & Welcoming

- Add higher power spotlight to Jesus statue on tower
- Commission religious art with figures of color for sanctuary
- Build 2 showers in undercroft for the homeless

## Undercroft Renovation for Rental & Community Partnerships

- Rectify airflow deficiencies and add heating/AC in process
- Build more inviting & secure undercroft entrance
- Update floor, ceiling, light fixtures, bathroom repairs



The Last Supper-  
Robin Joyce Miller  
fabric art



# How to Pay for a Capital Campaign



- Early estimate of ~ \$480,000 cost
- Capital Campaign Donations spread out over 3 years
- Annual capital budget and Adolfson Legacy ~\$80K
- Grant Opportunities
  - A history of success:
    - \$300,000+ in grants for undercroft kitchen/restroom
    - \$70,000 recent grants for Big Blue Drop In Center
  - Multiple opportunities identified
- Donations of expertise for fundraising, grant writing and architectural design
- Finalize scope after all factors considered

# What's Next?



September- Introduce  
**Shining the Light**  
to Congregation

October-November-  
Fall survey with sample of  
congregation & Diocese

Feb kick off Capital Campaign  
Meet with all parishioners

Continue work in phases as  
funds become available

2021

2022

2023-4

July-  
Capital  
Campaign  
Core Team  
first meets

Stewardship Drive

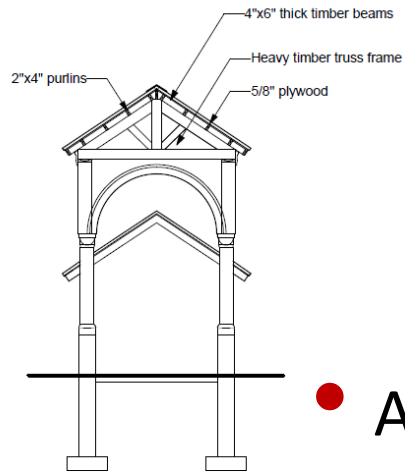
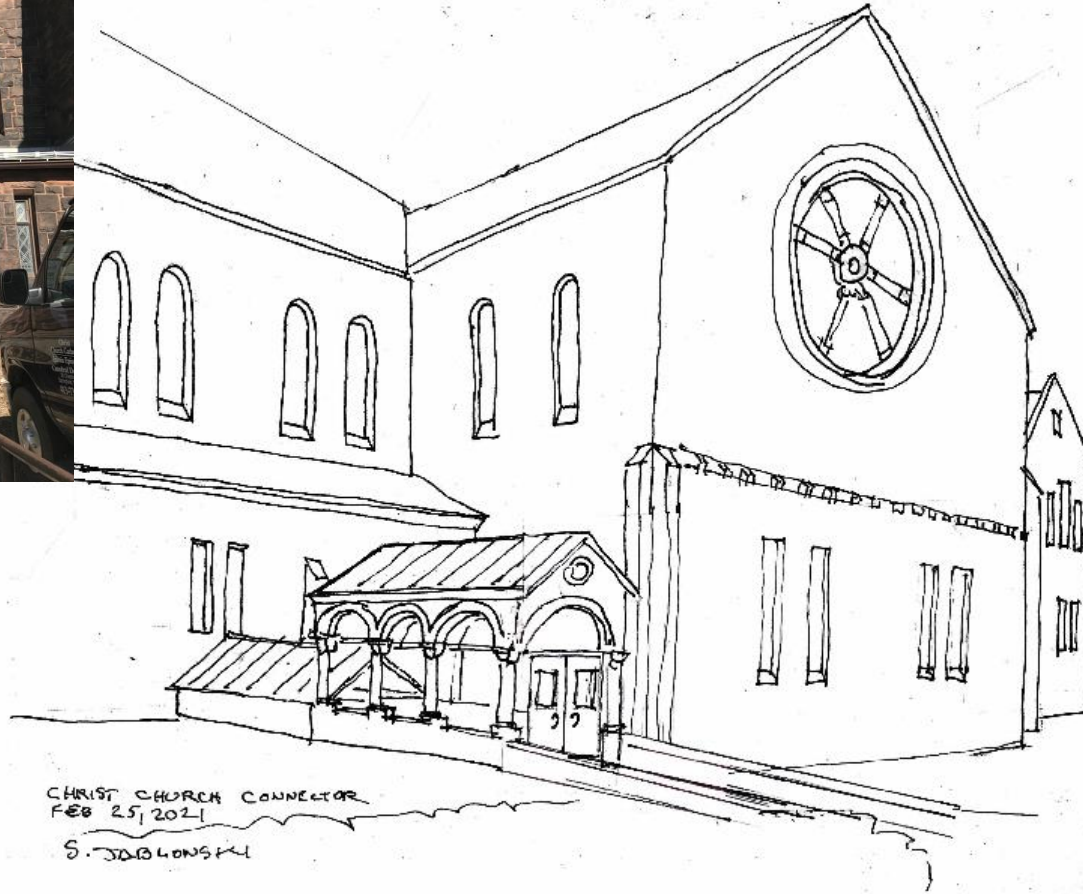
Oct – April-  
Develop plans, refine quotes  
& Grant writing

Begin work on priority  
Health and Safety areas as  
funds become available



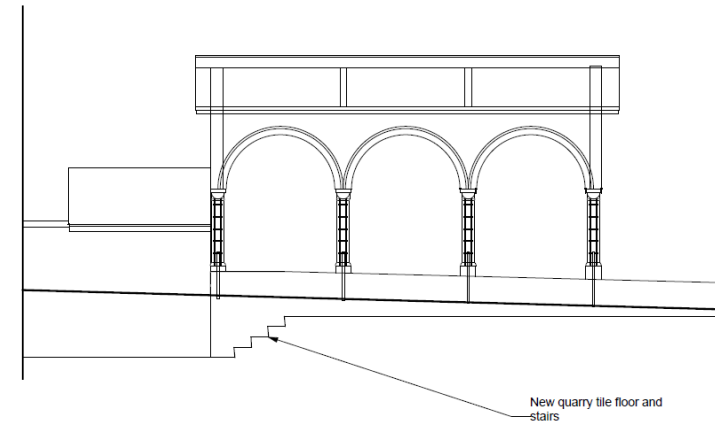


# New Undercroft Entrance Sketch



2 Front View Section  
Scale: 1/4" = 1'-0"

- Artificial stone to match Cathedral brownstone
- More detailed drawings in progress



1 Side View Section  
Scale: 1/4" = 1'-0"



## A Prayer from Joan Chittister

We must remember that light is seeable only in the center of darkness

It is really guidance through darkness that we pray for, it is darkness that teaches the value of light.

It is darkness that tests the mettle of light in the soul.

It is darkness that makes us bold and brave and tests our trueness and makes us who we finally become.

Let there be light.

## Shining The Light





Questions?

Thoughts?



If you want to be included in the Fall Survey please contact Tom, myself or the Capital Campaign Co-Chairs: Ed Farrell and Angelika Melien



**Back Up Slides**

# Previous Capital Campaigns & Fundraising

- Sanctuary constructed in 1875 & office space in 1960
- Major Capital Campaigns in 1906, 1929, 1960, 1972, 1991, 2003
- **1991 21<sup>st</sup> Century Campaign focused on sanctuary**
  - Stained Glass window repair- Wheel windows and possibly others
  - Interior dry wall installed, including ceiling, and all painted using scaffolding
  - New oak pews installed with attached kneelers (much cheaper than restoration)
  - Marble altar restored and moved forward, chancel floor elevated with granite floor
  - Organ repairs made, including hours donated by Peter Beardsley and David Johnston to reduce cost by \$55,000



**Cost estimated at \$525,000, actual ~ \$480,000 (\$922,000 in 2021 dollars)**

# Previous Capital Campaigns & Fundraising

- **2003 Opening our Doors Campaign focused on accessibility**

- Elevator (\$190,000)
- Move the vesting sacristy to a classroom downstairs
- Cut through back wall to allow back entrance ramp, planters, Brooks Foyer art space
- New red doors on front of sanctuary, with new steps and sidewalks (\$35,000)
- Landscaping updates & new signage
- Upgraded fire alarm system required by law (\$65,000)

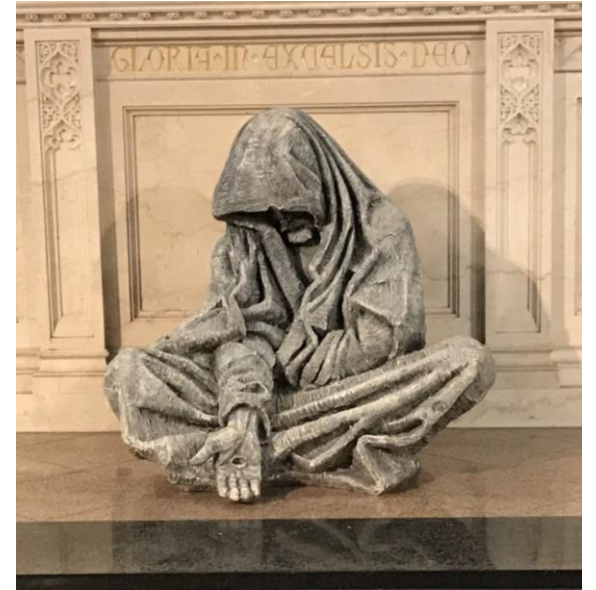


**Total raised- \$445,000, and a timely bequest of \$50K covered the unexpected expense of the fire alarm upgrade. (\$718,000 in 2021 dollars)**



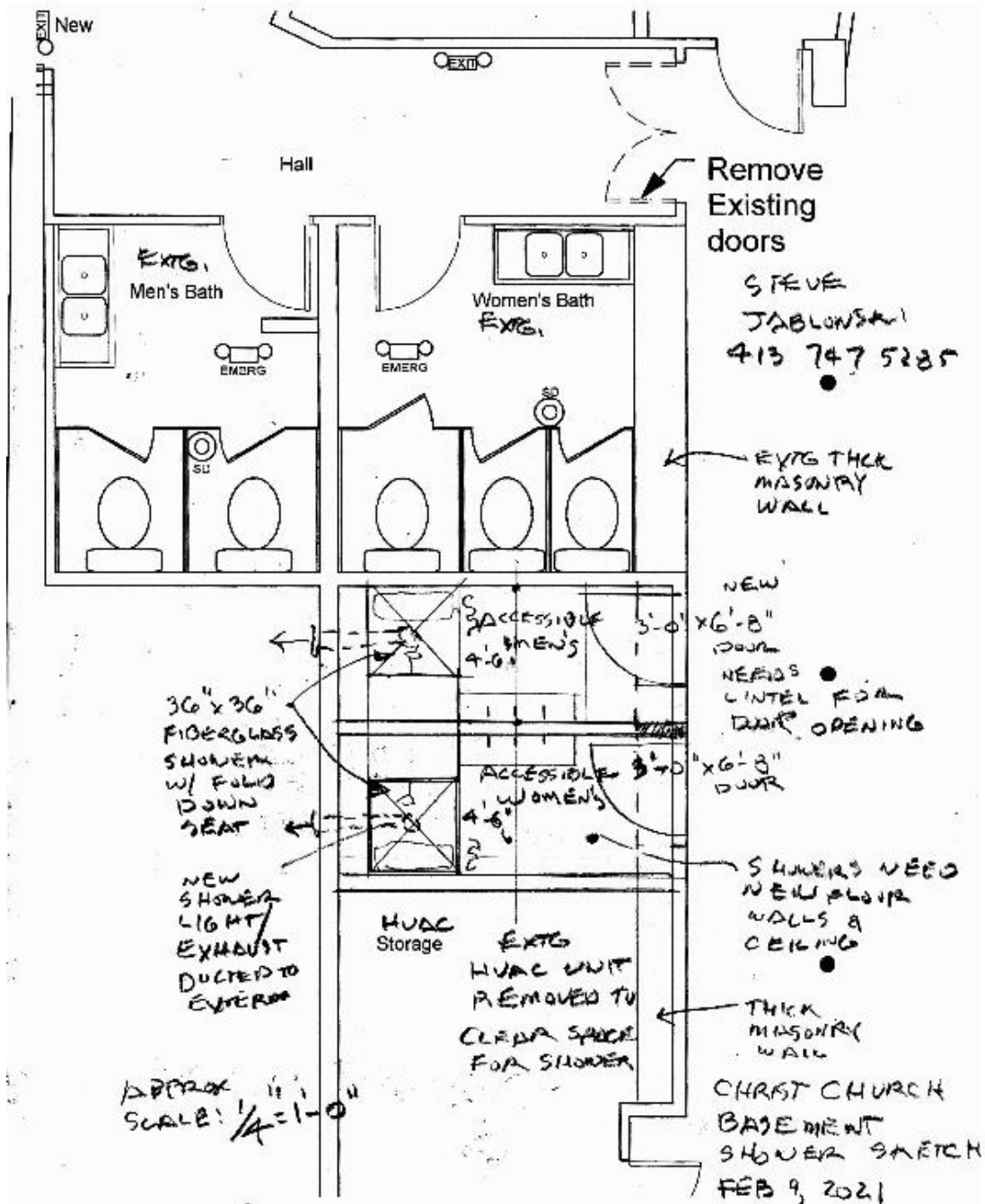
# Grant Writing Projects focused on Ministry

- **2006 Undercroft Upgrade for Loaves & Fishes**
  - Installation of commercial kitchen
  - Improve ventilation, and some updates to dining area
  - Crawford Lincoln wrote grants to the Community Foundation and Davis Foundation that covered most of the **\$385,000** cost
- **2008 Renovate Undercroft Bathrooms for Loaves & Fishes**
  - Crawford Lincoln wrote a grant to the Davis Foundation that covered most of this **\$65,000** cost
- **2020 Modifications for Drop in Center Ministry**
  - Linda Taupier and Eric Elley received grants from the United Thank Offering, CCC Outreach, Arbello Family Foundation, Pioneer Valley Health Service, Bob's Furniture and received other church and private donations covering over **\$70,000** for this ministry.



**Grant dollars are available to expand our ministries**

# Sketch of Suggested Shower Location



- Adjoining existing plumbing
- Space available once outdated air blower removed
- Entrance to Undercroft dining area