

Campaign *Case Statement*



**Sharing
Our Faith**

**Securing
Our Future**

Campaign

**A Capital Campaign to Address Our Capital,
Financial, & Other Improvement Needs**

St. George's Episcopal Church

Dayton, OH

Introduction



St. George's Episcopal Church is a vibrant community that dates to 1956. For over 69 years, our church has been ministering to the needs of the Dayton community. While facilities and faces have changed over the years, one thing remains the same...our commitment to Jesus Christ, to one another, and to the betterment of our community.

As a result, our church today is an active community comprised of over 260 households. Led by a dedicated rector and a strong corps of staff, lay leaders, and volunteers, there is an increasing number of ways that people of all ages can participate in the spiritual, educational, social and service ministries of our church.

Yet, despite our accomplishments and strong heritage of activity and accomplishment, some significant challenges remain.

*God calls us to care for and cultivate all that He has given us...
not to be complacent, but rather, to constantly strive to be better, to build on and improve what we
have... always trying to realize our God-given potential.*

Immediate Improvements

St. George's has six immediate needs that are critical to the comfort and functionality of its facilities. Five of these are simply to ensure that our buildings will continue to work as they should to serve our spiritual, educational, social, and service missions. The other need is highly visible and presents the first impression of our church and how we care for it to our Dayton community.

Primary Projects

Elevator & Fire System Panel Updates

The church's elevator is such an important element in making our facilities welcoming, convenient, and accessible to everyone, especially those with more limited mobility. It was originally installed in 1995, and after 30 years, it needs significant upgrades.

The elevator is difficult and expensive to repair, and downtime is increased because replacement parts are no longer available, and key mechanical and electrical systems like the controller and circuits are outdated and likely to fail.

In coordination with updating the elevator, our fire control panel also must be updated. The fire control panel is the central hub of the building's fire alarm system, receiving and managing data from all fire detection devices. The current panel is outdated and incompatible with the needed elevator upgrade. This poses a significant risk to the safety of the building's occupants and facilities.

Upgrading the elevator will ensure that all who come to St. George's will continue to have easy and safe access to all our services, activities, and events. The elevator's new electrical, electronic, and mechanical upgrades will meet building codes and improve reliability, safety, energy efficiency, and performance.

Kitchen Updates

Of concern in our Undercroft kitchen is its lack of an essential safety feature, a fire suppression system. This poses an increased risk of property damage and jeopardizes safety regulations. Additionally, the kitchen's ovens are at the end of their life span and are increasingly unreliable when needed for our church's social events and outreach projects.

Adding a fire suppression system to the existing vent hood and updating the kitchen with new, commercial-grade, energy-efficient, high-capacity ovens will enhance safety and reliability, improve energy efficiency, and increase capacity. It will also significantly boost our ability to serve, particularly for events like Kairos and the Spaghetti Supper.



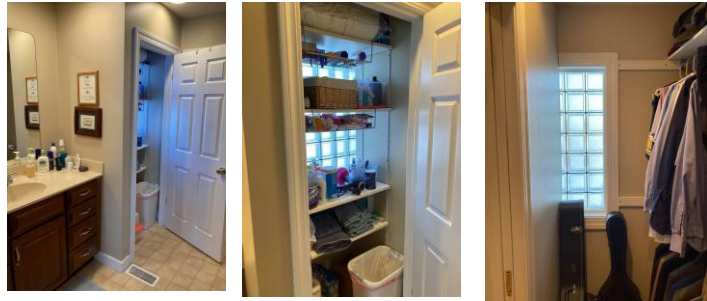
Rectory Septic Pipes Repair

Another critical need is the rectory's cast iron septic pipes. The rectory is supplied by well water and has a septic system for waste. The original cast iron pipes to the septic tank are nearing the end of their lifespan and threaten to compromise the septic system's function. A pipe failure would render the rectory unlivable. Additionally, the pipes run under the back patio, which would have to be demolished to reach them in the event of an increasingly possible major failure.

After consulting sewer experts, our goal is to repair the pipes by inserting a PVC sleeve inside the old cast iron pipes, which will fix the pipe problems and prevent expensive major work, such as digging up the patio.

Rectory Bathroom Remodel

The rectory's primary bathroom has an awkward layout, with undersized and dated fixtures and an old lay-flat linoleum floor. It is small, inefficient, difficult to keep clean, and uncomfortable. Remodeling the room will improve its usability and functionality for years to come, and be a blessing to our rector and his family.



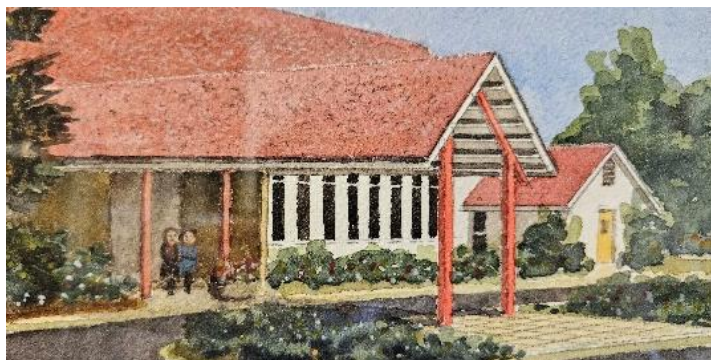
Sanctuary Level Restroom ADA Upgrades



Our outdated restrooms on the main level limit accessibility for parishioners and guests. At minimum our plan is to refurbish them, and if the structural constraints of the building allow it, redesign them to meet ADA standards. This will ensure compliance and provide spacious, accessible facilities for all.

Front Entrance Improvement

St. George's front entrance represents the open arms of our church to all who come here. It should be an easy, convenient, protected, and welcoming area for people of all ages and abilities and for services of all types. Today the entrance does not meet this goal. Its small front porch does not easily identify it as our main entrance, and it is open to the elements in inclement weather.



One possible solution we are considering is to build a porte-cochere to create a more grand and identifiable front entrance that will also protect everyone from the elements and offer a convenient and accessible drive-up drop-off area.

Financial Improvements

Maintenance/Insurance Fund Replacement (Recoup Cost of New Boilers)

Everyone who attended Sunday services over the few years is aware of the problems we had with our HVAC and furnace boiler. After the initial replacement quotes we received increased tremendously, the Vestry took action to use reserve funds to make the necessary system repairs before there were further cost increases.

We need to replenish the reserve funds to be prepared for the next emergency need. These funds safeguard our annual operating budget from being impacted by unexpected expenses, and it is our responsibility to be good stewards of the both our church finances and facilities.

Endowment Fund Increase

Our 2025 budget for buildings and grounds maintenance, the Manor Lane rectory, personnel, music and programming is estimated at \$750,000. We are blessed to be able to cover some of these costs thanks to our endowment for capital projects, music ministry, and general operating expenses. The endowment is blessed with excellent management, low fees, and a sound investment portfolio, but despite this the endowment at its current size generates only about \$15,000 per year, which is not substantial given the budgetary needs of our growing parish. Furthermore, there has not been a fresh deposit into the principal in over twenty years.

Our plan is to contribute an additional \$250,000–\$500,000, increasing the fund's total principal to \$800,000–\$1,150,000. This is expected to generate an 8% return, providing an additional \$55,000 annually to support the church's operating budget. This would mark a substantial and ongoing addition to our annual income, being a blessing and gift which keeps on giving.

God asks us to care for and improve on all He has entrusted to us. This is the essence of what it means to be good stewards of God's various gifts.

Secondary Improvements

Following the critical, immediate improvements the church facilities require along with the desired financial improvements, we have also identified several less critical needs to be undertaken. These problems prevent our buildings from being their most functional, beautiful, comfortable, and welcoming.

Additional Projects

Audio-Visual (AV) System Upgrade

We use our Undercroft for a variety of purposes, from large gatherings like the Spaghetti Supper and the Parish Annual Meeting, to smaller gatherings like the New Member Class and potluck suppers. Unfortunately, these are diminished by our outdated, ineffective, and limited AV system. The poor audio quality and unreliable performance make it difficult to hear our speakers and presentations. There is no dedicated projector and the existing screen is not ideally located.



Installing a new, reliable audio-visual system will resolve these issues with our largest multipurpose space as well as expand our reach to those beyond our walls through the ability to have a well equipped and readily usable room for our community.

Parish Hall Carpet Replacement

The parish hall is used for everything from VBS to bible study to wine tastings and more. It is an inviting, comfortable room with numerous amenities, but with a very worn-out and stained carpet that was last replaced 25 years ago. Replacing the carpet will significantly improve this much-used space, making it a reflection of our church community, well cared for and welcoming.

Front Marquee Sign Replacement

Our prominent marquee sign on Far Hills Drive offers the greater community its first impression of St. George's. Since 2015, the sign's electronic circuit board has had problems and parts are hard to find and expensive to replace.

The lighted messages are hard to read and, therefore, hard to convey information to those passing by or coming to our facilities. The sign does not present to either our members or the local community the kind of welcoming, caring, and cared-for community of faith that we are.



Replacing the sign will not only beautifully identify St. George's Church along the Far Hills corridor, but also beautify our parish campus for years to come.

Lower Priority Projects

Last on our wish list are some other improvements that, though not necessary, would enhance the atmosphere, beauty, and comfort of our worship and fellowship spaces.

Other Improvements

Painting the Sanctuary Plaster Walls

The rich, warm wood of the sanctuary's arched ceiling lifts our eyes—and our spirits—upward. In contrast, the unpainted white plaster walls framed by wooden buttresses have become dull and stained over time, making them difficult to clean and maintain.

The sanctuary plaster has never been painted. It's time to brighten, refresh, and restore the beauty of this sacred space. This meaningful improvement will reflect the care, reverence, and respect we hold—for our worship space, for each other, and for those who lovingly maintain it.

Organ Upgrade

Our organ is a source of pride and joy in our worship services. The magnificent sounds of our grand and unique pipe organ are beloved and well known in the wider community. Our organists are limited, however, by the instrument's tonal range, and manual and pedal playability.

Our goal would be to reconfigure the pedal coupler system, which would greatly improve ease of playing the organ. This is a cost-effective way to modernize the organ and make it more versatile. We also would like to upgrade the organ with the addition of a new row of pipes, called a string stop, which would offer a wider variety of sounds and increase the organ's repertoire range. These updates will significantly add to the organ's tonal color and enhance its functionality to further enrich our worship and music services.

Church Undercroft Gathering Space Revitalization

St. George's strong community has been built through countless gatherings in our Undercroft gathering space. We know that a church's physical environment plays a significant role in shaping the experience of its members and visitors, and the cinderblock walls of the undercroft feel disconnected from St. George's welcoming spiritual atmosphere.

Refreshing the Undercroft will make it a more inviting and comfortable reflection of our church's welcoming atmosphere.



Our Campaign

To address our needs and plans, we are initiating an ambitious fundraising effort titled the “**Sharing Our Faith – Securing Our Future**” Campaign. This important effort aims to raise the funds needed to address our capital and other improvement needs.

Our campaign counsel recommended setting a **minimum goal of \$700,000**, which aligns with what they believe we can realistically expect to raise. So we have heeded their advice and decided to set a “**Minimum Goal**” of \$700,000. This will enable us to tackle the most urgent Immediate Improvements, such as elevator and new fire panel upgrades, essential kitchen updates, rectory repairs, sanctuary-level restroom upgrades, and front entrance improvement.

A **\$1,000,000 “Challenge Goal”** has also been set. If met, this goal will allow us to complete all the Immediate Improvements and enhance our Endowment fund.

Finally, our “**Ultimate Goal**” of **\$1,500,000** would allow us to go beyond our immediate needs and incorporate the secondary and lower-priority projects that will enhance our facilities.

These stretch goals reflect not only what is urgently needed but also our vision for a vibrant, welcoming, and enduring future.

Campaign Goals

Minimum Goal
\$700,000

Challenge Goal
\$1,000,000

Ultimate Goal
\$1,500,000

Levels of Support Needed to Succeed

In order to reach our financial objectives, we will need both a substantial number of givers and a few, fairly substantial gifts as the following charts of gifts show.

Minimum Goal		
# Gifts	Size of Gift	Total
1	\$140,000 or more	\$140,000.00
2	\$70,000 - \$140,000	\$140,000.00
4	\$25,000 - \$70,000	\$100,000.00
10	\$10,000 - \$25,000	\$100,000.00
20	\$5,000 - \$10,000	\$100,000.00
53	\$5,000 or less	\$120,000.00
Totals		\$700,000.00

Challenge Goal		
# Gifts	Size of Gift	Total
1	\$200,000 or more	\$200,000.00
2	\$100,000 - \$200,000	\$200,000.00
4	\$50,000 - \$100,000	\$200,000.00
8	\$25,000 - \$50,000	\$150,000.00
10	\$10,000 - \$25,000	\$100,000.00
65	\$10,000 or less	\$150,000.00
Totals		\$1,000,000.00

Ultimate Goal		
# Gifts	Size of Gift	Total
1	\$300,000 or more	\$300,000.00
2	\$150,000 - \$300,000	\$300,000.00
6	\$50,000 - \$150,000	\$300,000.00
10	\$30,000 - \$50,000	\$300,000.00
15	\$10,000 - \$30,000	\$150,000.00
56	\$10,000 or less	\$150,000.00
Totals		\$1,500,000.00

Giving Options

To ensure that we reach our objectives and our potential, all members and others associated with, or those who have a special interest in our cause or our church, are asked to consider special gifts over and above whatever they may already contribute regularly to us. Gifts to our campaign can be made in a variety of ways.

Pledges are gifts that are payable over time or, in our case, over 3 years. Pledges are easier for most and essential to meeting our goal since it would be impractical, if not impossible, to reach our objectives with one-time, out-of-pocket gifts. Pledged gifts may be paid in monthly, quarterly, semi-annually, or in annual installments via cash, credit card or direct deposit gifts at the discretion of the donor and a 10% or more initial investment toward your total pledge is encouraged and requested.

Non-Cash Gifts are an additional or alternative way to support our cause. These types of gifts include gifts of securities such as stocks, bonds or gifts through qualified charitable distributions such as IRA rollovers; gifts of real estate such as marketable land, homes, vacation homes, rental or commercial properties; valuable personal property such as precious metals, gems, jewelry, artwork, collectables and even new or slightly used and classic automobiles, watercraft and motor homes.

Deferred Gifts are another way you can support our efforts and are gifts that might be given or arranged for now but may not be received until later as would be the case with gifts of new or fully paid up life insurance policies, certain types of trust arrangements or gifts through a person's will by bequest.

All non-cash and deferred gift offers however, must be reviewed and approved by the church.

Matching Gifts may be a possibility too. In fact, if you serve on the board, work for or have retired from a company that matches the charitable gifts, you may be able to double or even triple your gift to our cause and church. So check with the company whose board you serve on, you work for or have retired from to see if they match gifts to cause like ours.

Giving Opportunities

There are also a number of special giving opportunities available to donors of qualifying gift amounts that may be of interest to you. These opportunities show what the church can do with gifts at various levels.

Immediate Improvements

Elevator Upgrade & Fire System Panel	\$130,000
Kitchen Updates	\$ 30,000
Rectory Septic Pipes Repair & Bathroom Remodel	\$ 30,000
Sanctuary-Level Bathroom Upgrades	\$100,000
Front Entrance - Porte-Cochere	\$100,000
Maintenance Fund Replacement	\$170,000
Endowment Fund	\$500,000

Secondary & Lower Priority Improvements

Audio-Visual (AV) System Upgrade	\$ 10,000
Parish Hall Carpet	\$ 30,000
Replacement of the Front Marquee Sign	\$ 30,000
Sanctuary Painting	\$ 20,000
Undercroft Gathering Space Revitalization	\$ 50,000
Organ Upgrade	\$100,000

The gift amounts listed are not necessarily reflective of the actual cost of the opportunity listed. Rather, they approximate the actual cost of the opportunity and factor in its value, visibility and prominence as well as the needs of our campaign and gift abilities as a community.

Conclusion

Whatever your gift or the method of making it may be, please be assured that *your* support is both urgently needed and will be greatly appreciated. Through the prayerful, volunteer, and financial support of many, and the extra-ordinary support of a few, our campaign can and will be a success. Then our past accomplishments as a church will only be a prologue to an even more promising and prosperous future filled with even greater success.

Won't you please join us in this exciting and essential effort to better ourselves and our ability to serve God and one another through the works of our church?

Recognize that all you are and have, are gifts from God.

Respond appropriately by sharing what you have in a loving and lasting way with those who seek to do His will and work.

*This is the essence of what it means to be a sound steward,
to emulate the example and become a disciple of the ultimate steward, Jesus Christ.*

Suggested Pledge Plans

Three-Year Pledges

					Payment Plans			
Gift Level	Total Gift	(10%) Initial Investment	Daily*	Weekly*	(36) Monthly	(12) Quarterly	(6) Semi- Annually	(3) Annually
Leadership	1,000,000	100,000	822	5,769	25,000	75,000	150,000	300,000
	750,000	75,000	616	4,327	18,750	56,250	112,500	225,000
	500,000	50,000	411	2,885	12,500	37,500	75,000	150,000
	250,000	25,000	206	1,442	6,250	18,750	37,500	75,000
	100,000	10,000	82	577	2,500	7,500	15,000	30,000
Pacesetting	75,000	7,500	62	433	1,875	5,625	11,250	22,500
	50,000	5,000	41	288	1,250	3,750	7,500	15,000
	40,000	4,000	33	231	1,000	3,000	6,000	12,000
	30,000	3,000	25	173	750	2,250	4,500	9,000
	25,000	2,500	21	144	625	1,875	3,750	7,500
Major	20,000	2,000	16.44	115	500	1,500	3,000	6,000
	15,000	1,500	12.33	87	375	1,125	2,250	4,500
	10,000	1,000	8.22	58	250	750	1,500	3,000
	5,000	500	4.11	29	125	375	750	1,500
Community	4,000	400	3.29	23	100	300	600	1,200
	3,000	300	2.47	17	75	225	450	900
	2,000	200	1.64	12	50	150	300	600

* These figures are provided for illustration purposes only. To minimize costs, suggested payment plans include monthly, quarterly, semi-annual or annual installments.

“As each one has received a gift, use it to serve one another as good stewards of God’s varied grace.”

1 Peter 4:10