

# A NOTE ABOUT OUR CAMPAIGN PROGRESS!



**Dear Members of Advent Evangelical Lutheran Church,**

This letter is intended to give you an update on the goals associated with our Phase III Capital Campaign “Let the Children Come!”, the progress of the Phase III Building Expansion Committee, and timeline to future events and updates. The initial stage of the capital campaign has been successfully completed. A summary of the results is provided along with the next steps in the campaign.

If you desire more background and information on our building expansion project, go to our website [www.adventlutheran.org](http://www.adventlutheran.org) and click on the “Expansion” button. Materials are also available at the entrances to Church and School. God has so richly blessed us at Advent! We have grown by almost 20% over the last five years and are providing excellent Lutheran education in the parish, Early Childhood and School. We are simply out of space to support our current needs, much less projections for the future. If you have contributed thus far, thank you! Our current campaign is quite historic in that we have already raised twice of any previous campaigns (Phase I & II) and had more commitments and involvement from the membership. Thanks be to God!

## CAPITAL CAMPAIGN UPDATE:

Advent currently has 267 households associated with its membership of which 190 contribute financially. The capital campaign resulted in 109 households returning a pledge card and 26 households giving to the capital campaign without returning a pledge card (Table 1). Thus, the pledge card and giving household totals represent 48% of total households and 67% of giving households.

The total amount pledged from 109 households in the first stage of the capital campaign is currently \$1.98 MM of which \$0.62 MM has already been contributed. The donations received outside of pledges currently total \$40,000 (Table 1). Advent is truly blessed to have a strong and faithful membership! God be praised for the initial pledges and donations from you totaling > \$2 MM. Let the children come!

Table 1. Capital Campaign metrics from November 1, 2023 to February 29, 2024.

<b>Advent Households (#)</b>	<b>267</b>
<b>Financial Giving Households (#)</b>	<b>190</b>
<b>Pledge Cards Received* (#)</b>	<b>109</b>
<b>Giving to Capital Campaign w/o Pledge</b>	<b>19</b>
<b>Households giving to CC (% of Advent Households)</b>	<b>48%</b>
<b>Households giving to CC (% of Giving Households)</b>	<b>67%</b>
<b>Amount Pledged*^ (\$ MM)</b>	<b>\$1.98</b>
<b>Pledged Amount Received to date* (\$ MM)</b>	<b>\$0.62</b>
<b>Donations Outside of Pledges* (\$ MM)</b>	<b>\$0.04</b>

\* As of 03/01/2024; ^Total includes non-member pledges

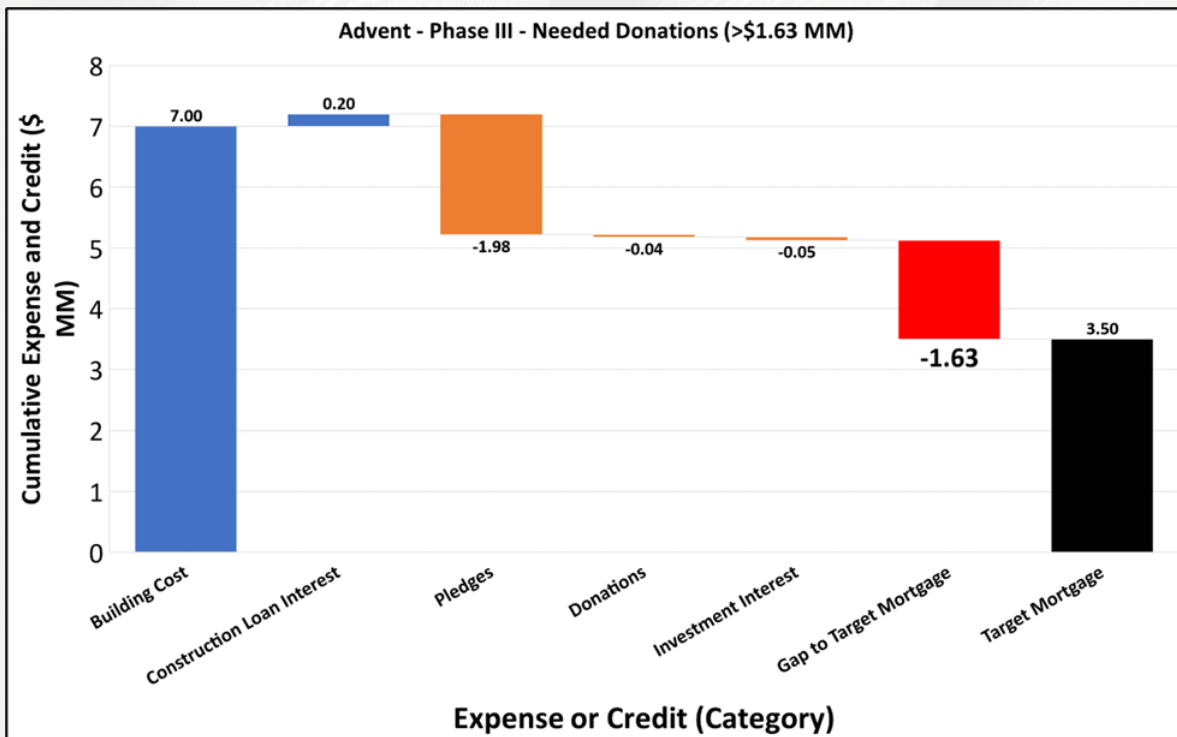
The initial input from the building committee on the cost of our desired Phase III Expansion was \$7 MM and after further analysis and input that amount remains the same (see further detail in the Building Committee update below).

With a \$7 MM building expense the initial goal of the Capital Campaign remains intact to raise \$3.5 MM. A waterfall chart (Figure 1) illustrates the gap in donations that are needed to not exceed a target mortgage of \$3.5 MM. That gap is currently calculated to be **\$1.63 MM**. We are very close to achieving this goal and ask for your prayers. If you have not committed or contributed yet, please consider doing so. We are all but stewards of God’s gifts and we truly trust and believe that He will not only provide, but that our growth and plans are led by Him. He “desires all people to be saved and to come to the knowledge of the truth” (1 Timothy 2:4). Let the children come!

In the next stage of the capital campaign greater detail on the Phase III building expansion will be provided along with ways to sponsor and fund specific elements of the new building.

Thus far in the campaign, we have several households that are consistently contributing to the Phase III Expansion over and above their normal contribution but without a commitment card submitted. Because we will not “forecast” uncommitted donations, it would be very helpful if we could receive commitment cards that would allow us to project confidently for the future. These are kept private and confidential. We are also blessed by households that are contributing more than they have pledged! If, given our current challenge, you find yourself in a position to increase your pledge, please contact the Financial Secretary to adjust your commitment accordingly.

Figure 1. Waterfall chart of estimated building expansion expenses and donations illustrating the gap to achieve a target debt to mortgage of \$3.5 MM.



## PHASE III BUILDING EXPANSION COMMITTEE UPDATE:

The Building Committee has been hard at work over the past six months. They have conducted interviews with our staff and members, while observing and understanding the use of our building throughout the week. A schematic design has been produced to capture the needs of our church and school. The current design includes eight classrooms, office spaces, teachers' lounge, gymnasium/multi-purpose room with boys and girls locker rooms (see attached floor plans). The gymnasium/multi-purpose room is equipped with a large stage and warming kitchen to host events such as church banquets, wedding receptions, conferences, sporting events and programs, etc. It is important to emphasize that the benefit of the building expansion goes well beyond our schools and will provide the church for many non-school related activities in the future.

The committee has solicited qualifications and proposals from ten general contractors and received feedback from five. They are currently in the process of conducting interviews with the respondents. The next phase is the selections process for a contractor and design team so that design may proceed.

## FINANCING OF BUILDING EXPANSION:

Moving forward to starting construction will require two different loans, a construction loan which will be ultimately converted to a mortgage. Lutheran Church Extension Fund (LCEF) will be the entity servicing both loans and providing Advent guidance on the application process and logistics. Initially a construction loan will be obtained for the total building cost at a rate of 6.5%. The construction loan payment will be interest only and interest due will be only on the portion of the loan utilized.

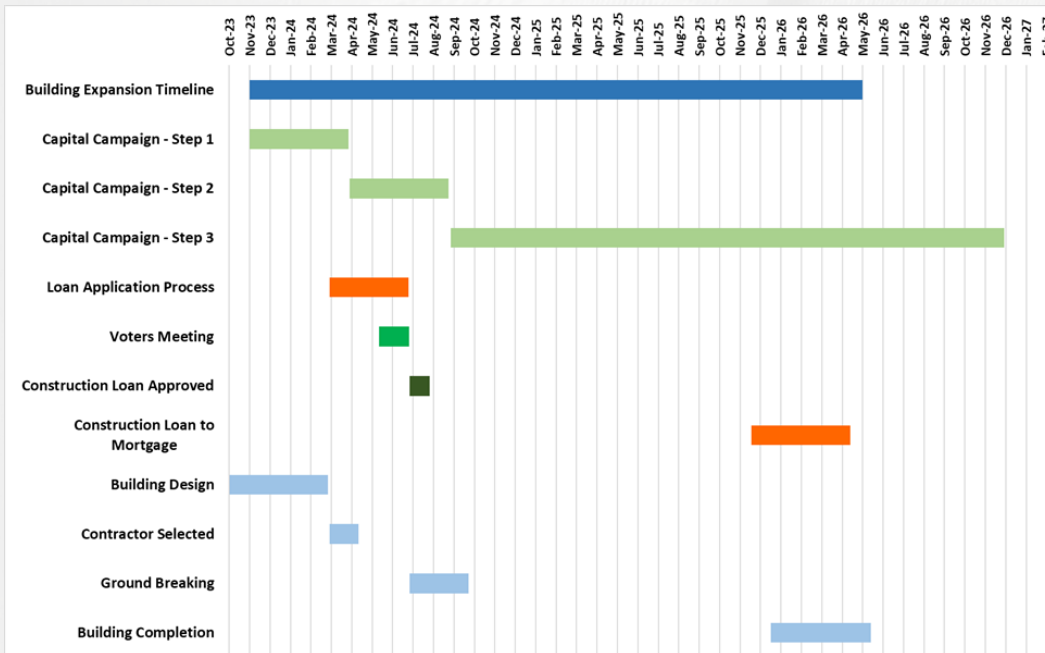
Donations already received have been invested in a money market account to earn interest before being utilized.

Once the construction is completed the construction loan will be converted to a 20-year mortgage at a 5.5% rate. The monthly and annual payment on a \$3.5 MM loan would be approximately \$24,076 and \$288,913, respectively. The future goals of the capital campaign will be to achieve **>\$1.63 MM** in donations before the final mortgage is secured to lower the monthly burden of carrying a \$3.5 MM loan.

## TIMELINE & NEXT STEPS:

To manage this project successfully, coordination of three main areas is necessary. First is the capital campaign to achieve the goal to raise \$3.5 MM before the end of 2025. Secondly, are the activities of the building committee to design a building that meets the ongoing and future needs of the church and schools and to secure a construction company to manage the project. Lastly are the financial elements in securing a construction loan and ultimately a mortgage for the building expansion. The timing estimates and duration of elements in each of these three areas are portrayed in Figure 2.

Figure 2. Gantt chart of major activities/milestones of Advent’s building expansion project.



Several discussion sessions will be held to discuss the details of this report. The first of which will be Sunday, April 7 at 9:45 – 10:30 am (in-between services).

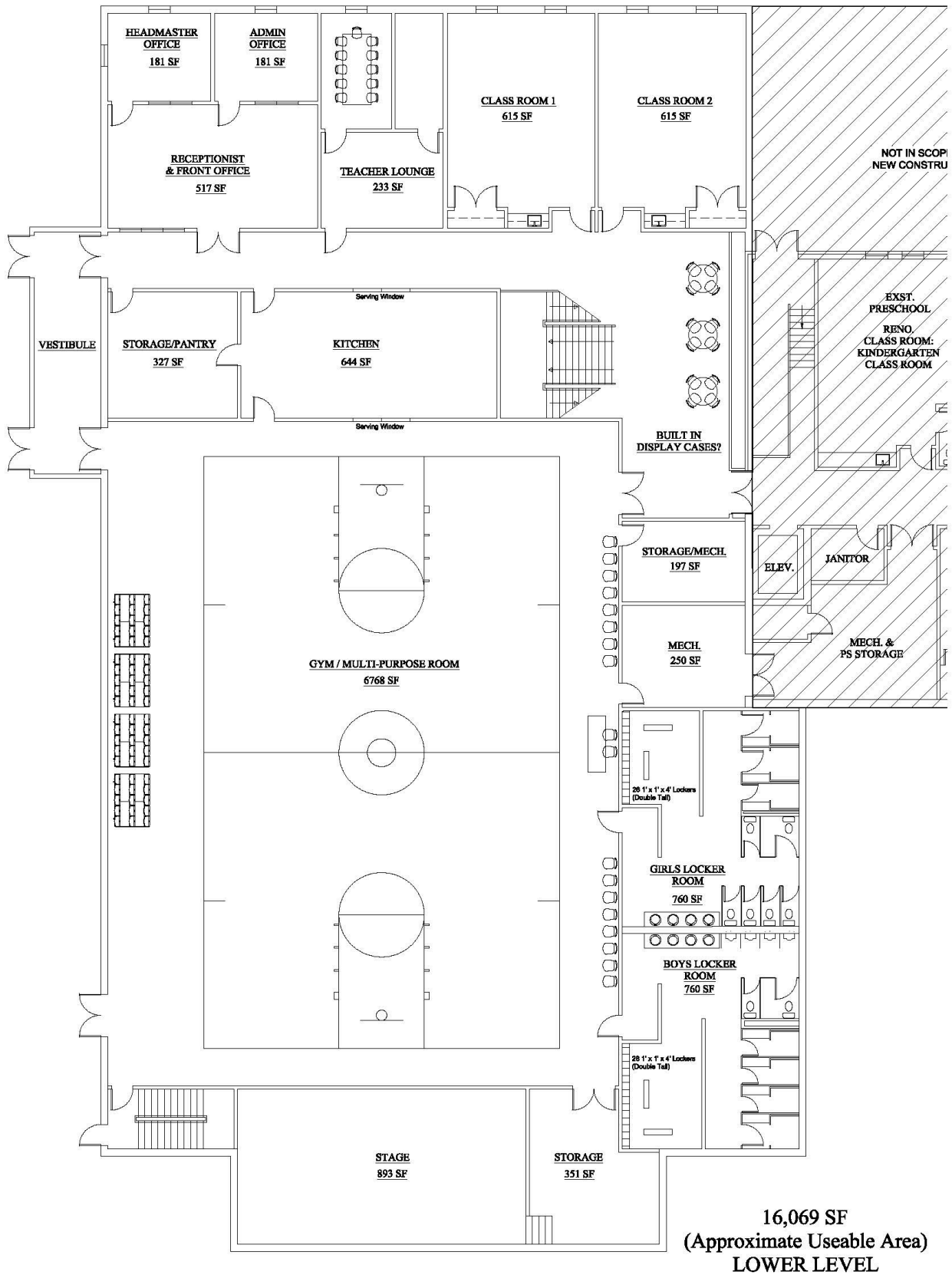
Ultimately a Voters’ Meeting will be held to approve both the building architectural elements and the funding dynamics that will be utilized.

“But Jesus called them to him, saying, **“Let the children come to me,** and do not hinder them, for to such belongs the kingdom of God.” (Luke 18:16)

*May we continue to be blessed by God in this endeavor!*

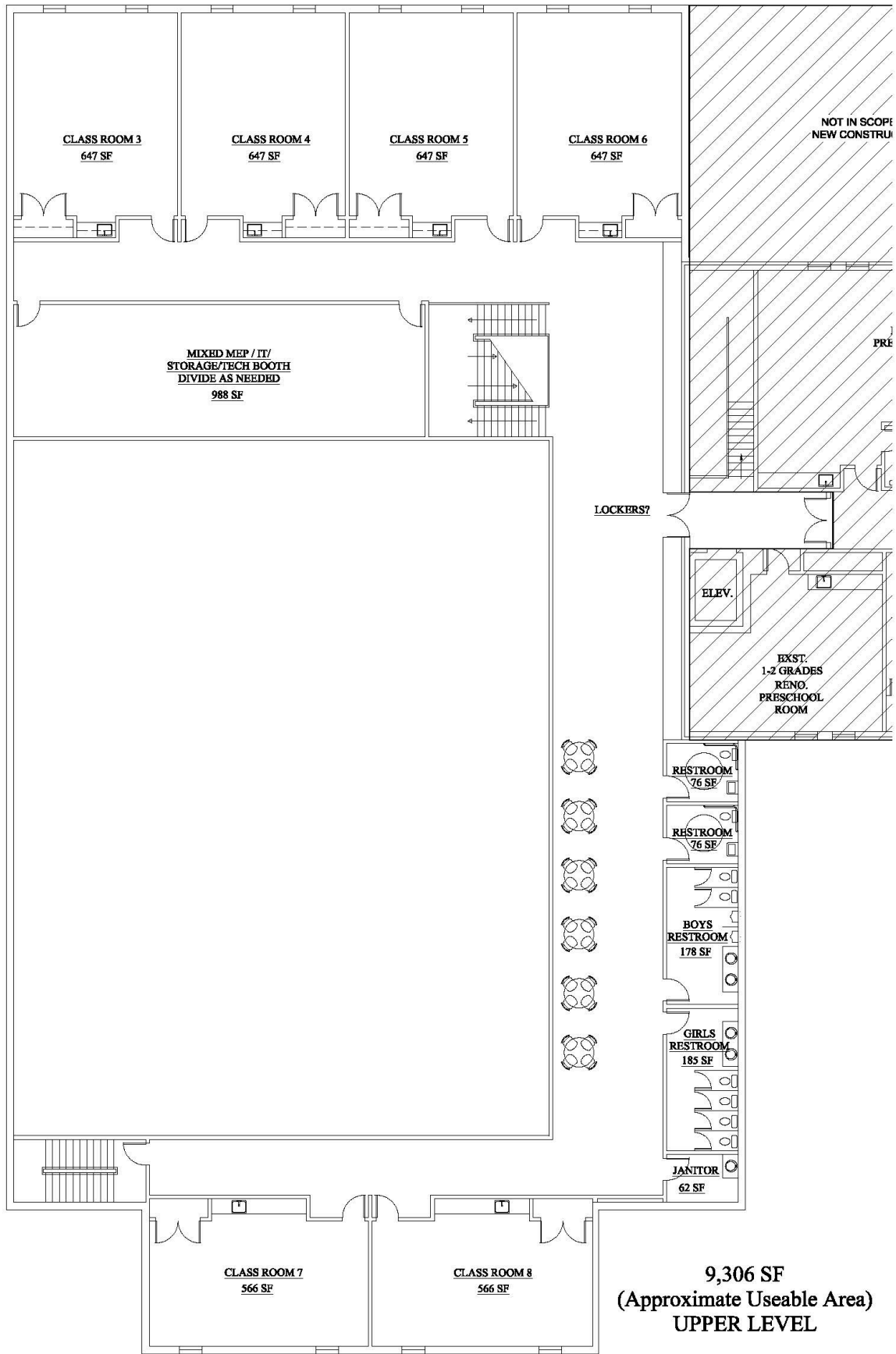
- Sue Gentry – Financial Secretary
- Eric Hubert – Treasurer
- Kim Knickerbocker – Financial Bookkeeper
- Dan Latimer – Chair Board of Stewardship
- Marcus Mackay – Senior Pastor
- Steve Sitkowski - Chair Building Committee
- Bill Bussing – Head Elder
- Monte Weimer - Chairman

CONFERENCE ROOM 163 SF  
 SUPPLY STORAGE 109 SF



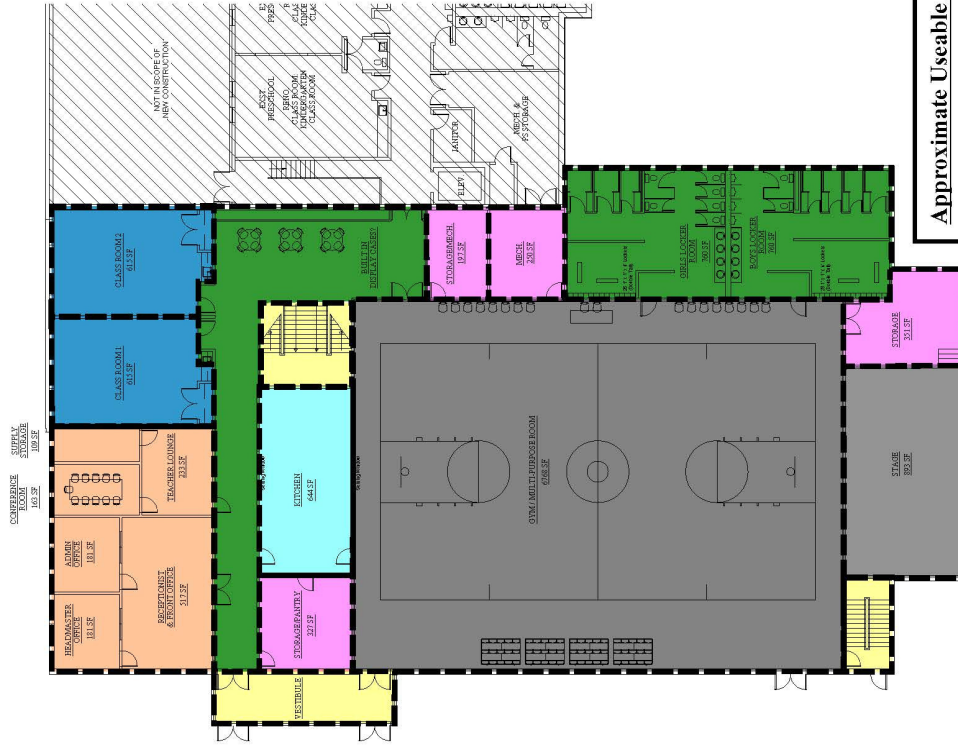
**SCHEMATIC DESIGN  
 LOWER LEVEL FLOOR PLAN**

SCALE: 1/16" = 1'-0"



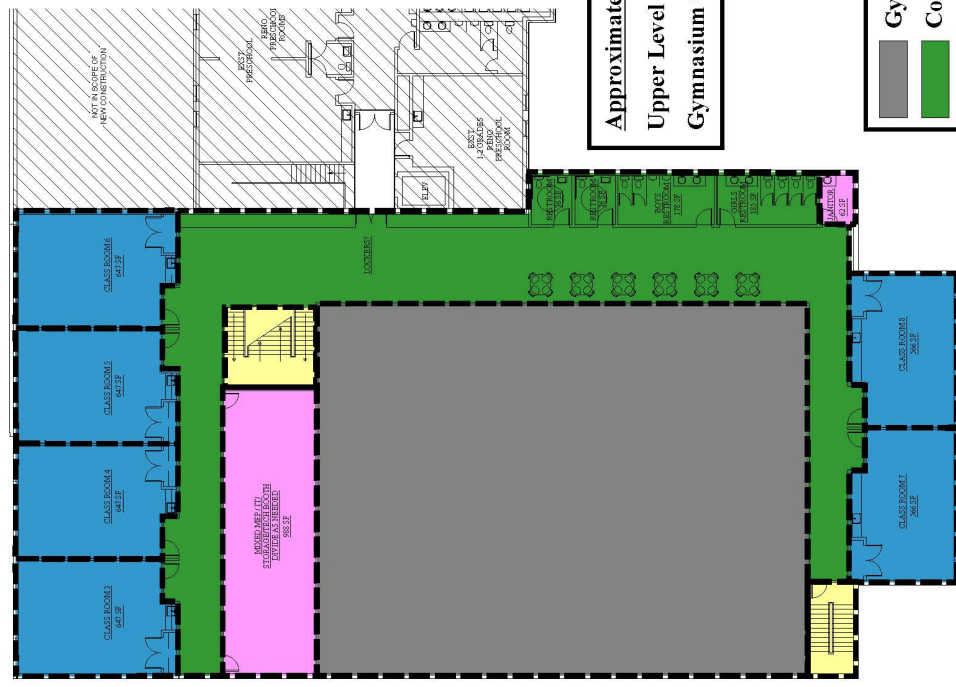
**SCHEMATIC DESIGN**  
**UPPER LEVEL FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**Approximate Useable Area:**  
 Lower Level Total = 16,069 SF  
 Gymnasium = 6,768 SF

**SCHEMATIC DESIGN  
 LOWER LEVEL FLOOR PLAN**  
 SCALE: 1/2" = 1'-0"



**Approximate Useable Area:**  
 Upper Level Total = 9,306 SF  
 Gymnasium = 6,768 SF

<span style="display:inline-block; width:15px; height:15px; background-color:gray;"></span>	Gymnasium/Multi-Purpose
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span>	Common Areas & Restrooms
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	Classroom
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	Stairwell & Vestibule
<span style="display:inline-block; width:15px; height:15px; background-color:magenta;"></span>	Storage & Janitor
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	Office
<span style="display:inline-block; width:15px; height:15px; background-color:cyan;"></span>	Kitchen

**SCHEMATIC DESIGN  
 UPPER LEVEL FLOOR PLAN**  
 SCALE: 1/2" = 1'-0"