

## Additional Opportunities for Capital Improvements

*The capital campaign committee, our vestry, and our Rector recommend that we target above the base amount of \$55,000 and set a capital campaign goal of \$250,000 and use the additional funds to respond as we are able to other very important parish needs.*

*As part of the discernment phase of our capital campaign, small group meetings and discussions with individual parishioners identified the following primary parish needs for us to consider addressing with capital campaign money raised above the first \$55,000.*

### The Basement Space — \$25,000

Strengthen our outreach ministries by upgrading unused basement space for potential future multiple uses:

- The Grace Project's work with formerly incarcerated youth to provide computer skills training, employment search skill enhancement, or mechanical skills development;
- For food pantry use as a donated clothes display and distribution area or as an additional food storage area to accommodate the increasing number of pantry clients;
- As excess storage space for use by our community partners; or
- To generate church income for use as possible rental opportunities for small community groups.

### The Welsh Garden — \$55,000

Develop a master plan to integrate all aspects of the Welsh garden. Incorporate present and future burial sites in the plan and make the garden truly a sacred space.

### The Rectory — \$75,000

Our rectory is a critical part of the Grace's physical infrastructure. There are numerous, long-deferred major structural repairs including a collapsing porch, collapsing garage, severely broken, pock-marked driveway, broken sidewalks, lack of insulation, and leaking windows which need to be addressed.

Despite these needed major improvements our property committee has determined that retaining and maintaining the rectory is a less costly option than selling the rectory and providing the rector with a rental housing allowance, as required by Diocesan policy. In addition, having a well-maintained rectory is an important asset to the parish and its rector.

### The Church Entrances — \$35,000

Refurbish both the University Avenue and Tower entrances to provide a warm welcome for those who come to Grace for Sunday worship, other sacramental services, recitals, or concerts.

## How You Can Help

During the feasibility study of our capital campaign, we are seeking to discern with you which additional capital improvements are best suited to furthering the mission and ministry of Grace. We are relying on you to help determine whether raising the proposed goal of \$250,000 is possible. We are also relying on you to make a contribution to the capital campaign.

*Please take a moment to prayerfully consider and complete the attached survey and return it by February 15, 2017.*



# Grace2020

*Renewing the Spirit of Grace*

**Proposed Capital Campaign Goal: \$250,000**

## Grace Episcopal Church

The foundation of Grace is its loving congregation which embraces Grace's long history of Friendship and Service. Grace's congregational worship and parish activities nurture and prepare its parishioners to minister outside of Grace's doors.

Grace's historic buildings allow the parish to provide outreach ministries, principally an active food pantry ministry, a Wednesday supper ministry and The Grace Project which ministers to at-risk youth. All three of these ministries serve individuals and families in Syracuse. In addition to our outreach ministries, our buildings and grounds provide a home for many like-minded organizations in Syracuse which help to sustain our programming by supplementing our operating income.

Our beautiful church edifice, completed in 1876, and our parish house, built in 1916, are listed in the National Register of Historic Places and are in need of significant repairs. While Grace has addressed much of the deferred maintenance over the past fifteen years, significant repairs are still needed to ensure the long-term preservation of Grace's mission and ministries. Once completed, capital improvements to our buildings and grounds will enhance Grace's spiritual and community life.

*Our ability to continue to provide meaningful help and support to those in need is dependent upon on a church facility that is functional, well-maintained and responsive to the needs of our community. Restoring our buildings and grounds inspires our worship, connects us with those who have come before, and ensures we leave a legacy for future generations.*

### Capital Campaign Leadership

John Auwaerter  
Dan Bilow  
Lou Clark  
Willson Cummer  
Paul deLima  
Wayne Grove  
Michael Hungerford  
Rev. Johanna Marcure  
Sheila Newport-Jenkins  
Imants Reks

### Grace Church Vestry

Sarah Reks, *Warden*  
Judith Brooks, *Warden*  
John Auwaerter  
Rosa Clark  
Sabrina Coleman  
Paul deLima  
Michael Hungerford  
Ernestine Patterson  
Imants Reks  
Chuck Vanderpool  
Terri Jennings, *Clerk*  
Margaret Ryniker, *Treasurer*

### Property Committee

John Auwaerter  
Dan Bilow  
Paul deLima  
JoAnn Edwards  
Kathy Kennedy  
Chuck Vanderpool

### Grace Episcopal Church Rector

The Rev. Johanna M. Marcure

## ***Mission Statement***

*The mission of Grace Church, is to devote ourselves to the teachings of Jesus Christ, to celebrate the Eucharist together, and to spread the knowledge of the love of God throughout our community. The foundation of Grace Church is its loving congregation which welcomes and embraces diversity and seeks to unify people of all ethnic, cultural, and economic backgrounds. In accordance with the teachings of Jesus Christ, we seek to increase our spiritual growth, to feed the hungry, give relief to the sick, tend to those in need, and promote peace, justice, and love.*

## **History of Capital Upgrades Since Our Last Capital Campaign**

The 2008 capital campaign raised \$120,000 and resulted in our being able to rehabilitate our worship space with a ceiling replacement, new lighting, carpeting and an improved sound system.

To maintain the structural and functional integrity of the church, Grace has completed several major rebuilding projects since its last capital campaign in 2008:

In 2012, the parish house received a new roof and boiler; in 2013, a new, paved, parking lot replaced a dirt lot; in 2014, two of the three Church furnaces were replaced. These repairs were covered by regular operating revenues and by a county grant of over \$100,000 which paid for most of the parking lot project.

In 2015, the restoration from the kitchen fire in 2013 resulted in a new kitchen, structural repair and refinishing of the parish hall, a new basement which now houses our food pantry, the addition of security and wireless internet systems, and major accessibility improvements including the addition of elevators and a new entrance into the church. These repairs and improvements were paid for with insurance monies from the 2013 parish house fire and a generous gift to Grace of \$150,000 given by an anonymous donor.

***Since the 2008 Capital Campaign, Grace has secured outside funding for nearly all of its most pressing capital improvements.***

## **Parish House and Tower Exterior Masonry Repairs**

***Despite past major building improvements, as a result of decades of deferred maintenance three major structural deficiencies remain and need to be addressed.***

**First:** The exterior masonry of our parish house suffers from extensive areas of cracked, missing stucco and failed mortar joints. This condition must be corrected to eliminate further exterior deterioration and to protect the recently restored interior.

**Second:** The foundation of our parish house needs to be repaired and waterproofed. Basement leaking after heavy rains presently threatens the new food pantry space and inhibits the use of presently unused basement space for potential parish or community use.

**Third:** The tower suffers from bulging outer walls and cracked buttresses. This condition poses a significant safety hazard to passersby should the tower collapse. It also poses a threat to the main part of the church since the tower and church are connected. It would presently cost Grace more to remove the tower than to repair the tower. Furthermore, removing the tower would significantly alter the historic integrity of a landmark building that is listed in the National Register of Historic Places and violate the state preservation covenant.

## **Cost and Funding Exterior Masonry Repairs**

Correcting these three major structural problems will cost approximately \$367,000. Recognizing the critical role of our facilities in furthering and sustaining Grace's mission, several outside grants have been secured to support this project: The New York State Environment Protection Fund has awarded Grace \$276,000; The New York Landmark Conservancy has awarded \$25,000; The Episcopal Diocese of Central New York has awarded \$10,000; and the Bernice Gould Foundation has awarded \$1,500. However, receipt of the New York State Grant is contingent on Grace contributing 25% or \$91,500 of the total project cost. Fortunately, the \$91,500 has been reduced by the other three grants leaving Grace with a required contribution of \$55,000 or 15% of the project cost.

## **Good Stewardship of Our Resources**

All three of these structural problems must be corrected. If not completed now, the grant money will be forfeited and at some future time Grace will be required to fix the same problems raising 100% of the money by itself. This opportunity to complete a \$367,000 project by internally raising only \$55,000, or 15% of the total project cost is unprecedented. Therefore, the capital campaign committee has recommended and the vestry has unanimously approved that the first \$55,000 raised through the capital campaign be set aside to preserve the grant money in order to correct the three major structural deficiencies outlined above.