

# St. James Lutheran Church Capital Campaign



“So those who were engaged in the work labored, and the repairing went forward in their hands, and they restored the house of God to its proper condition and strengthened.”  
II Chronicles 24:13

“So those who were engaged in the work labored, and the repairing went forward in their hands, and they restored the house of God to its proper condition and strengthened.”  
II Chronicles 24:13



To our St. James family,

As you know, we have spent the past year in discussion and in prayer around the formation of a capital campaign. While much of the campaign is focused on repairs and restoration of our building, it is about far more. Throughout our history, St. James has been known to our surrounding community as “the church with open doors.” Our building is, in so many ways, at the center of who we are and of the ministries we extend to our neighbor.

People often enter our building with the weight of the world on their shoulders. On any given week people of all ages and from all walks of life come to St. James to offer and receive support through such groups as Alcoholics Anonymous, T.O.P.S., Weight Loss Surgery Support Group, Al Anon, National Alliance on Mental Illness, and Boy Scouts of America. From within the congregation our building houses weekly bible studies, our licensed Early Learning Center program for over 130 children, quilting and knitting groups, multiple choirs, youth group programs from Kindergarten through High School, Stephen Ministry supervision groups, committee meetings, funeral luncheons, and fellowship events. And this is in addition to our weekly worship services and Sunday morning activities!

Clearly our building is a critical piece of who we are as we seek to fulfill our mission of “responding to God’s abundant grace by being hearers, proclaimers, and doers of the Word.” It is through the planned repairs and restorations of our building that this mission will be renewed for the future so that St. James will be able to share God’s love with generations to come.

As your pastors, we are grateful for your presence here at St. James and for all that you do in Christ’s name. It is because of your generosity of time, talent, and money that our congregation is able to continue offering so many amazing ministries. May we all, each one of us, continue to be generous as we travel together through this campaign of Renewing God’s House to Share God’s Love.

In love and service to our Lord,

Pastor Michael Allwein

Handwritten signature of Michael C. Allwein in black ink.

Pastor Andrew Geib

Handwritten signature of Andrew R. Geib in black ink.

St. James Lutheran Church  
PO Box 4596 109 York Street  
Gettysburg, PA 17325

# RENEWING GOD'S HOUSE TO SHARE GOD'S LOVE

## Sharing God's Love

The people of St. James have been sharing God's love for 230 years! It all began back in 1789, when German Lutherans in the Gettysburg area formed what would eventually become St. James Lutheran Church. Over the centuries, "God's house" has had many different locations, moving from the Courthouse, to the Union Church on the corner of High and Stratton Streets, and finally to the current location on York Street. The current building was constructed in 1911, with major improvements added in 1929 after an extensive fire.

The congregation has also had a rich history of using God's house to serve the community. The worship area was used as a field hospital for five weeks following the Battle of Gettysburg in 1863. The social room was used as a recreation center for soldiers from Camp Colt. The church was offered as a free hospice for families of the men at Camp Colt during the terrible flu epidemic of 1918.

After a devastating fire in 1969, the congregation prayerfully committed to rebuild in the downtown location in order to continue sharing God's love in the heart of Gettysburg. Today, St. James includes the Early Learning Center, provides meeting space for numerous community groups on a daily or weekly basis, and has strong ties to local faith-based ministries such as Gettysburg C.A.R.E.S., Gettysburg Soup Kitchen and South Central Community Action Programs, Inc. (SCCAP) including their Food Pantry. In 1997, St. James embarked upon a \$1.8 Million building and renovation project called Building to Serve, and paid off this mortgage in 2007.





## Renewing God's House

In order to continue answering the call to share God's love in Gettysburg and beyond, the time has come to once again renew God's house. Funds raised through the Capital Campaign will be used to secure, repair, renovate, preserve and improve our beautiful church building to protect it from further deterioration and strengthen our ability to welcome and serve all God's children within the congregation and community. The proposed projects we plan to address over the next three years, with estimated costs where available, include:

### Year One (2019 / 2020)

Replace flat rubber roof & repair damage from leaks	\$90,000
Replace 3 HVAC units	\$14,000
Repoint exterior brick and repair capstones	\$41,000
Repair or replace windows on east side & some north/south	\$175,000
Refurbish kitchen cabinets, counters, décor, painting, etc.	\$40,000
Replace generator and install gas line	\$19,000
Upgrade fire alarm system	\$30,000
Enclose lower level stairway	\$30,000
Repair and add exit crash bars to three north entry doors	\$20,000
Campaign administrative costs	\$40,000

### Year Two (2021)

Redesign of gathering area	\$ TBD
Upgrade worship area sound / AV system	\$60,000+
Install new, cost and energy efficient lighting	\$ TBD
Slentz House improvements-Gettysburg C.A.R.E.S.	\$20,000

### Year Three (2022)

Replace damaged ceiling tiles	\$15,000
Install third Columbarium niche	\$40,000
Replace flooring & carpet (upper level)	\$40,000
Replace folding partitions in the dining room	\$48,000
Paint (stairwells, upper/main level rooms)	\$15,000
Resurface parking lot	\$20,000
Complete Worship Area Renewal project	\$40,000
Contingency	\$80,000

In order to accomplish these goals we need to raise \$1 Million over the next three years. We know that reaching this goal will not be easy, but we enter this Capital Campaign with faithful hope that the spirit of generosity that has characterized our congregation throughout its history will propel us toward this latest goal. Everyone's support and prayers are essential. If each of us contributes with glad and generous hearts to this campaign, we are confident that we will be able to respond to God's ever expanding vision for our congregation. It's an exciting and challenging vision, a vision that will not only enhance our current ministry, but better prepare us for ministry in the future.

We are very thankful for our spiritual home. It is a sacred place where our family of faith gathers to worship and pass on our traditions and faith to our children, youth and those who visit our congregation seeking a deeper relationship with God. It is a place where we receive guidance, support and comfort as we face the challenges and struggles of daily life. Our spiritual home is also a welcoming place for those in our community to gather and provides many opportunities for us to live out our faith through serving others.

Our congregation and our ministries are flourishing in God's house as the Holy Spirit continues to energize our community of faith in many ways. We are filled with thanksgiving for God's presence among us and pray for God's guidance as we work together to renew God's house so that it can continue to serve as a place where we share God's love for many generations to come!





# FREQUENTLY ASKED QUESTIONS AND ANSWERS

## 1. WHAT IS A CAPITAL CAMPAIGN?

A capital campaign is a way for congregations to raise funds for accomplishing large projects that cost more money than a congregation could generate through increases in annual giving. During a capital campaign, members are asked to consider making an additional commitment, over and above their regular giving to the congregation, in order to fund the projects. The giving period for a capital campaign is typically three years.

## 2. WHAT ARE WE PLANNING TO ACCOMPLISH THROUGH THE CAPITAL CAMPAIGN?

Over the next three years we are planning to address the following repairs and updates:

- In the first year, we will replace the flat rubber roof, three HVAC units, the generator and gas line for the generator, and renovate the kitchen. We plan to repair any areas directly impacted from the leaking roof, to repoint the exterior brick, to recap the capstones, and to repair or replace drafty, leaking and energy inefficient windows on the east side of the building, and some on the south and north sides. We will also upgrade the fire alarm system, enclose the lower level main stairway and repair and add crash bars to the three north entry doors.
- In the second year, we will upgrade the worship area sound and AV system and make improvements to the heavily used gathering area and the Slentz House. We will also review the status of the remaining windows, repair some of the infrastructure concerns and install new cost and energy efficient lighting throughout the building.
- In the third year, we will replace carpet, flooring and ceiling tiles, the folding partitions in the dining room, and paint many areas. We will also install the third Columbarium niche, resurface the parking lot, and complete the Worship Area Renewal project.

## 3. WHAT IS THE PLAN FOR FINANCING THE TOTAL ESTIMATED COST OF THE PROPOSED REPAIRS AND UPDATES?

The Capital Campaign is designed to prioritize projects to be completed over a three-year period. As financial gifts for the Capital Campaign are collected, the projects will be completed. As a church, we will hold ourselves accountable to only move onto the next project if the funds are available. We wish to not put ourselves in debt or to borrow from ourselves as part of this Capital Campaign endeavor.

#### 4. HOW DOES MY RESPONSE TO THE CAPITAL CAMPAIGN AFFECT MY ANNUAL GIVING TO THE CHURCH?

Your giving to this campaign is a totally new commitment, and is over and above your annual giving to the church. All the money received through this three-year campaign will be directly applied to the proposed repairs and updates listed above. We trust that you will continue to support the current ministries and outreach of our congregation by undiminished, ongoing regular giving through your offerings.

#### 5. WHEN WILL I MAKE MY COMMITMENT?

Everyone will have the opportunity to hand in their confidential commitment form during worship on Commitment Weekend, November 9 & 10. (Your commitment form is included in this packet.) If you are not ready to make your response at that time or cannot attend worship on that weekend, you can simply return your confidential commitment form in the envelope provided to the church office, Attention: Office Manager.

#### 6. HOW MUCH SHOULD I GIVE?

This is a personal decision, but here are some guidelines for your consideration:

- Be informed by reading all the literature provided for you during this campaign.
- Study the Guide for Giving provided on your commitment form.
- Reflect on the blessings given to you by a generous God and give out of joy and gratitude.
- Ask God for direction, pray and meditate, be open to the Spirit.

#### 7. HOW LONG WILL MY CAMPAIGN COMMITMENT CONTINUE?

The commitment can be spread over three years and is over and above your regular giving to the congregation. Your commitment form gives you options on how to configure the timing of your gift since not all people will want to give in the same way. Some will give one up-front gift, while others will give so much each week, month, etc.

#### 8. MAY I GIVE STOCKS, REAL ESTATE, INSURANCE, IRA TRANSFERS OR OTHER GIFTS IN ADDITION TO CASH GIFTING?

Absolutely! You are encouraged to think of assets in addition to cash. For many people this is the best (and smartest) way to give. Giving stocks, property or other appreciated assets as a charitable donation is beneficial to both you and the church. See the Creative Giving Ideas page for more information on these options. If you think you would benefit from more information on this topic, call our Capital Campaign consultant, Pastor Renee LiaBraaten at 207-751-7371.

#### 9. WHAT IF MY FINANCIAL SITUATION CHANGES BEFORE THE END OF THE THREE YEAR GIVING PERIOD?

At any time during the giving phase, if your financial circumstances change, your commitment may be increased or decreased by notifying the Office Manager.



## CREATIVE GIVING IDEAS

You might think that the most important part of our capital campaign is how much money we raise. However, the most significant piece is your participation. We each will play a part in supporting this effort in our own way, and full participation is our ultimate goal, in whatever shape it takes. We ask you to prayerfully consider what St. James means to you, and how you can support this three-year campaign. We hope you will find the creative ideas below helpful as you think about your support.

### Gifts of Cash

Giving cash on a weekly, monthly, quarterly or yearly basis by check or electronic giving is the way most people contribute to a capital campaign. But some may prefer to give one large up-front gift of cash.

### Gifts of Securities

Giving appreciated stocks or bonds can be very advantageous to both the donor and the church. The donor will avoid paying any capital gains taxes while receiving a full value charitable deduction, and the church will receive a very liquid asset. To claim all these benefits, the stocks/bonds must be transferred to the church rather than selling the stocks/bonds and donating the proceeds, which then turns the gift into an ordinary cash gift. A tax advisor can help identify the most advantageous way to make the transfer.

### IRA Transfers

People 70-1/2 years of age and older are able to transfer money from their IRA directly to St. James Lutheran Church without paying any income tax on the amount transferred. An IRA transfer can count toward the Required Minimum Distribution (RMD).

### Gifts of Life Insurance or Annuities

An existing insurance policy that has accumulated cash value can provide a source of funds to meet or increase a pledge to the capital campaign. An outright gift of the policy or naming St. James Lutheran Church as the beneficiary can be a wonderful gift. Similarly, an annuity in the name of the church or one that has ownership transferred to the church can provide lasting income.

### Gifts of Real Property

Unencumbered real estate can be sold to produce capital or even personal property of value, such as jewelry, art or artifacts, can be a gift to the capital campaign.

### Consider including St. James Lutheran Church as a Beneficiary in your Will

### Having a Birthday Party, Retirement Party or Anniversary Celebration?

Consider inviting your guests to make a contribution to St. James Lutheran Church Capital Campaign in lieu of gifts.

