

BLESSED IN EVERY GENERATION

St. Mark's Capital Campaign

July 2024 Update

To build the kitchen and gathering space in the new parish hall and be responsible with our construction loan, we're seeking to raise an additional \$775,000 by June 2025. Read on for an update and recap of our progress so far.

Our Vision



Drawing of Proposed Parish Hall from Hackett Ave

We want a parish hall that is safe and welcoming for our children, physically accessible to all, and environmentally & financially sustainable.

Why Build a New Parish Hall

The St. Mark's campus as we know it now was built in stages. The sanctuary was built in 1912. The recently demolished parish hall, sacristy, and apartments were built in 1954. Over the past decade, our parish began spending large sums of money to repair a deteriorating parish hall. In addition the parish hall was not accessible to some members of our congregation and was ridden with problems like mold and asbestos. We encountered large unplanned building expenses that were not budgeted for and required us to leverage our reserves which risks our long term financial stability. To meet the physical needs of our parish and ensure a vibrant future for St. Mark's, we needed to do something different.

The Land Sale

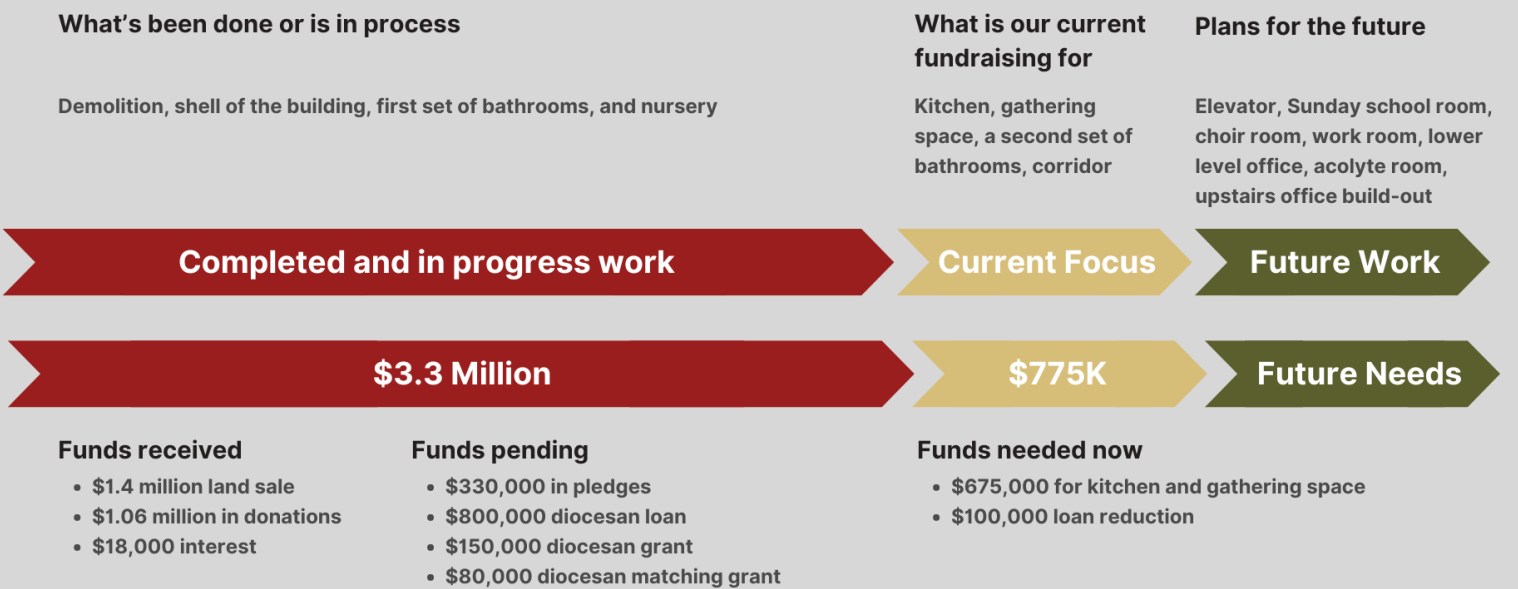
Raising the funds to build a whole new hall on our own seemed out of reach for our parish. Prior to last spring, St. Mark's owned a plot of land directly to the north of our lot. We called it "the green space." We were using part of it for a community garden, and we tried to use it as a community gathering space with things like a summer farmers market, and we had a few lovely picnics out there.

When we considered our options, though, we felt the green space was an under-utilized asset that could provide critical funding to help us build for our future. In Spring 2023, we sold the land for a total profit of \$1.4 million to Three Leaf Partners who developed the Fitz Apartments using Catalyst Construction. Catalyst is also building our parish hall.

Key Considerations

1. Construction costs are not stagnant; they are projected to rise 3-5% each year. There are efficiencies to be gained when projects are combined. (For example, if we had not begun construction prior to the Fitz being finished, using the driveway would be *much* more expensive. Likewise, when phases of projects are combined, it reduces costs because crews need to mobilize less).
2. We used a large, short-term loan to fund the construction while waiting to receive pledged donations. We want to pay down the \$800,000 loan and receive existing, unfilled pledge donations to minimize the impact on future budgets.
3. We will finish the existing construction phases with pledged donations we have received and with those pledged donations that are still outstanding, not with additional loans. Decisions about when and what to build out are made considering cost efficiency, use of space for our parish, and the reality of rising costs over time.
4. We continue to explore and pursue grant opportunities that can get us toward our goal.
5. **We want to raise the additional funds necessary to finish the kitchen, hall, corridor, and main bathrooms of our parish hall by June of 2025.**

Phases of Work



Fundraising

Help Us Close the Gap | Part II of the Capital Campaign launches Sept. 1

Donating to the campaign is easy! You can donate by:

1. Check (mailed or put in the offering plate—make sure to put “CAPITAL CAMPAIGN” in the memo).
2. Donating online via the DONATE button on our website, stmarksmilwaukee.org. Please choose “Give to 2023 Building Capital Campaign” from the drop-down menu.
3. Have questions? Feel free to reach out to Meg Boyd, James Steiner, Sandra McClellan, or Vince Katter.