

# Building a LEGACY

-for the **NEXT** 100 years



## Grace Lutheran Church's \$1,000,000 Capital Campaign

Join us in recommitting to our mission for the next  
100 years and beyond.





## Building a Legacy

### Our Commitment to the Merle Hay and Beaverdale Neighborhoods

Grace Lutheran Church was started as an outreach ministry in the Northwest Corner of Des Moines nearly 100 years ago. As the city of Des Moines has expanded into what is now known as the Beaverdale and Merle Hay neighborhoods, Grace Lutheran Church has remained committed to being a neighborhood presence. The original Parish House was designed with community in mind, placing a gymnasium on the upper floor. The expansion in 2001 had the neighborhood in mind, creating space for daycare and enough space to host neighborhood events.

## 2020

As the year 2020 approached, Grace Lutheran Church was preparing for a Capital Campaign for necessary infrastructure improvements. The addition in 2001 (Grace Hall, etc.) was starting to show age. There were heating and cooling problems, and we have had several minor roof leaks. This Capital Campaign was going to address these issues. Then, the Covid pandemic halted the campaign.

## Current Campaign

"Building a Legacy" has built on the work of the 2020 campaign committee. This work started in 2018. Some of the needs listed in 2020 have already been accomplished. Other needs have become known in the years since. The Congregational Council and Capital Campaign Committee, along with the tireless work of Brian Gerling and Nichole Aubert, have spent the last two and a half years preparing this plan of "Building a Legacy for the next 100 years". We have identified \$825,000 in anticipated repairs and renovations. Adding \$75,000 for contingencies and unanticipated expenses and the remaining \$100,000 in debt to the Grace Lutheran Church Endowment Fund.

Prayerfully consider joining us in "Building a Legacy." **We invite you to give a one-time gift or a pledge to help us meet our goal.**





### **2020 Steering Committee**

Dick Johansen, Kevin Krause, Len Ringgenberg, Rev. Michael Schmidt, Eric Weber

### **2020 Capital Campaign Committee**

Aaron Brandsfield, Tammy Denton, Joyce Lewis, Mary Helt.

### **2025 Capital Campaign Committee**

Kevin Drury - Chair

Nichole Aubert - Property Manager

Aaron Brandsfield

Brian Gerling

Eric Weber

Rev. Michael Schmidt

Vicar Lotegeluaki Lengal



# Our “A” Priorities, Grace Lutheran’s Critical Needs

The total cost for the  
“A” Priorities is \$546,000.

## Structural Integrity

This includes roof replacement, basement waterproofing, water drainage on the North side of the building, and the egress areas on the South and East sides of the building. We have had flooding problems and water damage in recent years. This damage will continue until we can replace the roof and waterproof the lower level.



## Building Systems

This includes boiler system replacement and updates to our HVAC control system. With over 40,000 square feet of physical space, it takes a lot of equipment to heat and cool Grace Lutheran Church. The boiler system was replaced earlier this year to ensure we have heat this winter. That cost was included in this campaign. The control system has aged to the point that it is no longer working properly. For example, that is why the sanctuary is always either too cold or too hot. The air condition unit for the office space is also aging. Since 2020, we have replaced the main air conditioning unit on the North side of the building, along with the air conditioners and furnaces for the Sanctuary.



*As our building ages, these “A” Priorities are essential projects for safety, structural integrity, and building systems. Without these repairs we risk damage to the building or personal injury.*



## **Safety**

This includes sidewalk repair and re-keying the exterior doors. There are dips in the sidewalk, especially on the South side of the building. Keys to the building have been distributed over several decades. We no longer know who all has access to the building, which creates a safety risk. The plan is to rekey the exterior doors only, and then to have a more formal process for gaining a key to the building.





# Our “B” Priorities, Preparing the Building for Use

The total cost for the  
“B” Priorities is \$229,600.

## Restroom Restoration

Having nice restrooms is important, for safety, sanitation, and overall impression of a building. Our restrooms are functional but need some updating. Some may just need some paint and minor repair. Others need to be completely redone.





*As we look to the future, these “B” priorities are enhancements that will make Grace Lutheran Church more effective in its mission and provide opportunities for community use. These include improvements for accessibility, functionality, and effectiveness.*

*These “B” Priorities include restroom updating and restoration, repairs to the gymnasium, updating the Grace Hall audio/video equipment, parking lot repairs, water fountain installation, and installing a lift in Msindo Hall.*

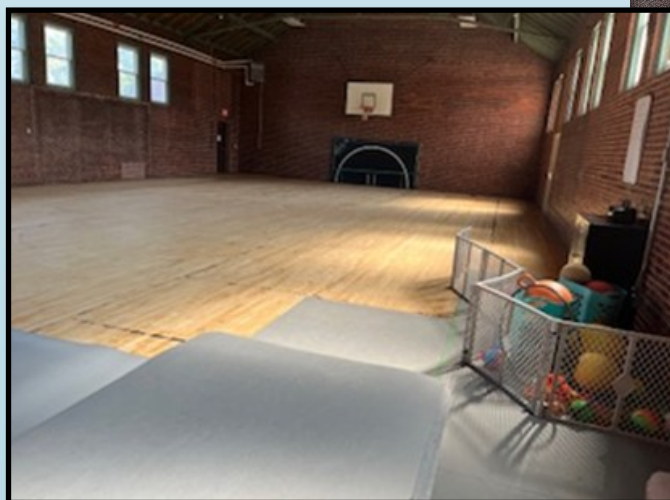
## Grace Hall

Grace Hall has seen a significant increase in use during the last 3 years. Between two AA groups, the Being New Spirituality Center, Des Moines Public Schools, and other groups, the space is used multiple times each week. Our current audio/video setup was designed for adult forum on Sunday morning, not the demands of multiple groups and hybrid, in-person/online, meetings. The update would create a user friendly space.



## The Gym

The gymnasium was included in the Parish Hall to provide a space for the community to practice health and wholeness. The gym is not usable in that way due to necessary repairs to the floor. With a repaired floor, we would be able to offer space for health and wholeness once again. If it is possible while replacing the roof, we hope to add insulation to make the gym easier to use in the summer months.



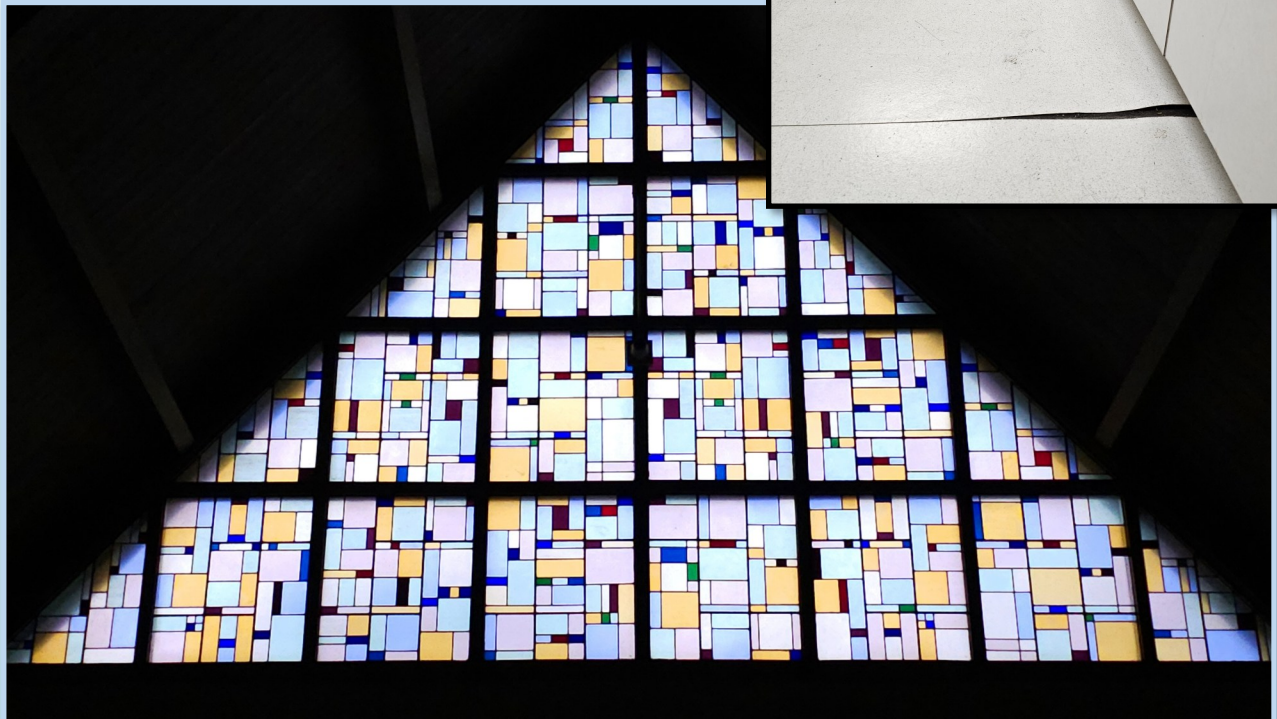


# Our “C, D, and E” Priorities, These priorities total \$89,000.

*These are more of a wish list. These priorities include items that would refresh the appearance of the building and improve interior finishes.*

## Refresh and Improve

These priorities include carpet replacement in the office area, kitchen flooring, painting in entrances, the wood fence on the West side of the parking lot, door repairs, and restoring of stained glass windows.





# Improvements since 2020



As we continue the work of “Building a Legacy,” we pause to celebrate the improvements that have been accomplished in recent years. In addition to the HVAC work in recent years, we have created the Being New Spirituality Center, added an outdoor prayer labyrinth, redone the flooring in the lower level, walled in the storage room, repainted hallways and classrooms, added pathways to the Little Free Pantry, and added a concrete sidewalk and pad to the prayer garden.

## Looking to the Future

*In the summer of 2027, Grace Lutheran Church will celebrate its 100<sup>th</sup> anniversary. The work outlined in “Building a Legacy” honors these 100 years and builds on that legacy in preparation for the next 100 years.*



# Endowment Debt/Note

**The remaining balance is \$100,000.**

*10 percent of the funds received will go toward paying down our debt to the Endowment Fund.*

In 2001, Grace Lutheran Church broke ground on the expansion that now houses Grace Hall, the Music Room, and Being New Spirituality Center. The only remaining debt is in the form of a loan from the Grace Endowment Fund. This loan was used to pay off the bank note.





# F.A.Q.

## Frequently Asked Questions

### **What is the capital campaign?**

The capital campaign differs from the annual stewardship campaign. The annual stewardship campaign funds Grace's mission and operational needs for the upcoming year. This includes scheduled and unscheduled maintenance on the church's infrastructure. The capital campaign raises funds for significant acute short-term and long-term needs of the church. Grace last held a capital campaign in 2000.

### **Why and Why Now?**

A capital campaign was prepared to begin in 2020. The COVID epidemic disrupted those plans. Since 2020, several needs identified in the 2020 plan have been addressed including new air conditioners for the sanctuary and Grace Hall. Other needs still exist.

### **What are the priorities?**

Priorities have been identified by A, B, and C with A being the highest priority. The "A" priorities focus on keeping water out of the church (new roof, reconstruct retaining walls and drainage), new boilers and controllers, and new air conditioners for the office (installed in 1965).

### **How were the priorities determined?**

A group with knowledge of the church infrastructure and construction as well as how the church is being used (or could be used) was instrumental in developing the list.

### **Can I see the detailed plans on how the money will be spent?**

Absolutely. A very detailed 44 page catalog is available in the church office. A general catalog will be available and can also be found on the church website.

### **When will the campaign run?**

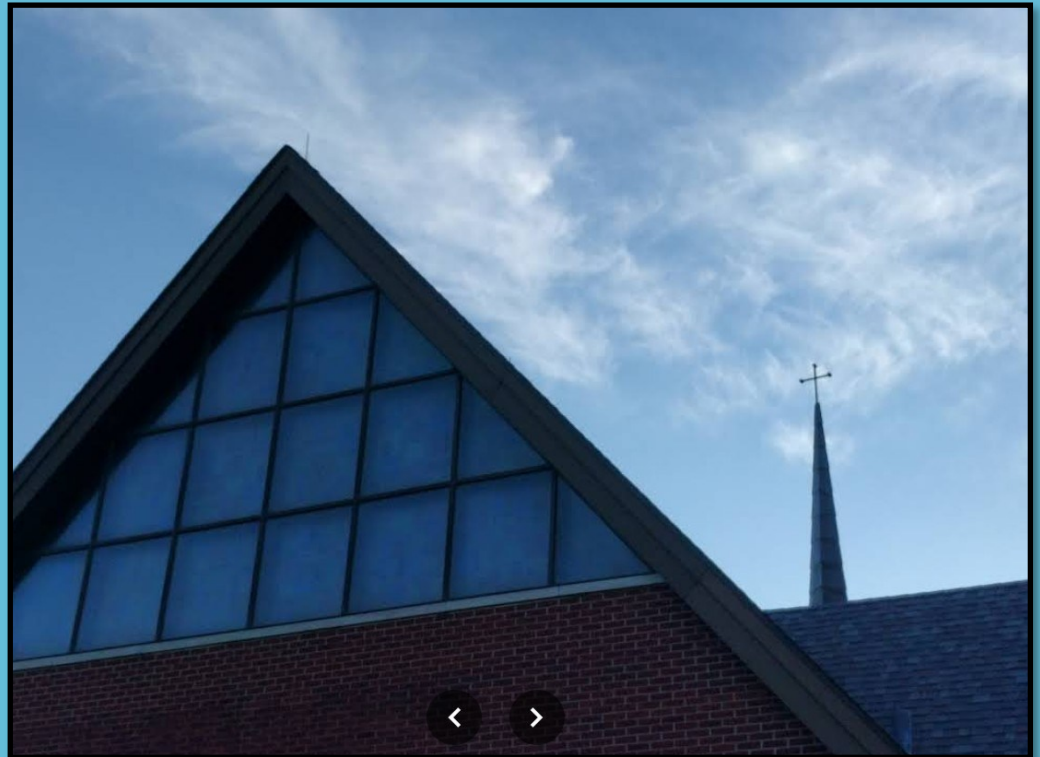
Kick-off Sunday is November 23, 2025. The campaign will wrap up on Sunday, January 18, 2026 at our annual budget forum the Sunday before Grace's annual meeting.



# Building a LEGACY



Please prayerfully consider how you can join us in preparing Grace for the next 100 years. We invite you to make a pledge that fits your current and future circumstances toward our \$1.0M campaign goal by January 18, 2026.



## Gifts can be made in a variety of ways:

### Simple:

- Fill out a pledge card. Download a pledge card at [www.gracedm.org](http://www.gracedm.org). Indicate if you will complete your pledge over a multi-year period. Donations that are contributed earlier will have a greater impact. And don't forget to check if your employer has an employee matching fund.
- Set up a monthly recurring donation. This can be done online at <https://gracedm.org/give-to-grace/>. Follow the link and choose the Capital Campaign in the fund menu.

### More Complex:

It is strongly suggested to consult with your certified financial planner or attorney before utilizing these giving methods.

- Donating Shares of Stocks or Mutual Funds: Donating appreciated shares can give you a full income tax deduction and eliminate capital gains taxes on those shares.
- Qualified Charitable Distributions: Must be 70 ½ before you can utilize QCD's with IRA funds.
- Planned Gifts: Gifts through wills and living trusts can be arranged through an attorney.

### Time and Talents:

Volunteering Time and Talents: I will give \_\_\_\_ hours of time to projects at Grace. Construction/handy skills that I have are: