



FIRST UNITARIAN CHURCH OF TOLEDO  
CASE FOR A CAPITAL CAMPAIGN

***JOINING TOGETHER UNDER ONE ROOF, ACCESSIBLE TO ALL  
and COMMITTED TO CREATING A SUSTAINABLE WAY OF LIFE***

***Our vision for the First Unitarian Church of Toledo is a church that ensures our interior and exterior spaces closely reflect the welcoming and socially responsible nature of our religious community and allow us to carry out our mission.***

Six years ago, our congregation underwent the excitement and challenge of moving to our present location. The move was followed shortly by a successful capital campaign to pay off the mortgage during some difficult economic times. Years have passed and we have now settled into our church home and the economy is improving. We don't want our vision to end here. We want to grow our membership and be recognized as a leader in the community standing on the side of love, compassion and the utilization of environmentally sound practices. We want to improve our ability to serve our own members as well as the larger community.

**Capital Repair and Replacement**

This past year the church members took the opportunity to assess our current and future needs. As we age all of us encounter something that will need special attention, mending or replacing. This fact is true of any organization with a bricks-and-mortar structure. There comes a time that certain physical improvements must take place. Before we do anything else, we need to secure our 25-year-old building with a new roof and furnaces (\$30,000). Our roof was disintegrating; the congregation has already voted to take out a loan to replace it now before it becomes far more costly. This loan will need to be paid off as soon as possible. In addition, at least one or possibly two furnace/air conditioning units will soon age out soon and need replacing. (\$54,000)

Cost: \$84,000

**Priority Remodeling Projects**

While we were able to pay off our mortgage due to a successful capital campaign six years ago, we were not able to complete several of the recommended remodeling projects that were part of our previous campaign. Our recent congregational survey told us we still need to update our kitchen, improve lighting in the sanctuary and if possible add additional parking space.

- The kitchen needs \$5,000 for a commercial dishwasher and new sink to efficiently handle food service by providing healthy conditions for ourselves and the community groups we want to attract.
- While we are not yet certain of the best way to upgrade the lighting in the sanctuary, we want to take the opportunity now to set aside \$15,000 in our capital fund in order to implement the most efficient and cost effective way to make this improvement. This amount may be more money than we need. If so, than the money can be used for other projects or possible cost overruns elsewhere.
- For about \$1000 per parking space, limited additional parking can be addressed in an environmentally sound and cost effective way by doing an experimental pave involving adding 20 imbedded block parallel parking spaces next to our existing road surfaces.

Total Cost: \$40,000

## Sustainability and Environmental leadership

Now is also the perfect opportunity for us to let the community know that Unitarian Universalists are committed to a sustainable environment. Let's expand our socially responsible "green status" by installing solar panels (\$24,000) and modernized/efficient lighting and other building efficiencies (\$6,000). This advance will enable us to reduce operating costs over time, provide a 7% or higher return on our investment and at the same time demonstrate our leadership in the community as a "green" congregation.

Cost: \$30,000

### Accessibility:

In order to better serve our congregation members and the community, we will need to upgrade our facilities to be accessible to all. To truly be a welcoming congregation for people with special needs, the sanctuary's seating, handrails, lighting, and audio equipment need upgrading, providing a welcoming, accessible and well-lit sanctuary for inspiration, education, and reflection

Cost: \$5,000

**Security and Safety:** Exterior lighting and security cameras will provide more adequate safety for our members and the community as we increase the use of the facility both in the day and evening hours.

Cost: \$3,000

**Outside storage** is needed to augment our community garden program and to free up interior storage room for Family Promise to reach out to our less fortunate neighbors and to allow for expansion of service opportunities.

Cost: \$1,000

### Capital Improvements Fund

We need to build an allowance into the campaign for replenishing the Capital Improvements fund to sustain additional improvements that will arise over the next 5 to 8 years. (The release of any Capital Improvement funds would require congregational approval for items costing \$5,000 or more and board approval for projects under \$5,000) If we can raise more than enough money to accomplish the outlined products above, and we are prudent in our spending, the existence of a healthy Capital Improvement fund will enable us to accomplish other items from our survey wish list. These improvements could include: a natural playground, outdoor gazebo, additional parking, replacement of major equipment and any unexpected repairs to the building that may arise.

Cost: \$150,000

**Expenses related to Campaign:** supplies (\$1,000), consultant fees (\$6,000) and pledge loss (\$30,000)

Cost: \$37,000

To thrive, to accomplish these goals, and to grow our vision, we are asking the congregation to support a capital campaign of **\$350,000** for the above purposes.

A capital campaign is necessary if we are to be the church we envision: helping one another with love and compassion, accessible to all and committed to creating a sustainable way of life.

**With your help, we know we can do this!**

