



# SAINT MARY'S EPISCOPAL CHURCH

The Reverend David Umphlett

Dr. Harold G. Andrews, *Organist/Choirmaster*  
Rosemary Inman, *Financial Secretary*

Margaret McDonald, *Youth Choir Director*  
Shannon Watts, *Parish Administrative Assistant*

December 7, 2009

Dear People of St. Mary's,

This report will have been given at the Annual Meeting on December 6<sup>th</sup> but we felt that a letter to each of you was important. As most of you recall, I chaired the Land Development Committee appointed by Glenn Busch in 2006 to evaluate the current and future space needs of the parish. We had a large committee that went through a detailed study with input from the congregation. The result of the effort was the development of concept plans to construct a Family Life Center on the land that was donated by Earl and Kitty Congdon at the corner of Farriss and Hillcrest and to raze the current Education Building and construct a new facility for Christian Education and Administrative offices. The concept was approved by the Vestry and the Congregation and in 2007 we began a capital campaign to raise funds for the project. We finished the campaign with approximately \$2.5 million dollars in pledges, payable over a five-year period and with a dollar for dollar match from the Congdon families.

Here is where we stand:

When we received direction from the Vestry not to borrow a large sum of money to do these projects, but rather pay for the construction as we go, it became apparent that it would take some time for the pledges to be paid and for us to be in a position to begin the projects. No one believes that St. Mary's should be burdened with major debt.

John Wall agreed to serve as chairman of the Building Committee and Audrey Yowell is serving as chair of the Design Committee. The large committee did a deliberate and thorough evaluation of architectural firms and unanimously agreed to engage WKWW, a firm which specializes in churches and has just completed the work done at First Presbyterian. Since that time the committee has been working with Gray Hudson, the firm's representative, to translate the concepts that were presented to the congregation in 2007 into working drawings that can be used to take to contractors. As the committee worked with the architect they realized that several changes and enhancements needed to be made to best accommodate our space needs. Because of the budgetary timeline I've just described, we have not pressured the architect to fast-track the project.

We have realized that the initial cost estimates that we received were just that – rough estimates – now almost three years old. When the final plans were completed by the committee and more current pricing estimates were received, the cost of the Family Life Center came in just below \$5.0 million and the cost of the Education Building came in at just under \$4.0 million. These estimates may be a bit high based on the current construction environment, but we think they are much closer to the actual cost than the original \$6.0 million estimate for both projects.

Having a capital campaign, followed by the retirement of our rector, followed by the global recession, have made this project understandably more difficult than we anticipated. Yet, there will never be an ideal time. In spite of these challenges we are moving forward in a prudent manner with our dream and it is still doable in large part because of the following wonderful news.

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*Our mission is to worship God, love our neighbors and spread the Word.*

At the request of Kitty and Earl Congdon and their family – Helen and David Congdon, Karen and Stan Pigman, and Audrey and John Yowell – we met to share the revised budget numbers for our two new buildings. After the family reviewed the information they came back to us with several conclusions which they have asked me to share with you today:

1. They do not want us to cut back on the wonderful plans for the Family Life Center and Education Building that have been developed by our committee and the architect in an attempt to get the budget back to the original \$6 million number. To do so would be short-sighted since these buildings will be here for our parish for generations to come. We need to do it right.
2. Construction of the Family Life Center should begin first as it will permit us to occupy that building before we begin construction on the Education Building thereby causing minimal disruption to church life.
3. They realize that the giving capacity of our congregation is such that it will be difficult to do both buildings as we had planned due to the increased estimated expense of the two projects.
4. **Instead of the extremely generous matching pledge, the family has committed to the total cost of the construction and furnishing of the Family Life Center – a gift to St. Mary’s totaling approximately \$5 million!**

The timing of the gift will depend on the economy but we hope to be in a position to break ground on the Family Life Center in 2010. The detailed work with the architect, securing the zoning and permits required, and the bidding of the job will take many months and that work will begin **immediately**. Finally, the family asks that all current pledges and future money raised from the congregation be maintained as it is now, in a restricted fund earning interest, to pay for the construction of the Education Building when enough funds are raised for this second phase.

We cannot adequately thank the extended Congdon family for their unparalleled generosity. Over the years that we have all worked and worshipped together they have unselfishly shared not only their treasure but their time and talent as well. We honor you on behalf of the people here present and the people who will come after us to work and worship in this special place.

So far we have received \$1,236,752 in gifts. That is 49% of the original pledges. 2009 marks the third year of our five year pledge horizon. Some families have paid their pledge in full. Some families are behind in their pledge but most are right on target, paying over five years as promised. If you have been doing the math, you can see that **we will need to identify additional pledges of about \$1.5 million to be in a position to begin work on the Education Building**. We will start on phase two of our capital campaign in the near future to reach this new goal. Fortunately, we have time to address the funding since we cannot displace the offices and classrooms until the Family Life Center is complete.

As we said when the campaign started, it is unlikely that we will have the opportunity again in our lifetimes to build these wonderful new facilities and leave a lasting legacy for the people who will follow us at St. Mary’s. With the arrival of David Umphlett we begin a new chapter in our lives together and a sense of excitement and new energy is quite evident in our parish. We are confident that the pledges already made will be honored and that the renewed effort to secure funding from those new to the church or unable to make a commitment in 2007 will bring us to successful completion of the whole project. We will do this project in God’s time, in a prudent manner, and to the glory of God.

Jeff Miller, Chairman  
Land Development Committee