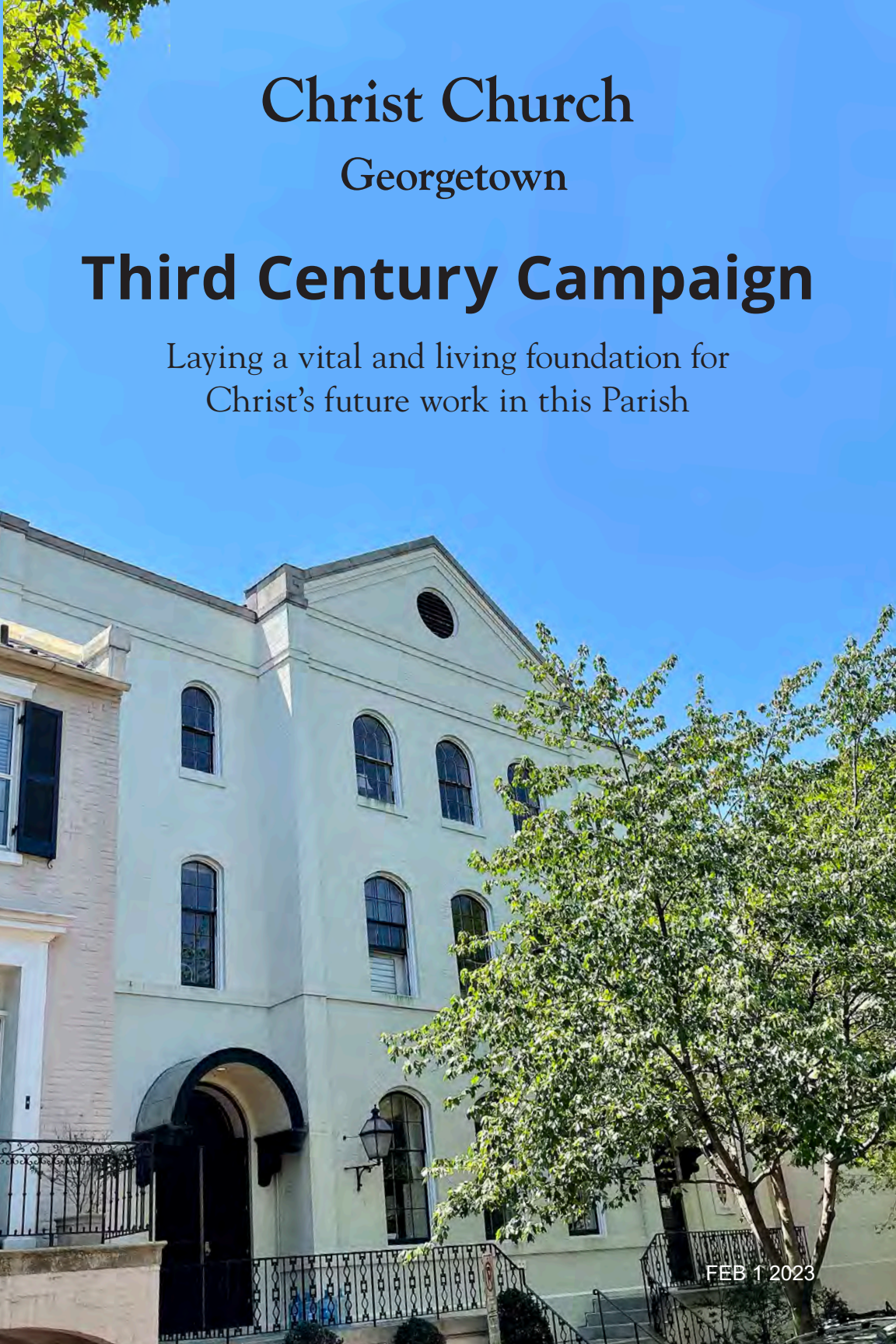
Christ Church

Georgetown

Third Century Campaign

Laying a vital and living foundation for
Christ's future work in this Parish



FEB 1 2023

Why the Third Century Campaign?

- Transform and restore the Parish Hall from a much-underused space into an engine for Outreach, Parish Growth, Enhancement of our Common Life and our Service to the Community. $7 million

- Enhance our Worship—the very heartbeat of Christ Church—by installing a new, world-class organ designed specifically for our space and worthy of the high standards of the Anglican musical tradition for which Christ Church is known. $1.3 million

- Place our outreach, mission work and care of the Church property on a firm and lasting foundation. Double what we give to those in need and double the funds available to maintain the Church property that supports our ministry in Christ's name. $5 million

Laying a vital and living foundation for Christ's work in the Parish

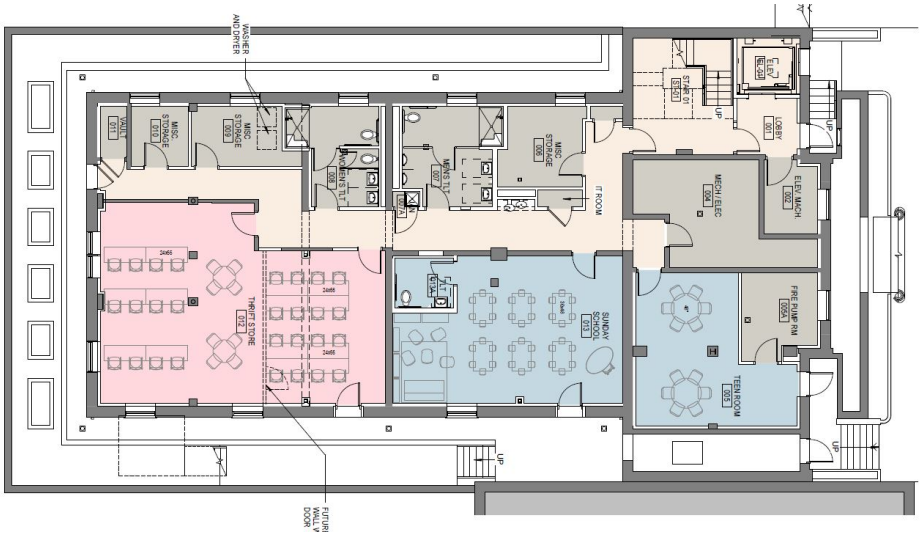
The Capital Campaign will restore one leg of the three-legged stool of Christian stewardship at Christ Church consisting of annual pledges, planned giving at death and lifetime capital pledges. While we have balanced operating budgets each year we have done so at the expense of mission, congregational growth and building maintenance. We are not achieving our full potential nor fulfilling our duty to those who have gone before us, those in need today and those who will follow us. We need to do more, and now is the time.

The Parish Hall Transformation

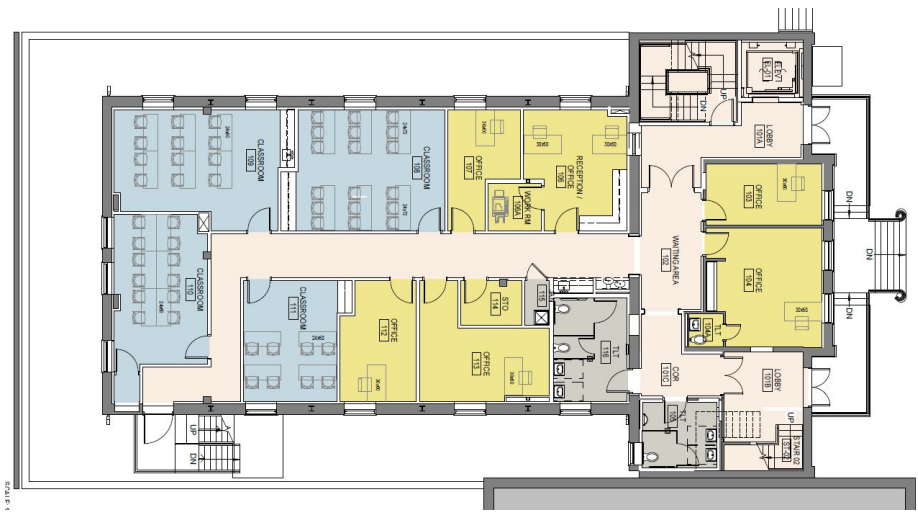
The Parish Hall transformation will put this outstanding building and unique space in Georgetown to work for the Parish, the Community and those in need whom we seek to serve in Christ's name. It will:

- Make this unique space ADA and Building Code compliant and accessible through an elevator from the ground floor to the lower and both upper levels.
- More than double the capacity of our Feeding Ministries that support the homeless in Georgetown and beyond.
- Host community groups and events, lectures, concerts and Parish gatherings on a scale not now possible.
- Offer an excellent venue for wedding receptions to support couples who are getting married.
- Provide a space that could be open to the Parish and the local community through the week.
- Create first rate classrooms and double the capacity of our Sunday School in place of current rooms that are becoming unusable.
- Provide exterior security cameras to enhance the safety of the neighborhood.

The Parish Hall Transformation



RENOVATED BASEMENT LEVEL WITH NEW SUNDAY SCHOOL CLASSROOMS (BLUE SHADING)

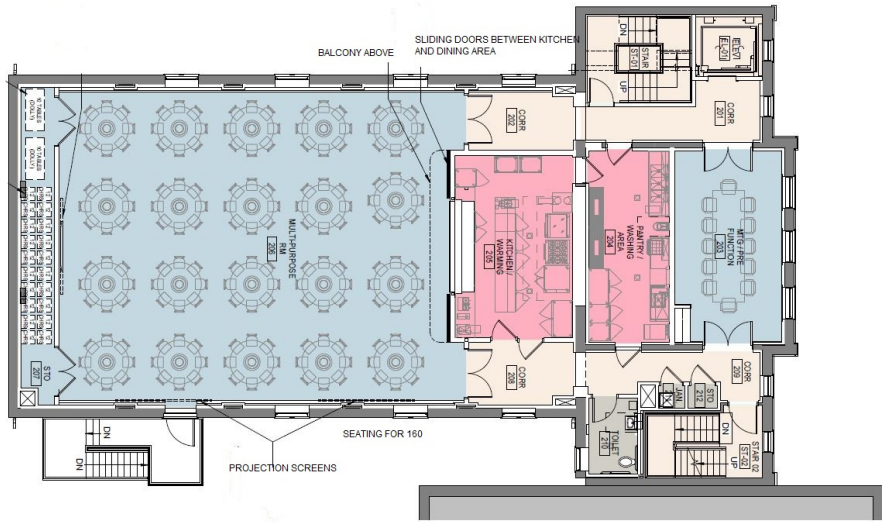


RENOVATED FIRST FLOOR WITH NEW SUNDAY SCHOOL CLASSROOMS (BLUE) AND UPDATED STAFF OFFICE SPACES (YELLOW)

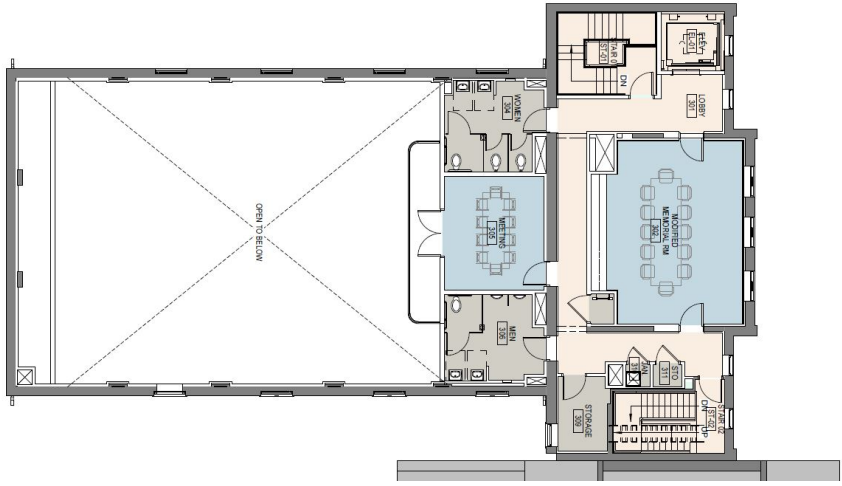
ALL FLOORS TO BE ACCESSIBLE BY A NEW ELEVATOR WITH A STREET LEVEL ENTRANCE

Note: Designs subject to revisions/changes

The Parish Hall Transformation



RENOVATED SECOND FLOOR WITH MULTI-PURPOSE ROOM, NEW KITCHEN & PANTRY AREA (RED), AND A NEW MEETING OR PRE-FUNCTION ROOM



RENOVATED THIRD FLOOW WITH UPDATED MEMORIAL ROOM, NEW MEETING ROOM WITH BALCONY OVERLOOKING MULTI-PURPOSE ROOM, AND ACCESSIBLE RESTROOMS

Note: Designs subject to revisions/changes

The proposed renovations will also provide a space for use by Community groups, which will help defray the cost of the Parish Hall's maintenance and other Parish programs. We are advised that the hall could rent for $9,000–$10,000 per night.



Before



After

New Organ

For over 200 years, this Parish has served as a center for traditional Anglican liturgy and music—worship that has stood the test of time and which continues to function as a valuable tool for outreach and evangelism to people of all ages. The installation of a new organ is vital to this important part of our mission and ministry.

- Liturgical music holds a special place in the life of Christ Church. We are blessed to have one of the finest professional choirs in the Episcopal Church. The existing organ, which has served the congregation exceedingly well, is approaching the end of its useful life. Now is the time to install a new, state-of-the-art instrument and sound system that will enable us to maintain and, indeed, elevate the Parish's exceptionally high liturgical and musical standards.



- Because of the beautiful, but, in many ways, acoustically problematic architecture of our worship space, an organ must be carefully designed to speak as directly and clearly into the nave as possible. In addition to accompanying the Choir, an organ must support the robust singing of the congregation. The installation of an antiphonal division—a portion of an organ that produces sound from the opposite end of a room which in our case is the west end (rear) of the nave. This will help to bolster the songs of the faithful as they lift their hearts and voices unto Almighty God.

- A new organ will serve the liturgical and musical needs of the Parish for decades to come.

Strengthen the Foundation of Mission Work

We will specially endow our answer to Christ's call to serve the poor.

- Christ Church has always placed the work of the Church to care for and support those in need by giving 10% of our pledged income each year (currently $140,000) to support the homeless, the underserved and vulnerable, at home and in poor communities in the world.
- For example, we distribute more than 40,000 meals to the homelessand needy each year and run an annual Winter Shelter for them. In addition, we have perennially been among the three largest Parish contributors to the Diocese to help support struggling parishes.
- Creating a Mission and Outreach Fund endowed with $2.5 million will generate sufficient annual income to enable us to double our contributions to these and other outreach programs each year.



Safeguard Ongoing Preservation of the Church Property

We will fund the ongoing preservation of the Parish's physical plant and equipment.

- The extraordinary generosity and faithfulness of Christ Church congregants has enabled us to catch up on a significant amount of deferred maintenance.



- We have an obligation to maintain our beautiful and potentially multiuse, flexible facilities and our service to others. Lean years mean hard choices of cuts to worship, music, staff and, sometimes, even outreach. A special Capital Repair Fund endowed with $2.5 million will enable us to double what we can spend on ensuring and maintaining our magnificent buildings for our own and future generations.

Support Congregational Growth

Potential for real growth of Christ Church Georgetown with improved physical infrastructure to support:

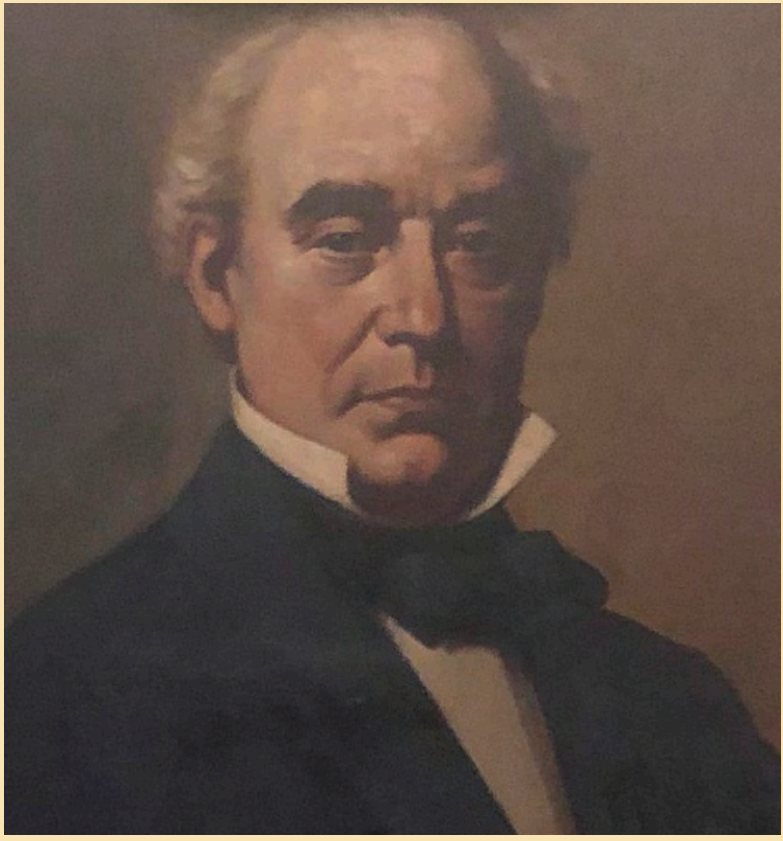
- Feeding ministries and winter shelter
- Sunday Adult Forum and weekday educational programing
- Meeting space for parish Groups
- Sunday School program
- Young adult programs
- Parish life—Gatherings of the Parish to build community
- Wedding receptions and funerals
- Community groups



Leaving a Legacy for the future

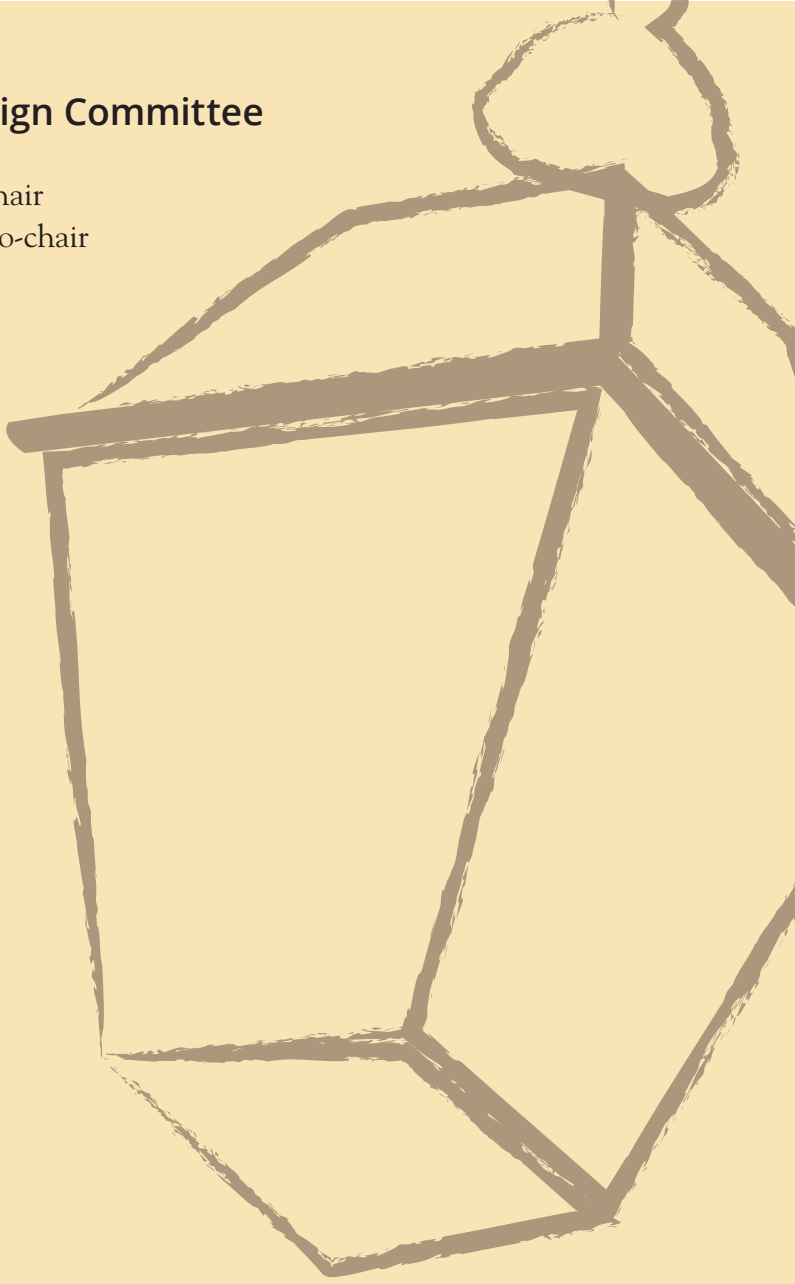
In the *Symposium* of the great Greek philosopher Plato he explains why human beings have eternally seen initiatives, such as this Campaign, as opportunities for *aionia mnimeia*, the preservation of our legacy by creating memorials which will outlast us and honor our forebears who gave us so many of the opportunities and benefits we enjoy. This Campaign will have numerous specific projects, both large and small, for parishioners to make a lasting contribution to the Community in honor of their loved ones, in support of the great work of Christ and his Church in the world to the glory of God.

Edward Magruder Linthicum 1797–1889, by Henry Ulke



Capital Campaign Committee

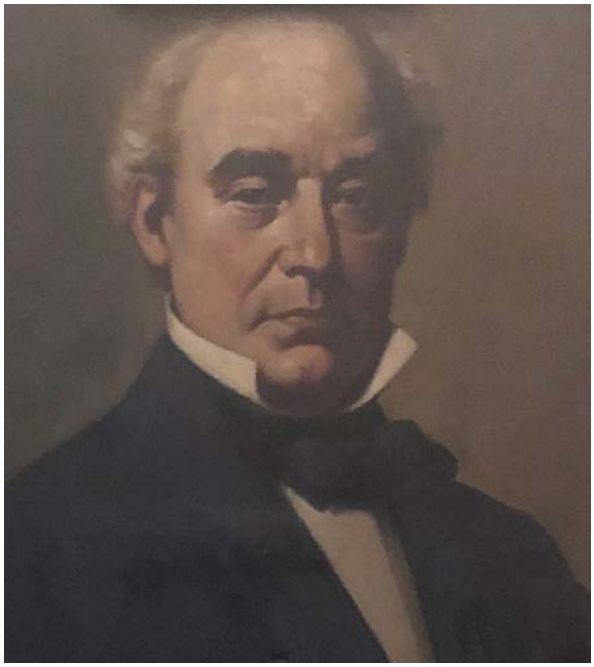
Allen Foster—Co-chair
Isabel Kunsman—Co-chair
Nancy Taylor Bubes
Marshall Ginn
Steve Hadley
Andres Hayes
Catherine Onnen
Molly Peacock
The Rector
Shelley Rodgers
Chad Thorley



The Campaign Committee invites you to support this vital, and once in a generation campaign to lift up the life of our beloved church and to launch our Parish into its third century of life, work and witness. This must be over and above our Annual Stewardship effort, and, if it comes to a choice, the Committee wants to say very clearly that our annual stewardship to support the ongoing life of the Parish must come first.

A Brief History of Linthicum Hall

Linthicum Hall was built in 1887 in memory of Edward Magruder Linthicum who died in 1869. Mr. Linthicum left a charitable legacy of $50,000 for the founding of a free school in Georgetown for the education and instruction of indigent boys and youth in Georgetown. He did this because as he wrote, “knowledge and piety constitute the only assurance of happiness and healthful progress for the human race.”



Edward Magruder Linthicum 1797–1889, by Henry Ulke

That same year, the Georgetown Assembly commenced holding its annual Christmas dance there. It continued to do so for 70 years until 1957, when Christ Church, having acquired the facility for use as a new parish hall, informed the Assembly that they could no longer hold the dance there because of planned renovations. The Assembly never again held a dance at Linthicum Hall. It moved on to various locations, eventually settling at the Chevy Chase Club.

The renovations commenced in 1958 and largely produced the facility that the congregation is familiar with today. Minor renovations were undertaken in the succeeding years and included the reconfiguration of the space now occupied by the Memorial Room and the creation of office and classroom space on the first floor. Linthicum Hall, in concert with Keith Hall, became a center of parish life and its purchase completed the Christ Church campus as we currently know it.

Frequently Asked Questions

Q. Is Christ Church trying to raise money because it is in poor financial condition?

A. No. Over the last ten years, while costs have increased and pledge revenues have declined somewhat, attentive management and careful expenditure control has enabled the Parish to:

- Balance the budget each year, with a small surplus each year;
- Maintain historic levels of outreach to the poor and emergency relief (while, unfortunately, halving our contribution to the Diocese);
- Decline COVID government aid programs so that others less fortunate could benefit from them;
- Insure the Church buildings for their true replacement cost;
- Retire all debt; and
- Begin to tackle deferred maintenance.

Q. Why do we need a capital campaign?

A. The answer to this question addresses the 4 pillars of the Capital Campaign.

- Parish Hall: The Parish Hall is long overdue to be significantly renovated to comply with current Building Code, and minimum safety standards, improve its non-existent accessibility, comply with the Americans With Disabilities Act in both spirit and letter, and serve as a:
    - Wonderful place to enable improved service opportunities to the needy;
    - Reception venue for Parishioner weddings, funerals, baptisms, confirmations;
    - A more robust Sunday School program, with more acceptable classrooms for children, and;
    - Improved basic infrastructure such as fire alarms, security, plumbing, and air conditioning.

For over 15 years, anyone who has been inside the Parish Hall has recognized the need to bring it into condition to serve the Third Century of Christ Church. It would be wasteful to continue



patchwork repairs or to conduct a piecemeal renovation. We are too vibrant a Parish not to achieve the potential of this rare asset, and the time to do it is now.

- Organ: The current Church organ is past the end of its useful life. It almost failed on Homecoming Sunday 2021. The lack of an antiphonal division in the nave means that congregants who sit in the rear of the Church do not even hear it. The organ needs replacement with a first-class instrument which will beautify our liturgy and worship, elevate congregational singing and make joyful music to the Lord.

- Endowment to serve the poor: The clearest of Christ commandments is to serve the poor and needy. While Christ Church's budget sets aside a full tithe to this ministry, we should do more. A dedicated outreach endowment will enable us to double our service to those in need.

- Endowment to maintain improved infrastructure: Christ Church Parishioners enjoy nearly $30 million dollars of facilities that have been provided to us through the generosity of our predecessors. These facilities are expensive to maintain and require a dedicated endowment to ensure that we pass them to our children and grandchildren in the same or better condition than we received them.

Q. Christ Church has a substantial endowment; why don't we spend it on these needs?

A. From both a theological and practical perspective, too much of our endowment income is diverted to support the annual budget. In other words, our endowment funds operations in a way that gives the illusion that current worshippers need not pledge at realistic levels. The Stewardship Committee is committed to weaning us off this unhealthy dependence upon the generosity of our predecessors and ensuring that current congregants support the annual operating budget on a pay-as-you-go basis.

We have been exceptionally fortunate in investment returns for the past few years. We cannot count on such rosy economic conditions and can be sure that they will not continue forever. We cannot endanger the future by dissipating our economic "insurance policy."

The proper use of the endowment is to fund growth and development ministries and initiatives which would otherwise not be possible, for example, increased pastoral services, especially for the aged and most vulnerable and young adults, an expansion of our adult and Church school





educational programs, enhanced musical and liturgical offerings, a Parish growth coordinator, etc.

Q. When was the last time the Parish Hall was renovated?

A. The last major renovation of the Parish Hall was in 1958 and largely produced the facility that the congregation is familiar with today. Minor renovations were undertaken in the succeeding years and included the reconfiguration of the space now occupied by the Memorial Room and the creation of office and classroom space on the first floor.

Q. What makes you think that the Parish Hall renovations can be done for $7 million?

A. The Vestry engaged Bowie Gridley, now known as DLR Group, a nationally prominent architectural and planning firm with extensive experience in Church and museum-quality building renovation, to prepare the plans for and cost-estimate the renovations. Bowie Gridley has estimated the cost, taking current inflation into account, and the estimate contains contingencies to cover unexpected conditions.

The $7 M estimate contemplates interior renovations, including an elevator replacement, creation of flexible use space, substantial increase in energy efficiency, emplacement of accessibility, and fire safety measures. However, the renovation does not need to include structural changes aside from elevator and entrance. Further, it does not contemplate the level of custom and luxury furnishings, accessories, and appliances the many homes in the local area use.

Q. Why has no one contacted me about the Capital Campaign?

A. You may have been contacted and not realized it, and you will be contacted again, if not personally, then as part of a communication via the website, mailing, newsletter, and/or Parish Bulletin. The current status of the Capital Campaign is a point in a trajectory that is an iterative process.

Some history of this Capital Campaign: Over three years ago, every Parishioner was asked to complete a questionnaire concerning a strategic plan for the Parish, which included a capital campaign. As part of building for a capital campaign, the Vestry voted to obtain a master plan, interviewed architect firms, and hired Bowie Gridley. Bowie Gridley interviewed the Clergy, Vestry, and all Committee, Guild and program leaders, and participating Parishioners; over 125 people in all. The Vestry also consulted space utilization and kitchen consultants. The survey,





interviews and the consultant reports formed the bases for the Bowie Gridley master plan for the Parish Hall.

As to the organ, Tom Smith has been working consistently to make the current instrument sound as good as possible despite predicted and realized failures due to natural wear and tear. (The current organ is years past its predicted useful life of approximately 20 years.) Tom has shared with interested Parishioners the granular aspects of the current organ's failures, which are undeniable.

The Vestry employed an organ consultant, and his recommendations will form the basis for the RFP for the organ replacement.

Several capital campaign consultants have advised on the size and use of the dedicated endowments.

In summary, the Vestry has proceeded with the planning of the Capital Campaign in a thoughtful and deliberate way, despite Covid's ubiquitous interruptions. At the present time, a number of Parishioners (selected by a random process) are being consulted by the Capital Campaign Committee concerning the Campaign message and literature. We will be moving into the fundraising phase in the coming months. Since each Parishioner will be asked to make a substantial commitment according to his or her means, each member of the congregation may be expected to be contacted personally. We estimate that this part of the process will take over 12 months. But, you can be sure that you will be contacted and given the opportunity to play an essential role in this Campaign. If you have questions and/or would like to share information, please contact the Chairs of the Capital Campaign Committee, Allen Foster at (cafoster@wtplaw.com) and Isabel Kunsman at (ikunsman@gmail.com).

Q: Will the Parish Hall be able to be used while it is being renovated?

A. Not for about 8-12 months

Q. Where will our Clergy, Staff, Volunteers, Committees and Sunday School be during that time?

A. We are drafting a plan for this time period, with the help of our service providers, consultants, experts, and Parishioners, and will share that plan with the Parish as it is finalized. Some Parishioners have offered (without being asked yet) their homes for certain time periods for things like Sunday School and Committee functions. We have all had to continue to operate



during a pandemic shut-down, so we will be able to use our newly found Zoom and telecommunicating skills as well.

Q. Will the newly renovated Parish Hall enable opportunities to reach the broader community of Georgetown and DC?

A. Yes. We are advised that the Parish Hall is a unique space, abundant with unused potential. When it is improved, it will be a place with the potential to provide persons of all demographic and financial means, profound, Christian, Episcopalian nourishment in many senses of that word. As mentioned, we plan that the Parish Hall's ability to serve the poor will be greatly expanded with improved accessibility, energy efficiency, kitchen and better use of space. We expect to be able to host seminars, lectures, and possibly concerts at the Parish Hall. We have been advised that renting the Parish Hall would earn revenue for the Parish. Although the Parish Hall's primary functions will not be revenue generation, we also want to prudently manage our resources and be able to offset the costs of operating, maintaining, staffing and repairing the facility in appropriate ways, such as infrequent, selected rental opportunities to the community.

In these ways, and perhaps others, we hope the Parish Hall will be another way for CCG to bring the light of Jesus Christ to more people, as well as nurture our current volunteers, guests, and parishioners.

Q. What is the catch?

A. This Capital Campaign will be asking families and individuals to make what might be the biggest, and most meaningful gift of their lives. Committee members and Clergy are meeting weekly to do this in the most respectful, intelligent, transparent, and graceful way. We pray intensely for Holy Guidance. As a church community, we will have to endure a time period of inconvenience during the construction phase. We hope and expect that moving through these challenges will bring our community closer together. Our goal is that the result will be so good, productive, and Holy, that we will rejoice that we saw this project through, and wonder why we did not try to do it sooner.

Christ Church Georgetown Operating Budget Facts

	2021	2020	2019
Pledge Revenue	1,254,349	1,505,980	1,625,956
Plate Revenue	277,722	123,171	174,016
Total Contributed Revenue	1,532,071	1,629,152	1,799,973
Miscellaneous Revenue & Transfers	(310,121)	(21,295)	(2,296)
Draw from Endowment	669,278	332,727	563,300
Total Operating Revenue	**1,891,228**	**1,940,584**	**2,360,977**
Clergy Expense	422,532	430,447	497,347
Worship Expense	61,772	15,825	60,269
Music Expense	271,408	258,024	304,400
Education Expense	27,270	14,430	31,060
Communications Expense	15,692	31,996	13,603
Parish Life Expense	12,104	7,413	33,408
Administrative Expense	416,135	413,183	426,323
Property Expense	388,263	342,857	393,679
Tithe for Outreach			
To Diocese	113,275	113,275	205,000
Mission Partners	129,500	135,000	136,482
Total Operating Expense	**1,857,951**	**1,762,451**	**2,101,571**
Operating Surplus/(Deficit)	**33,277**	**178,133**	**259,407**
Depreciation	0	145,928	152,451
Transfers to Capital Repair Fund			
From Endowment Draw	190,000	90,000	90,000
Depreciation	150,000	0	0
Donations Outside of Operating Budget[1]	29,120	33,780	3,100

[1] In addition to mission outreach in the operating budget above. These donations include COVID relief, Afghan refugee relief, etc.

Timeline: Status as of Fall 2022 - What Has Been Done

Spring 2017	☙ The Rector creates the "Forward Planning Committee" which later evolved into "Strategic Planning Committee"
Spring 2017 – Fall 2018	☙ The Forward Planning Committee begins to plan for the potential renovation of the parish hall
February 2018	☙ Vestry Conference. Vestry concludes we really do need to renovate the Parish Hall, that there are secular headwinds, that continuing to ignore the problems of the Parish Hall is akin to burying our talents
May 2018	☙ Members of the committee put on hard hats and visit St. John's Lafayette Square to tour their ongoing parish hall renovation
Spring 2019	☙ The committee interviews architects, and selects Bowie Gridley Architects to create a master plan for the Parish Hall, beginning with evaluation of current and desired usage of space, existing conditions (e.g. accessibility, safety, Building Code issues)
Fall 2019 – Spring 2020	☙ Bowie Gridley creates and refines their plan and scope of work
Fall 2020	☙ Bowie Gridley presents their proposed master plan to the committee for final approval
Winter 2021	☙ The finalized master plan is presented to the Vestry at the annual Vestry conference
Spring 2021	☙ The mission of the Strategic Planning Committee (originally Forward Planning) is updated to form the Capital Campaign Committee
Spring – Summer 2021	☙ The committee identifies and includes in its scope necessary strategic projects besides the Parish Hall renovation
Fall 2021	☙ Finalize commitments from chairs and others ☙ Finalize campaign brochure and supporting literature

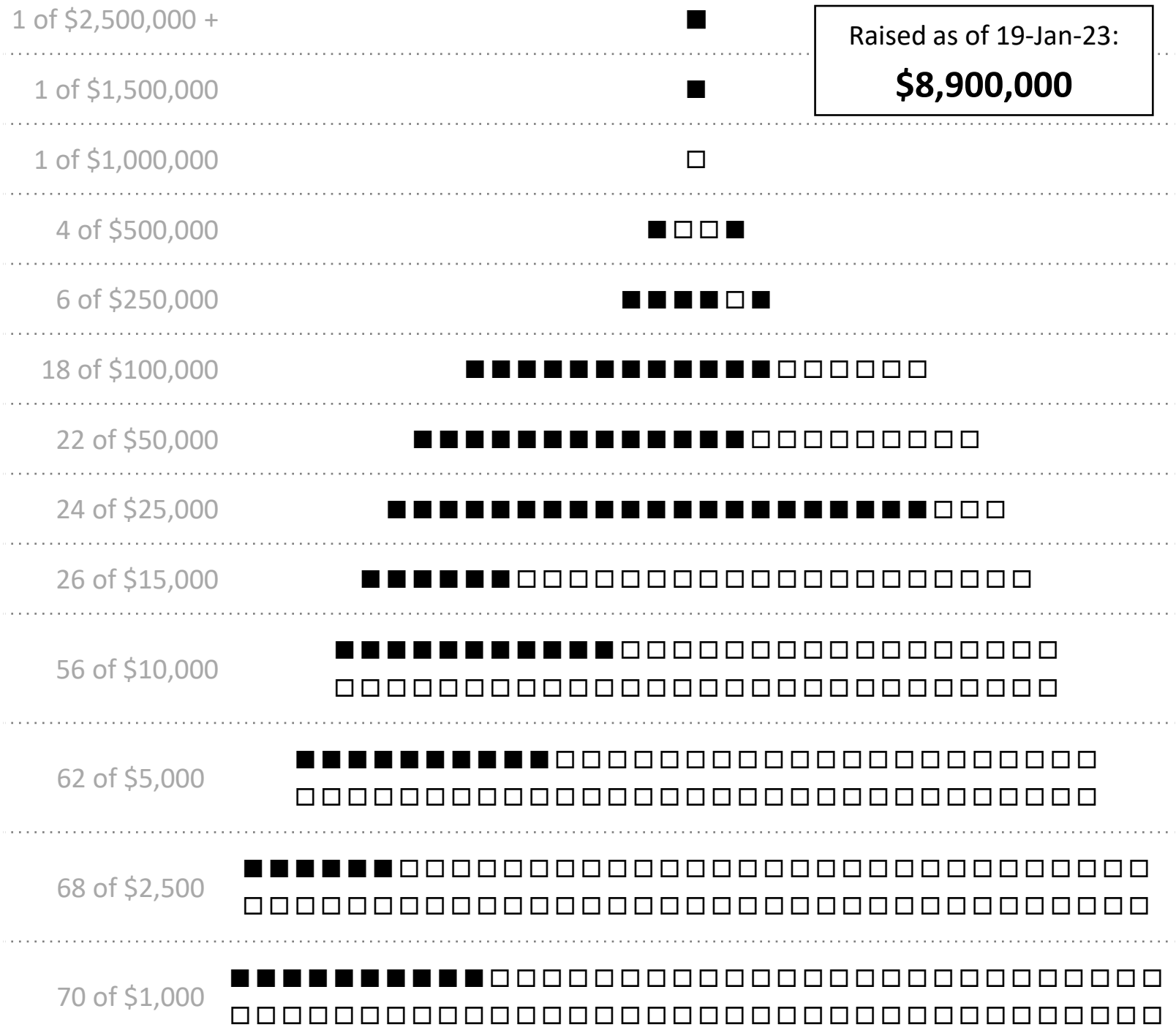
Fall/Winter 2021	☙ Rector will continue, and conclude working with willing foundational donors
January 2022	☙ Project managers are interviewed ☙ Organ builders are brought on-site
February 2022	☙ A presentation about the campaign is made to the new Vestry at the annual Vestry conference ☙ Campaign pledge packets begin to be developed
Summer 2022	☙ Plans are further refined with architects and Parish Hall project goes before Old Georgetown Board for approval ☙ Organ and case work design continues ☙ Project manager is selected ☙ Vestry approves Capital Campaign

Timeline: Status as of Fall 2022, and Imminent Steps

Fall 2022	☙ Organ builder selected and design commences ☙ Contractor(s) selected, and contract(s) is/are signed ☙ Plans are made to temporarily relocate staff and Sunday School, if applicable ☙ Necessary financing is arranged as applicable
Spring 2022	☙ Campaign fundraising ends ☙ Organ replacement commences
Winter 2023	☙ Organ replacement finishes
Fall 2023	☙ Construction commences on the Parish Hall
Spring 2024	☙ Projected completion of Parish Hall renovation project

Christ Church Georgetown
Third Century Campaign

THIRD CENTURY CAPITAL CAMPAIGN GOAL: **$13.5 million**



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