

Preliminary
Case Statement



**A Proposed Capital Campaign to Address
Our Capital and Financial Needs**

**Resurrection Lutheran Church
Cary, NC**

Introduction



Resurrection Lutheran Church is a vibrant community that dates to 1978. For over 47 years, our congregation has gathered around Word and Sacrament, growing in Christ and sharing His love with our neighbors. And while facilities and faces have changed over the years, one thing remains the same...our commitment to Christ, to one another, and to the betterment of our community, our schools, and the nations.

Today, Resurrection is an active faith community comprised of over 397 households. Led by a dedicated pastoral team, staff, and a strong corps of lay leaders and volunteers, there is an increasing number of ways that people of all ages can participate in the spiritual, educational, social, and service ministries of our church.

In 2018, we initiated a very successful campaign for debt reduction (the "Next 40"), which provided a firm foundation for our future. Yet, despite our accomplishments and strong heritage of activity, some significant challenges remain.

From the very beginning, God enabled humanity to care for the gifts He entrusted to them. As it is recorded in the Book of Genesis, "The Lord God took the man and put him in the Garden to work it and keep it" (Genesis 2:15). Similarly, by the grace of God we have the opportunity to care for and cultivate all that He has entrusted to us for the purpose of His Kingdom work.

Our Needs

Capital Improvements

Key Space Inefficiencies

As well as our facilities have served us over the years, today's uses and needs reveal functional and layout limitations that are impacting ministry flow and daily operations. Our outdated and inefficient spaces limit ministry effectiveness, reduce staff collaboration, hinder outreach potential, and create barriers to hosting events, gatherings, and programs.

- **Outdated Fellowship Hall**

Our fellowship hall, built in 1991, no longer meets the needs of our growing ministry. Outdated audiovisual equipment, poor sound control, an unattractive folding wall, and an inefficient layout limit how we can gather, teach, and host events. Because the space is also shared with the school for music, it struggles to serve both ministries well. As a result, the hall is far less welcoming, comfortable, and functional than we need for meaningful fellowship, impactful outreach, and strong community engagement.

- **Outdated, Inadequate Kitchen**

Like a home, a church kitchen is the heart of a faith community's hospitality. Resurrection Church's volunteers and staff, and the Meals on Wheels team, have been stretched too long using our old kitchen. The room is outdated, small, not commercial-grade, and its limited capacity makes it insufficient for large-scale food preparation and ministry events.

- **Inadequate Choir Room**

Resurrection's music ministry is such an important part of the life of our church and school, yet our facility poorly supports the program. The choir room serves as both a music space and a storage area and has only thin foldable walls. This uncomfortable space creates scheduling problems due to noise considerations and does not adequately show the value of our music ministry.



- **Inefficient Office Spaces**

Our staff, who are so important to the function and services of our church and school, are currently poorly accommodated. Staff offices are dispersed across the campus, the finance office is too small, and there is no true conference room. Not having a large enough central administration area for our staff to work in together reduces efficiency, limits communication, and makes collaboration difficult.



- **Reconfigure Narthex**

The narthex is the first space we enter, a place meant to help us leave the worries of the world behind as we move into the peace of the Worship Space. It's also where we naturally want to pause, greet one another, and share community before and after services. Unfortunately, while the space is open, its current layout unintentionally directs people straight out the door after worship, creating a quick exit that makes it harder for us to linger, connect, and build the fellowship we value.

Inadequate Campus Security & Infrastructure

Campus-wide safety concerns exist due to rising risks at schools, churches, and public institutions. Several parts of the campus, including the sanctuary, offices, school, and preschool, lack sufficient access control, integrated monitoring, and physical security barriers. Without upgraded systems, the church, school, and preschool remain vulnerable to unauthorized entry and potential threats.

- **Inadequate Perimeter Fencing & Unsecured Gate**

Open access from neighboring properties has allowed trespassing behind the campus and created security risks. The unsecured perimeter enables unauthorized entry and vagrancy, posing significant safety concerns for the school and preschool.

- **Unsecured Entry Doors**

Many of our facility doors still rely on physical keys, some have lockboxes with widely shared codes, and of great security concern is that our staff cannot monitor door status in real time. These inconsistencies increase the risk of doors being left open or unlocked without anyone knowing.



- **Unintegrated Camera Systems & Outdated Security Infrastructure**

Right now, our campus security systems are fragmented. The church and school each operate separate 16-camera networks that don't communicate with each other, with only seven days of video retention and inconsistent monitoring. Additionally, the Raptor visitor-screening system is used only on the school side, leaving uneven safety practices across the campus. These gaps reduce visibility, slow response times, and create vulnerabilities in emergency situations. We need a unified, campus-wide security approach that supports consistent protection for everyone who uses our facilities.

- **Technology Updates**

Our current technology systems are outdated and fragmented. Hardware, networks, software platforms, and communication tools operate independently and lack the consistency and reliability needed to support our ministries. In addition, our website, online presence, and streaming capabilities need modernization, and our IT service contracts are not fully optimized. These gaps reduce efficiency, weaken security, and limit our ability to communicate effectively with our congregation, school families, and the broader community.

- **Unsecured Windows**

The glass on vulnerable windows across campus is unreinforced, which means they will offer little resistance to impact or forced entry. This poses potential security risks and is a concern for the safety of our children entrusted to our care, as well as for our staff and members.

Student Safety & Campus Access

Our school and preschool do not have controlled entries or secure, monitored separation between visitors and children because their single-door entry points have minimal ability to delay or control access. Our students and staff are therefore vulnerable to unauthorized individuals and potential threats during daily operations and transitions. We also have a few additional outdoor issues that need to be addressed.

- **Hidden Preschool (RLP) Entrance**

The preschool entrance, located at the rear of the building, is not visible from main areas of the campus. The entrance also offers direct access to classrooms without staff being able to see who is approaching. This hidden entry point is a safety concern because there is no controlled approach, and individuals can reach children and staff without oversight.



- **Uncontrolled School (RLS) Main Entrance**

The school's main entry doors have minimal controls and open directly into a shared hallway with immediate access to classrooms. This unrestricted entry allows visitors to reach students and staff before being screened, which is a significant security concern for us and our students' families.



- **Worn & Unsafe Playground Surfaces**

The playground is integral to the happiness of our school and church children and their families. It is highly used and showing wear, especially uneven surfaces, erosion issues, and areas with drop-offs exceeding 30 inches.

- **Underused Pavilion**

Our outdoor pavilion is a lovely area, but underused because it is not as versatile as it could be. It is just not easy and convenient to set it up for ministry, school activities, and community gatherings that require electricity for such things as music, microphones, and speakers.



Property Management

Our campus facilities are essential to the ministry, education, and community life of Resurrection Lutheran Church. Every day, our buildings support worship, school and preschool activities, fellowship, and a wide range of programs that serve both our congregation and our community. Yet much of our campus is aging, and major building systems require significant attention to ensure our facilities remain safe, functional, and ready to do the work God calls us to perform there.

- **Failing HVAC Units**

The campus has 23 HVAC units that range from 10 to 27 years old, and one to three units fail each year, costing between \$50,000 and \$60,000 each. We do not have a maintenance reserve fund, so these predictable failures impose a \$20,000–\$40,000 annual burden and strain on our operating budget. If we choose to defer the maintenance to manage the budget, we then risk making classrooms and worship spaces uncomfortable or unusable.



- **Aging Sanctuary & Other Roofs**

Multiple roofs on the campus are more than 15 years old. We received a partial quote of approximately \$40,000 to repair one section, and identified the sanctuary roof as the highest priority for replacement. These aging roofs increase the risk of leaks, water intrusion, and potentially costly structural and interior damage if they are not addressed soon.



- **Well Used Ministry Vehicles**

The church currently has one bus and one van that are well-used and are expected to need replacement between 2030 and 2032. As they reach their last years and become less reliable, we fear they will limit the vital transportation they provide for our ministries, youth programs, and school activities.

- **Out of Commission Elevator**

The elevator's electronic systems are outdated, leaving it at risk of downtime and eventual failure. This diminishes Resurrection's commitment to being a welcoming place for people of all abilities. When the elevator isn't working, we create a barrier for people with mobility needs to reach all the classes, activities, and ministries we offer in our building.

- **Failing Windows**

Approximately 12 windows in the original building are deteriorating and failing. Their reduced energy efficiency increases utility costs and may allow water intrusion that can damage the structure and interior.



- **Decaying Parking Lot**

Our parking lot looks like a patchwork of cracks, and the nearby hardscape areas have drainage issues and cracking. These conditions create safety hazards and negatively affect the appearance of the campus. Addressing these issues now will help preserve the property and prevent more costly repairs in the future.

Financial Improvements

Debt

RLC has a remaining debt of approximately \$423,000. This debt now costs \$12,806 per month (\$153,672 annually). Carrying this debt limits our ability to meet needs and creates ongoing monthly cash-flow pressures. Imagine what could be accomplished if these funds were available to be directed toward programs, services, staffing, and ministries that support our congregation and community! Not having debt would not only strengthen the church's long-term financial health but also free resources for ministry growth.

10% Mission Tithe

RLC has a longstanding commitment to dedicating 10 percent of campaign funds to mission and outreach efforts. This tradition reinforces our identity as a church committed to service, generosity, and extending Christ's love to the broader community. It ensures that any campaign we undertake will support our greater mission to benefit not only our congregation but also individuals and ministries beyond our walls.

Limited Property Management Fund

As a faith community, we are called to be good stewards of the gifts God has bestowed on us. The care and maintenance of our church facility is one that generations of church members have sacrificed to support. This campaign is our turn to do the same as we work together to fund new roofs, windows, HVAC units, and other needs.

Yet, we have not been efficient stewards, as too often major repairs have caused sudden, unbudgeted financial strain and forced the church to respond reactively rather than plan proactively. Without a Dedicated Maintenance Fund, our annual budget has been negatively impacted, or maintenance has been deferred until it is more urgent and costly. Our church's literal foundation, as well as its financial foundation, is not as solid as it should be.

Regarding the courage of God's people to step up and meet the needs around them, St. Paul writes:
"Each one must give as he has decided in his heart, not reluctantly or under compulsion, for God loves a cheerful giver. And God is able to make all grace abound to you, so that having all sufficiency in all things at all times, you may abound in every good work" (2 Corinthians 9:7).

Our Plans

To address our needs, we have an exciting plan that will address our capital and financial needs in a major way in the years to come.

Capital Improvements

Key Spaces

\$2,600,000

Our plan to reconfigure and modernize key spaces will create more functional, welcoming, and efficient office and ministry spaces that support ministry growth, improve staff workflows, and enhance community engagement.

- **Remodel the Fellowship Hall**

An exciting part of our plan is to remodel and update the fellowship hall. A more open and welcoming flow will make the space more functional and increase its usage – creating opportunities to encourage connections, strengthen community life, and improve the overall experience of our members and guests in our hall. We will also install new flooring, a new audiovisual system and lighting, which will make the space both more usable and inviting.

- **Upgrade the Kitchen**

Hand-in-hand with updating our Fellowship Hall is our plan to upgrade our old kitchen. This will strengthen hospitality ministries, expand outreach and community food programs, and ensure safe, efficient food preparation. The room will be upgraded into a commercial-grade, code-compliant facility that will be able to meet the serving needs of small and large group gatherings and events.

- **Remodel the Choir Room**

In recognition and support of our music ministry, our plans to improve and remodel the choir room will address its outdated layout, thin dividing wall, and limited functionality. Enhancing this space will strengthen its support for worship and expand its effectiveness for educational programming, creating a more versatile, well-equipped, and ministry-ready environment for both music and instruction.

- **Create an Administrative Center In The Courtyard**

To create the true church and school administrative center we need, we plan to rebuild the underused, low-lying courtyard into functional interior office space. This will create much-needed additional offices, bring staff together in one central location, improve daily workflow and communication, and greatly enhance both the appearance and the long-term usefulness of this key area of the campus.

- **Reconfigure Narthex**

We plan to reconfigure the narthex to create a more welcoming flow that encourages people to pause, connect, and move naturally toward shared spaces like the fellowship hall.

Campus Security & Infrastructure

\$140,000

Our campus security improvement plan will strengthen access control, enhance monitoring and communication, reduce vulnerabilities, and increase safety for students, staff, church members, and visitors.

- **Install Perimeter Fencing and a Fob-Controlled Gate**

Our plan to install perimeter fencing and a fob-controlled gate will secure the property, deter trespassing, and enhance overall safety across the campus.

- **Install a Unified Electronic Fob Access Control System**

Importantly, building access will be more secure with our plan to install a unified electronic fob access control system for all campus doors. Electronic access control will ensure consistent locking, improve monitoring, and strengthen response capabilities throughout the campus.

- **Integrate Campus-wide Camera Systems & Upgrade Security Infrastructure**

Integrating campus-wide camera systems and upgrading security infrastructure will provide unified monitoring, faster response, and better coverage across the church and school facilities. This will provide more effective viewing, incident containment, and consistent campus-wide protection.

- **Technology Updates**

We plan to modernize and integrate our technology systems by upgrading infrastructure, updating and validating software platforms, improving communication tools, strengthening our website and digital presence, and optimizing IT service contracts. These improvements will provide a secure, unified, and reliable technology foundation that supports efficient operations, enhances ministry effectiveness, and improves communication throughout our church and school community.

- **Install Safety Window Film**

Finally, our plan includes installing safety window film to reinforce vulnerable glass, slow forced entry, and enhance overall campus security.

Student Safety & Campus Access

\$550,000

In recognition of our responsibility to strengthen our facility security, we plan to create secure entry processes, provide controlled internal access, strengthen overall protection, and support a safer environment for children, staff, and families.

- **Relocate the RLP Entrance**

Our plan includes relocating the RLP to a more visible location to increase safety. The new entry will also have a vestibule to provide a controlled, welcoming entrance for families and visitors.

- **Updated RLS Main Entrance**

Adding an enclosed vestibule at the RLS main entrance will provide controlled access, increase safety, and give staff a greater ability to screen and manage visitors before they enter student areas.

- **Reengineered Playground Surfaces**

Our well-used playground will get re-engineered surfaces to become a safer, more usable and accessible place for playing children.

- **Electrical Service To Pavilion**

Finally, our plan is to add electrical service to the pavilion to expand its usefulness for ministry, school activities, outdoor programming, and year-round events, classes, and community gatherings.

Property Management

\$1,290,000

We plan to address our facilities maintenance needs by completing essential repairs and replacements now. This will prevent costly emergency failures, protect the long-term integrity of our buildings, and ensure our campus remains safe, reliable, and fully supportive of our ministry, school, and preschool programs.

- **Replace HVAC Units**

Our plan includes replacing aging HVAC units on a reasonable time scale, not on a critical time scale. This will reduce emergency repairs, improve overall comfort throughout the campus, and help stabilize future budgeting by avoiding crisis fixes and ensuring reliable, long-lasting systems.

- **Reroof The Sanctuary & Other Sections**

One of our priorities is the deteriorating sanctuary roof which will be replaced first, followed by other roof sections. This will protect the building structure, prevent interior damage, and reduce the likelihood of costly emergency repairs.

- **Purchase New Ministry Vehicles**

Purchasing new ministry vehicles will ensure safe, dependable transportation that supports ministry needs, school programs, and community outreach and reduce the annual maintenance costs that continually increase with aging vehicles.

- **Install a New Elevator Electronic Control System**

Our plan includes installing a new electronic control system for the elevator. A functioning, code-compliant elevator will ensure full accessibility, safety, and participation for all users.

- **Replace Failing Windows**

The 12 old windows will be replaced with up-to-date, energy-efficient ones that will lower utility costs, increase comfort, and reduce weather damage to other parts of the buildings as well as enhance the buildings' appearance.

- **Repaired Parking Lot**

The final work plan related to property management is to reseal the parking lot and fix the drainage and cracking issues. This will improve safety, prevent deterioration, extend the life of the pavement, and enhance overall campus appearance.

Financial Improvements

Debt Elimination

\$423,000

Our plan also includes retiring our debt as quickly as possible through the capital campaign. Doing so will save an estimated \$53,672 in future interest and immediately free more than \$153,000 each year that is currently tied up in loan payments. Instead of servicing debt, these dollars could be directed to programs, ministries, staffing, and outreach that strengthen our congregation and extend Christ's love into our community.

Eliminating this burden will place RLC on a firm financial foundation and open the door to what God may be calling us to do next - expanding discipleship opportunities, supporting growing families, enhancing worship, and increasing our capacity to serve our neighbors. Paying off this debt will be more than a financial milestone; it will be an act of stewardship that will enable us to invest fully in God's mission for Resurrection Lutheran Church.

Uphold The 10% Mission Tithe

\$513,000 (*if ultimate goal is met*)

We will continue RLC's longstanding practice of dedicating 10 percent of all capital campaign funds to mission and outreach. This commitment affirms who we are as a congregation grounded in service, generosity, and the call to extend Christ's love beyond our walls. By tithing from the campaign, we ensure that our efforts not only strengthen our own ministry but also bless individuals, organizations, and communities in need. This practice keeps our mission at the forefront and reflects our desire to be faithful stewards of all God entrusts to us.

Create A Dedicated Property Management Fund

\$100,000

To be faithful stewards of the resources God has entrusted to us, we plan to create a Dedicated Maintenance Fund. This fund will allow us to address repairs promptly, extend the life of our aging building systems, and protect the church from costly and disruptive emergency failures. By planning proactively, we can preserve our facilities, safeguard our financial health, and ensure that RLC remains a strong, welcoming place for worship, ministry, and community for generations to come.

With God's help, we are empowered to leave behind a legacy of improvement for others. "For by grace you have been saved through faith. And this is not your own doing; it is the gift of God, not a result of works, so that no one may boast. For we are his workmanship, created in Christ Jesus for good works, which God prepared beforehand, that we should walk in them" (Ephesians 2:9-10).

Costs & Campaign

The total cost for addressing these needs is estimated to be in the \$5,600,000 range. We plan to raise these funds in a specially conducted capital campaign where members will be asked to prayerfully consider special gifts, over and above their current gifts to the church, in support of this special project and need.

Gifts to the campaign could be made in a number or a combination of ways.

- Pledges will be asked for over a three-year period. This time frame is minimally encouraged and probably essential to meeting our needs since it would be impractical, if not impossible, to reach a goal of this magnitude with one-time, out-of-pocket gifts.
- Non-cash gifts such as securities, real estate, and personal property would also be accepted and encouraged.
- Deferred gifts, such as life insurance policies, gifts in trust, and gifts through one's estate, will also be accepted.



"As each one has received a gift, use it to serve one another as good stewards of God's varied grace."

1 Peter 4:10

Summary

Through the generous, prayerful, volunteer, and financial support of many, as well as the extraordinary support of a few, we believe that we can succeed in our task. As a result, we are also quite confident of our continued growth as a faith community and in our ability to do even better God's will and works. So, thank you for your feedback and support in advance.



Recognize that all you are and have, are gifts from God. Respond appropriately by sharing what you have in a loving and lasting way with those who seek to do His will and work. This is the essence of what it means to be a sound steward, to emulate the example and become a disciple of the ultimate steward, Jesus Christ.