



# The Episcopal Church of the Epiphany

2089 Ponce de Leon Ave., NE Atlanta, GA 30307-1345

May 24, 2016

Dear Epiphany family:

Epiphany has big dreams! We dream of a world where our mission is fulfilled—where ALL are welcomed; receive strength and encouragement at our common table; carry out Christ's work of reconciliation in our broken world; nourished by worship and witness; learn and teach, fellowship and serve; and strive to live out the Gospel's radical values with gladness of heart.

We started with a visioning process five years ago. We wanted to add staff, develop our programs and integrate the property. We have added staff, we continue to develop our programs and now we want to integrate our property, which would require a significant capital investment.

To date we have had cottage meetings, answered questions on two different surveys, and had an opportunity to have specific conversations with our ECF consultant. We are now ready to proceed with phase three and fulfill our mission and vision for this moment at Epiphany. We want to secure our financial future by paying off debt, resolve our deferred maintenance, make all of our campus (including the Byrd House) usable, and address parking.

I would like to share with you a synopsis of our feasibility study.

On Sunday, May 15, our ECF consultant, Leslie Pendleton, told us that:

- 50% of those invited responded to the survey, which is a very high response rate. Of those who responded, 95% supported the idea of a capital campaign, although some expressed reservations. 77% indicated that they were willing to contribute to a capital campaign.
- based on the survey results and using a formula to account for those who did not respond to the survey, ECF recommends that Epiphany conduct a capital campaign to raise \$1,006,600.
- the survey responses indicated that the parish prioritized (1) retiring debt and (2) repairing the main building. Two secondary goals are (3) updating the Byrd House and (4) improving parking. Regarding parking, there was not a clear consensus about which of the options presented was preferred. The proposals to create a walkway between the main building and the Byrd House and to build an outdoor chapel did not receive significant support from the survey respondents as presented.

Next, the vestry met following Leslie's presentation and reviewed the results of the study. The vestry voted to move forward and work with ECF to conduct a capital campaign this fall in conjunction with the annual fund campaign. We were very encouraged by the results of the feasibility study and are excited to engage the congregation in this next phase—we still have lots of work to do and many opportunities for you to get involved!

Our first task is to finalize the plans and budgets for the four goals that the parish identified. We are forming working groups for each area and have appointed a leader for each group. They are:

- Retiring debt: Randy Shearin
- Repairs to the main building: Brian Gross
- Byrd House upgrades: Katie Pedersen
- Parking improvements: Sara Cushing

We recognize that these groups, and particularly the Byrd House Group and Parking Group, will likely need more input from the parish—please stay tuned for details about open meetings, additional surveys, and other ways for you to provide feedback on these issues even if you are not a member of the working group.

Ultimately, the working groups will gather additional information and present final recommendations on plans and budget to the vestry by mid-summer. The vestry will then vote on the final campaign goal and the final projects to be included in the campaign. When the campaign kicks off in the fall, everyone will know the final fundraising goal and exactly how that money will be spent when raised.

If you are interested in working with one these small groups or would like to volunteer with the campaign, please let Benno know as soon as possible.

We want to thank everyone for their participation in this process. As we move forward, our number one priority is to keep the parish informed and identify ways for everyone to be involved. Please feel free to reach out to members of the vestry or staff with any issues or concerns.

Regards,



Sara Cushing,  
Capital Campaign Chair



Stephanie Everett,  
Senior Warden



Katie Pedersen,  
Vestry Liaison