

# CHANTING to the LORD

An Invitation to Build *the* Future of Holy Cross Monastery | Campaign goal: \$4.725 million

## Leadership

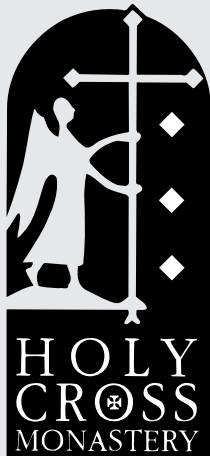
Br. Scott Borden  
*Prior*

Br. Bernard Delcourt  
*Prior Coadjutor*

Br. Robert Sevensky  
*Superior*

Bishop Andrew Dietsche  
*Bishop Visitor*

Mr. Craig Weatherup  
*Lay Campaign Advisor*



## OUR COMMUNITY

Holy Cross Monastery is home to a community of eighteen monks aged between 31 and 87, representing over 400 years of monastic experience. The community includes four men in monastic formation (two novices and two annually professed). Five of our monks are in assisted living, and receive the care and attention they require to continue to live the monastic life.

The monastery stewards 23 acres of river-facing land on the Hudson River in West Park, New York. It includes 70,000 square feet of buildings aged between 60 and 115 years that are listed on the National Register of Historic Places. Two of them were designed by Henry Vaughan (main guesthouse) and Ralph Adams Cram (middle house and church). Our guesthouse offers 45 guest rooms for retreatants, and we welcome over 3,000 guests per year. People come on self-directed retreats or participate in one of more than 70-programmed retreats we offer each year. Retreatants come from near and far; many from New York City and State, neighboring states, and some come regularly from as far as France and the United Kingdom. The

monastery is home to various groups in the area, including the Ulster clericus, and Education for Ministry.

The monastery runs on an annual operational budget of \$1.2 MM. Our total financial reserves account for less than \$1.3 MM (including our endowment and operating reserves). Our financial reserves are too small to fund ongoing capital improvements. The estimated capital improvement needs over the next four years requires \$2.725 MM. Our goal is also to improve our long-term financial reserves by adding \$2 MM to our endowment fund. In all our capital projects we put an emphasis on energy efficiency and environmental sustainability. This is an integral part of the good stewardship of God's gifts.

# OUR PATH FORWARD

**Discern**   
*We have completed the discernment phase.*

**Study**   
*We are now conducting a feasibility study to determine our priorities and gauge support.*

**Ask**   
*If the study indicates support for a campaign, we will undertake a fundraising effort that is responsive to input we've received.*

## OUR CAPITAL NEEDS

### DEEPENING OUR HOSPITALITY

St. Benedict says in his Rule: "Let all guests who arrive be received like Christ." In so doing, we open our guesthouse to visitors from across the country and the world, inviting all to participate in the monastery's mission of prayer, worship, and service. In order to continue to be a welcoming venue, our guesthouse will benefit from several improvements.

#### ***New elevator—\$475,000***

To substantially improve the accessibility of the guesthouse we plan to install a no-threshold, modern elevator that will serve one more floor than the current "vintage" elevator.

#### ***Guest room efficiency and comfort—\$660,000***

Guest rooms would receive energy-efficient and style-appropriate new windows, new carpeting, fresh paint, as well as state-of-the-art climate-control.

#### ***Driveway and Sacristy parking lot repaving—\$190,000***

Our driveway needs repaving to continue serving guests and service vehicles. A new asphalt driveway will be laid out. The Sacristy parking lot will be re-laid with permeable pavers and tilted away from the buildings to direct floodwaters away from the church.

#### ***Renovation of the Middle House—\$340,000***

We plan to place a renewed roof on the Middle House where aging clay tile is failing day by day. Current tiles will be removed, deteriorated timber replaced, a new felt sub-roof installed and tiles re-laid, adding new tiles as needed. That roof is already properly insulated; no further insulation is needed. We hope to replace the old communal bathrooms with four smaller private bathrooms. The electrical system will be upgraded by adding a main breaker and proper sub-panels on each floor with extra capacity to each

room. An automatic fire suppression sprinkler system will be added to guestrooms and office areas. The Common Room is an important meeting room for visiting groups. It will be insulated for sound, and furnishings will be upgraded.

#### ***Refectory and pantry renovation—\$130,000***

The refectory, where all our meals are taken, needs to be refurbished for increased energy efficiency and comfort. We will install new windows and flooring that incorporates radiant heat underfoot. We hope to restore the original cathedral ceiling and add sound dampening and improved lighting. Functional and pleasing cabinetry will replace the current sideboard tables.

Modern HVAC will be installed in the pantry and St Scholastica small dining room. Our old walk-in freezer and refrigerator get a lot of daily use and are major energy consumers. The old spaces will be re-built with better insulation and storage.

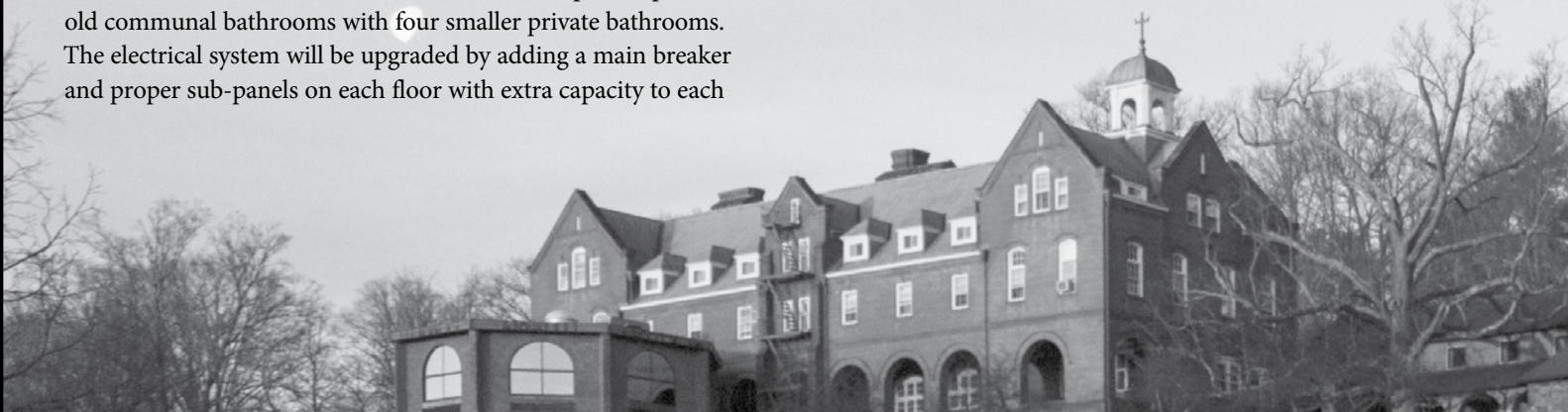
#### ***Staircase and hallway upgrades—\$75,000***

The staircase and hallway leading to the Iona long-term stay suite of guestrooms will be upgraded with a style-appropriate door to the outside, wall treatments, improved lighting and safety railings. The main guesthouse's second and third floor hallways will be re-carpeted. Motion-sensitive lighting will complement existing lighting of the hallways.

#### ***Added guest room, on the third floor—\$25,000***

A disused communal bathroom on the third floor will be turned into a guest room.

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**Total Cost: \$1,900,000**



## ENHANCING OUR WORSHIP

### *Air conditioners and windows replacements—\$85,000*

As St. Augustine's church prepares to enter its second century of service (2021), it is clear that the monastic church is in need of renewal. Over the years our buildings have been maintained and updated—but much remains



to do. Efficient heating and cooling systems are essential to Holy Cross' long-term ecological sustainability. At the time St. Augustine's was built, climate control meant cool breezes in summer and cold drafts in winter; efficiency was not a concern, and even today the church is very cold in winter. The church is ready for high-efficiency climate control, especially to keep our community and guests warm in winter.

We need energy-efficient windows and cooling and plan to install ductless mini-split air conditioning units. These will cool the church in summer and complement the radiant floor heating in winter. While the old windows provided drafts in all seasons, they do not have screens. New windows will include screens to keep God's critters in their preferred environment. Their air-tightness and added insulation will greatly enhance the efficiency of heating and cooling the church.

### *Stained glass windows restoration—\$25,000*

The three stained glass windows in the gallery at the back of the church will be removed, renovated and repositioned to ensure proper conservation.

### *Renovation of the Sacristy—\$60,000*

An important adjunct to any Episcopal church is a well-appointed sacristy. Our current sacristy lacks storage and display space to properly handle altar vessels, linens, and vestments. A thorough overhaul of this working space, including plumbing and electricity, is required.

### *Hallway separation and tower bell hallway renovation—\$55,000*

When the church was built, there was no building beyond it, but now the monastic enclosure sits to the north. A proper hallway was never created, so brothers must walk—more or less—through the church to come and go from the enclosure. We hope to install a partition between the side hallway and the church to reduce noise from this traffic and preserve the quiet prayerfulness of the church. The tower bell hallway needs renovation of both ceiling and walls. A new dropped ceiling will be installed and the walls will be re-plastered.

***Bell tower weatherization—\$435,000***

The bell tower needs to be weatherized to remedy water infiltrations. This will become increasingly important as the air-tightness of the building increases. Remediation will involve putting scaffolding around the tower to access its walls.

***Painting of the church and electrical upgrades—\$85,000***

Fresh paint will enliven the visual appeal of our church and requires scaffolding throughout the edifice. The electrical sub-panel controlling the church will be upgraded and relocated.

***Floor treatments in church aisle, hallways and crypt—\$80,000***

The entryway to the church, bypass hallway, and St Michael (crypt) chapel need more resilient flooring than the present carpeting. Quality linoleum will be installed. Radiant heating will be fitted under new, even parquet flooring in the church side aisle where the current floor is uneven.

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***Total Cost: \$825,000***



## GROWING OUR ENDOWMENT

*Our second century of prayer, worship and ministry requires us to be financially sustainable by increasing our endowment—\$2,000,000*

Endowment resources provide dependable resources for future operations and ministry. A larger endowment fund will enable a deepening and diversification of our ministries and reduce our dependence on donations from our hospitality ministry. An enhanced endowment will ensure reliable support for elder brothers and brothers in formation, while continuing to offer affordable hospitality to increased numbers of retreatants.

Through this proposed capital campaign, we seek to increase our endowment by \$2 MM. This increase would bring the total endowment to \$2.75 MM, and would be an excellent start towards greater financial resilience. Over the long-term, our community hopes that a stronger endowment will support an increasing share of our operating budget, as well as maintenance and capital improvements as they become needed. Our goal is to continue to grow the endowment over time by encouraging all our supporters to include the monastery in their estate plans. Ideally an endowment of \$35 MM would provide the long-term financial sustainability that would secure the monastery's mission and ministries indefinitely.

## SUMMARY OF COSTS

<i>Deepening our Hospitality:</i> .....	\$1,900,000
<i>Enhancing our Worship:</i> .....	\$825,000
<i>Growing our Endowment:</i> .....	\$2,000,000
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<b><i>Total campaign goal:</i></b> .....	<b>\$4,725,000</b>



## Gifts Essential Chart

This chart illustrates the size and number of gifts necessary for a successful \$4,725,000 capital campaign.

<i>Size of Gift</i>	<i>Number Needed</i>	<i>Cumulative Total</i>	<i>Monthly (over 3 years)</i>
\$750,000 .....	1 .....	\$750,000 .....	\$20,833
\$500,000 .....	1 .....	\$1,250,000 .....	\$13,889
\$250,000 .....	1 .....	\$1,500,000 .....	\$6,944
\$200,000 .....	1 .....	\$1,700,000 .....	\$5,556
\$100,000 .....	3 .....	\$2,000,000 .....	\$2,778
\$75,000 .....	5 .....	\$2,375,000 .....	\$2,083
\$50,000 .....	8 .....	\$2,775,000 .....	\$1,389
\$25,000 .....	15 .....	\$3,150,000 .....	\$694
\$15,000 .....	25 .....	\$3,525,000 .....	\$417
\$10,000 .....	40 .....	\$3,925,000 .....	\$278
\$5,000 .....	60 .....	\$4,225,000 .....	\$139
\$3,000 .....	90 .....	\$4,495,000 .....	\$83
\$1,000 .....	150 .....	\$4,645,000 .....	\$28
Less than \$1,000 .....	Many .....	Goal Achieved .....	Variable