

St. Luke's Episcopal Church
Seattle, Washington

Annual Meeting (In person and via Zoom)
January 19, 2025

11:30 Call to order and Opening Prayer

Almighty and everliving God, source of all wisdom and understanding, be present with those who take counsel for the renewal and mission of your Church. Teach us in all things to seek first your honor and glory. Guide us to perceive what is right, and grant us both the courage to pursue it and the grace to accomplish it; through Jesus Christ our Lord. Amen.

11:40 Approval of the 2024 Annual Meeting Minutes
Appointment of Clerk for the Meeting (Rebecca Daves)

11:45 Senior Warden's Report (Debbie Moore)

11:55 Edible Hope Kitchen Report (Daniel Wolff)

12:00 Property Stewardship Team Report (Barbara Wilson)

12:10 "Building a Place Where Love Dwells" Campaign Report (Barbara Wilson)

12:15 2024 end of year Financial Statement and 2025 Budget (Bill Hoey)
Questions and Comments

12:25 Appointments to the Bishop's Committee & Convention Delegates

Departing Bishop's Committee this year are: Lynn Mason and Meredith Rawls. We thank them for their service.

Continuing on BC for 2025: Rebecca Daves, Susan Edwards, Gil Greenman, Judy Heinrich, Debbie Moore, Jane Silzer and Susan Young.

The Candidates for 3 year BC appointment are Ryan Murphy, Garet Nenninger and Bernadette Walcott.

The candidates for Diocesan Convention delegates are Gil Greenman, Meredith Rawls and Bernadette Walcott and Barbara Wilson as alternates.

12:45 Sharing our Appreciations

1:00 Adjournment

St. Luke's Episcopal Church, Seattle, WA Annual Meeting, January 21, 2024

The meeting was called to order by Canon Britt Olson at 11:30am.

The format of the meeting was hybrid: folks in person finished potluck lunch and folks on Zoom joined. Julia monitored Zoom to unmute and/or read any comments aloud, and Britt directed anyone who speaks to come to the microphone so everyone can hear. There were about 25-30 people in person and 3 on Zoom.

Canon Britt explained procedures for voting (Robert's Rules) and appointed Meredith Rawls as Clerk for the meeting. The Agenda is on page 1 of the PDF annual meeting packet [2024 Annual Meeting Packet.pdf](#)

Approval of 2023 Annual Meeting Minutes

- Reproduced on pages 2-5 of the PDF packet
- There is a bonus cameo of baby Julian from one year ago from the brief Bishop's Committee meeting that followed the Annual Meeting

Brian Moore moves to approve the minutes, Barbara Wilson seconds, approved by vocal "yay" and/or raising hands in person and on Zoom. No abstentions or "nay" votes.

Paige Lowe gave the Senior Warden report

- Time of transition, feeding people in body/mind/spirit, welcoming people from all walks
- Year was not perfect but we accomplished a lot in 2023: Ballard Commons re-opened and St. Luke's had a booth, similar booth for Seafood Festival. Both were opportunities to share plans for our development
- First formal Bishop Visitation in quite a while, baptism, spiritual pilgrimage
- Bishop's Committee had a retreat led by Ivar Hillesland
- Cottages and SLUG cleared out and prepared for affordable housing groundbreaking
- Plans set for during construction: we'll be at Ballard First Lutheran for offices and worship, Edible Hope is headed to St. Paul's UCC long-term, and Church of the Ascension in Magnolia will store some of our things for us.
- So much to be thankful for
- More details available in written report (pages 6-7 of PDF)

Garet Neninger gave the Junior Warden report

- Working to maintain existing structures in a safe manner at low cost until redevelopment begins. Cottages have been emptied, boarded up, and fenced off.
- Carol Rhodes and Brian Bennett do essential work on groundskeeping and basic upkeep and maintenance and help us hire professionals when needed.
- Major sewer and drain overflow incident in Edible Hope's space in the Undercroft in December was a big challenge but everybody pitched in.
- Garet is ending his term on Bishop's Committee but will be available to advise the new Junior Warden as needed.
- More details available in written report (pages 8-9 of PDF)

Canon Britt Olson gave the Edible Hope Kitchen report on behalf of Daniel Wolff

- Served 22,596 meals in 2023, nearly 4000 more than in 2022
- Actively negotiating with St. Paul's UCC for building out their space to be Edible Hope's new home, targeting summer or fall move-out
- More details are in the written report (page 10 of the PDF)

Barbara Wilson gave the Property Stewardship report

- Recapped the kickoff of the development plan, which all started with a \$1.5M estimate in 2017 by Mike Bigelow and Chris Mosier to make the existing buildings accessible. That was such a huge cost that we started asking, what do we really want the building to be? Housing!
- BRIDGE expects to break ground in April 2024 on the affordable housing development (84 units)
- We do not yet have six months' notice from Security Properties to move off-site for the larger (over 240 units) building that will include a New St. Luke's on the ground floor
- Banners installed alongside official city notification to share info about the project and make it clear St. Luke's will return to present location following construction
- More details are in the written report (pages 11-12 of the PDF)

Bill Hoey gave the Treasurer's report

- Entering 2024, St. Luke's financial position is strong, but with our property development groundbreaking in sight, our typical sources of revenue have been lost, yet property expenses remain. St. Luke's finances will be tested in 2024 as we manage finances through the transition off property to our temporary home at Ballard First Lutheran and the start of much-needed revenue from the Security Properties ground lease.
- At the end of 2023, our net worth is \$1.27M, which includes \$113k of retained earnings (surpluses from previous years' budgets) and \$153k of general reserves. The 2023 Budget forecasted a -26k deficit and actually saw a -35k deficit (deficit was larger due to timing for insurance claim versus expenses and end of year donations).
- The 2024 budget includes a -40k deficit, utilizes \$113k in retained earnings, and assumes St. Luke's will be on-site for the whole year (slightly pessimistic but not unrealistic). We still have the \$153k of general reserve available.
- Once we move off-site, we will gain +\$160k per year from the Ground Lease with Security Properties, i.e., a \$44k annual surplus. The key is to manage our expenses and move off-site ASAP. We don't have control over the timetable so we are focused on managing our expenses while we wait in this time of transition.
- Question clarifying a typo in the report; reads "reminder" but should read "remainder".
- Full details are in the written report and financial statements below.
 - Written Report [2024 Annual Meeting Treasurer Notes - Google Docs.pdf](#)
 - Statement of Financial Position, Statement of Activity by Class, and Budget vs Actual for 2023 are all available as PDFs in this folder: [Treasurer](#)
 - The 2024 Budget is available here [St. Luke's 2024 Budget \(Jan 2024\)](#)
 - Summaries are below

2023 Results - Balance Sheet

ST. LUKES EPISCOPAL CHURCH

Statement of Financial Position

As of December 31, 2023

	TOTAL	
	AS OF DEC 31, 2023	AS OF DEC 31, 2022 (PY)
ASSETS		
Current Assets		
Bank Accounts	\$1,270,759.53	\$898,059.35
Total Current Assets	\$1,270,759.53	\$898,059.35
TOTAL ASSETS	\$1,270,759.53	\$898,059.35
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities	\$35,462.83	\$24,073.62
Long-Term Liabilities	\$1,118,185.32	\$720,890.41
Total Liabilities	\$1,153,648.15	\$744,964.03
Equity		
2800 Operating Fund Equity	-466.57	0.01
3900 Net income from prior year	153,095.31	128,625.61
Net Revenue	-35,517.36	24,469.70
Total Equity	\$117,111.38	\$153,095.32
TOTAL LIABILITIES AND EQUITY	\$1,270,759.53	\$898,059.35

2023 Results - Budget vs Actual

ST. LUKES EPISCOPAL CHURCH

Budget vs. Actuals: FY_2023 - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
4000 REVENUE	445,196.42	486,716.04	-41,519.62	91.47 %
Total Revenue	\$445,196.42	\$486,716.04	\$ -41,519.62	91.47 %
GROSS PROFIT	\$445,196.42	\$486,716.04	\$ -41,519.62	91.47 %
Expenditures				
5000 Payroll Expenses & Taxes	287,446.52	334,824.00	-47,377.48	85.85 %
5300 Outreach	55,475.55	43,500.00	11,975.55	127.53 %
5400 Property Expense	90,801.71	78,132.00	12,669.71	116.22 %
5500 Office Expense	14,408.38	12,175.00	2,233.38	118.34 %
5600 Worship Expense	10,142.88	8,250.00	1,892.88	122.94 %
5800 Christian Ed and Luke's Kids	72.64	500.00	-427.36	14.53 %
5905 Background checks	93.65		93.65	
Total 5800 Christian Ed and Luke's Kids	166.29	500.00	-333.71	33.26 %
5950 Misc	569.63	1,000.00	-430.37	56.96 %
6500 Assessments	21,702.80	35,000.00	-13,297.20	62.01 %
Total Expenditures	\$480,713.76	\$513,381.00	\$ -32,667.24	93.64 %
NET OPERATING REVENUE	\$ -35,517.34	\$ -26,664.96	\$ -8,852.38	133.20 %
Other Expenditures	\$0.02	\$0.00	\$0.02	0.00%
NET OTHER REVENUE	\$ -0.02	\$0.00	\$ -0.02	0.00%
NET REVENUE	\$ -35,517.36	\$ -26,664.96	\$ -8,852.40	133.20 %

2023 Results - Income Statement



ST. LUKES EPISCOPAL CHURCH

Statement of Activity by Class

January - December 2023

	ADMINISTRATION	BUILDING USE	MEALS	OTHER OUTREACH	REDEVELOPMENT	NOT SPECIFIED	TOTAL
Revenue							
4000 REVENUE	258,462.93	19,615.30	163,026.42	1,335.05	2,756.72		\$445,196.42
Total Revenue	\$258,462.93	\$19,615.30	\$163,026.42	\$1,335.05	\$2,756.72	\$0.00	\$445,196.42
GROSS PROFIT							
	\$258,462.93	\$19,615.30	\$163,026.42	\$1,335.05	\$2,756.72	\$0.00	\$445,196.42
Expenditures							
5000 Payroll Expenses & Taxes	205,112.61		82,338.61			-4.70	\$287,446.52
5300 Outreach	28.00		51,833.35	3,614.20			\$55,475.55
5400 Property Expense	43,661.63	14,014.88	33,125.20				\$90,801.71
5500 Office Expense	10,508.75		2,295.56		1,604.07	0.00	\$14,408.38
5600 Worship Expense	9,020.85		69.38		1,052.65		\$10,142.88
5800 Christian Ed and Luke's Kids	72.64						\$72.64
5905 Background checks	93.65						\$93.65
Total 5800 Christian Ed and Luke's Kids	166.29						\$166.29
5950 Misc	569.63						\$569.63
6500 Assessments	21,702.80						\$21,702.80
Total Expenditures	\$290,770.56	\$14,014.88	\$169,662.10	\$3,614.20	\$2,656.72	\$ -4.70	\$480,713.76
NET OPERATING REVENUE	\$ -32,307.63	\$5,600.42	\$ -6,635.68	\$ -2,279.15	\$100.00	\$4.70	\$ -35,517.34
Other Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.02	\$0.02
NET OTHER REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ -0.02	\$ -0.02
NET REVENUE	\$ -32,307.63	\$5,600.42	\$ -6,635.68	\$ -2,279.15	\$100.00	\$4.68	\$ -35,517.36

2024 Budget

	Admin	Meals	Redevelopment	Building use	
2024 Budget - St. Luke's Episcopal Church					
Revenue					
4000 REVENUE					
4010 Christmas		\$5,000			
4060 Other	\$25,000	\$1,000			
4070 Building Use				\$11,200	
4080 Plate	\$2,500				
4090 Pledge	\$155,000				
4091 Fees	-\$2,000				
4092 Non-Pledge	\$6,000				
4095 Grant income	\$10,000	\$30,000			
4201 Meals ministry donations		\$150,000			
4202 Meals Ministry - Transfer To	\$0	\$20,000			
4050 Interest and Dividends	\$10,752	\$6,048			
4098 InterDepartmental Transfer from EH	\$12,000				
4093 Retained Earnings	\$113,000				
Ground Lease Income					
Total 4000 REVENUE	\$332,252	\$212,048	\$0	\$11,200	\$0
Expenditures					
5000 Payroll Expenses & Taxes	\$234,192	\$97,026			
Total 5300 Outreach	\$300	\$52,000	\$0	\$0	\$0
Total 5400 Property Expense	\$61,500	\$64,200	\$0	\$0	\$0
Total 5500 Office Expense	\$12,675	\$7,700	\$0	\$0	\$0
Total 5600 Worship Expense	\$9,902	\$1,000	\$0	\$0	\$0
Total 5800 Christian Ed and Luke's Kids	\$350	\$100	\$0	\$0	\$0
5950 Misc	\$1,000				
6500 Assessments	\$48,177				
Total Expenditures	\$368,095	\$222,026	\$0	\$0	\$0
Net Revenue	-\$35,843	-\$9,978	\$0	\$11,200	\$0
Monthly	-\$2,987	-\$831	\$0	\$933	\$0

- NOTE: These Minutes were amended on Jan 23, 2024 to link to the updated version of the report and financial statements, and add the above summary images, following the Annual Meeting.

The Bishop's Committee

- Britt explained St. Luke's is continuing as a Mission with Diocesan oversight, not a Parish, through at least the period of property development. As a result, instead of a Vestry we have a Bishop's Committee, where we select and approve candidates and the Bishop formally appoints them.
- Britt appoints Debbie Moore as Senior Warden, to much applause.
- Susan Young agrees to serve as Junior Warden, pending election and approval by the Bishop's Committee at a future meeting.
- We thanked retiring Bishop's Committee members (Paige Lowe, Garet Nenninger, Bill Hoey, Gil Greenman), acknowledged continuing members (Rebecca Daves, Lynn Mason, Debbie Moore, Meredith Rawls, and Susan Young), and presented four new Bishop's Committee nominees for a 3-year appointment:
 - Susan Edwards, Gil Greenman, Judy Heinrich, and Jane Silzer

Britt sought a motion to approve all four new members by acclamation

Mike Heinrich so moved, Paige Lowe seconded, and all approved by acclamation. There were no abstentions or "nay" votes.

Diocesan Convention Delegates

For the Annual Diocesan Convention, St. Luke's can appoint two delegates and two alternates. In 2023, Bernadette Walcott and Barbara Wilson were delegates (and Paige Lowe and Katie Lundberg were alternates but did not attend the convention). In 2024, it will be October 25-26 at the Tacoma Convention Center and Marriott Hotel Downtown Tacoma (per <https://ecww.org/about-the-diocese-of-olympia/diocesan-convention/>).

- Larry nominated Paige, who accepted
- Susan nominated Bernadette and Barbara, who both accepted
- Meredith nominated herself

Brian Moore moves to elect all four as delegates by acclamation and will figure out who will be primary / alternate later. Susan Young seconded. All approved, no abstentions or nays.

Sharing our Appreciations

Britt kicked this off and invited others to follow.

- In Memoriam: Karen Ledger and Susannah Bennett
- Baptism of Julian Bigelow
- New musician Michael Monnikendam, and Britt gave an opportunity for him to say hello
- Thankful for Mother Hillary's service and new ministry as Vicar at St. Antony's
- Clergy who have assisted with preaching, Mary Anderson, Rody Rowe, Bryon Hansen
- Paige, Garet, Bill, and Rebecca for their work as wardens and treasurers
- Niki for her work as bookkeeper
- Counters: Brian Moore and Jennifer Avignon
- Capital Campaign Committee: Rebecca Daves, Paige Lowe, Debbie Moore, Barbara Wilson

- Bernadette Walcott and Jo Burkholder for altar guild work
- Brian Bennett (Caretaker) and Carol Rhodes (Groundskeeper) for all the work they do
- Eleanor Crowley for childcare
- Kristen, Niki, and our musicians
- Larry was grateful for Hillary seeing his friend who died and gave last rites
- Bill Silzer is grateful Rody introduced him to the congregation
- Susan says thank you to St. Luke's and Canon Britt for their support when Karen died and for the service
- Barbara raised thanks for Britt for doing pretty much everything, getting through all of the catastrophes St. Lukes goes through on any given day, and falling in love with St. Luke's instead of running screaming into the night
- Bernadette is thankful for so many things, but especially Britt, Garet, Brian, for still being able to come in and give coffee and donuts. Last week, the kitchen was only out one day and they still gave coffee and donuts, but they were back the next day. Grateful for the things they're doing.
- Susan Young is grateful for Barbara Wilson and the huge amount of work she does for this property and Britt's tireless work
- Debbie Moore is thankful to everyone. She came in 2022 and was befuddled by redevelopment, especially because she's seen talk without action before, but that's not what we've seen here
- More deeper thanks to Brian
- Paige is grateful for St. Luke's but what else is new ← Paige wrote that
- Lynn is grateful for Britt
- Bernadette is grateful for Jo's help with the altar guild, "She is one blessed person and I'm so glad she's there with me."
- Meredith is thankful Paige took over writing the notes, both here and during so many Bishop's Committee meetings in the last year, when she had to tend to Julian. Related, Julian took what appeared to be her first solo step - a half-stumble step backwards - during the annual meeting! (She did not have an opportunity to share any of this aloud)

The meeting closed in prayer around 1pm.

Senior Warden's Annual Report for 2024
by Debbie Moore

At the annual meeting last year we heard of our plans for an 8 story affordable housing building, an 8 story multi-family building with daycare and new Church space. We heard that Edible Hope was in the midst of finding space to continue their mission of feeding people and of our forthcoming move to Ballard First Lutheran to share space until our new Church was ready.

Well, if nothing else, St Luke's knows how to dream BIG!! Although, as a congregation, we are still here in this space, so much has happened!

Edible Hope, under the able hands of Daniel Wolff and Emilie Han, has settled into their new space and is continuing to feed people healthy, hot meals. Affordable housing is on the rise and we are having a topping off ceremony on January 30th.

As I sat in Britt's office a couple of weeks ago with our caretaker, Brian Bennett, God Bless You Brian, up on the roof staunching a leak with yet another tarp, I couldn't help but think, now here is Faith In Action. We have persevered through set-backs and forged ahead with progress.

This year we have hired a new musician, Theresa Redmond, who leads us beautifully in lifting up our voices to the Lord.

We have a Carillon that calls us to worship and has given us, and many neighbors, so much pleasure to hear its lovely tones throughout the day.

Once again we were able to host a booth for the Ballard Seafood Festival, which gave us the opportunity to talk with neighbors about our redevelopment project.

We went to Diocesan Convention and were able to share our redevelopment project with others in the diocese, it was well received and we learned of other projects that are in process.

We had a family event that was well attended, giving families an opportunity to share their visions of a program for kids at St. Lukes.

We had a Community+Connection event at a local brewery, the first in a while, bringing us together as a congregation outside the Church.

We were blessed by many wonderful sermons by several different people. Thank you, Canon Britt, for your beautiful, inspiring sermons and for giving others a chance to share their words with us.

Canon Britt has hired new staff who are doing incredible work already. Welcome Jack Weinrieb, Groundskeeper; Andy Basinger, EHK Community Manager and Nick Gardner, EHK Kitchen Manager. We look forward to getting to know you better as time goes on. We have been blessed to have Kristen Daley Mosier and Niki Basile continue on in their roles keeping the office running smoothly.

In September our diocesan consultant, Ivar Hillesland led the Bishop's Committee in a one day retreat where we talked about the Ark of the Covenant and what we wanted it to carry as we move forward . He gave us the opportunity to let Canon Britt know what the committee needed from her, and more importantly, what Canon Britt needed from us. Thank you, Ivar, your leadership was just what we needed.

The Bishop's Committee has been a blessing to me. Bill Hoey and Rebecca Daves keep our finances on track. They school us in the world of CD's and High Yield Savings Accounts and their importance to our project. We hear of new, unexpected donors, grants that are being worked on and the faithfulness of the many donors in the congregation.

Meredith Rawls keeps minutes for us, thank you Meredith! We have recently begun meeting in person at Landmark Care Center at Gil Greenman's generous offer and the team has been further blessed by the wisdom of Lynn Mason, Susan Young, Susan Edwards, Judy Heinrich, and Jane Silzer.

Thank you all for continuing to value feeding people in body, mind and spirit with the love of God, in the name of Jesus, and by the power of the Holy Spirit.

St Luke's truly lives the concept of Faith In Action. Thank you.

Junior Warden Report for 2024

We have had many property related challenges this year. There was a sewage back up due to heavy rainfall, several roof leaks, and dangerous broken tree limbs, as well as the routine maintenance required for our crumbling buildings. Brian Bennett and Gareth Nenner have taken care of these problems and we should all be grateful for the work they have done.

Both Brian and Gareth also worked hard on getting the duplex ready for our new groundskeeper. Our new groundskeeper, Jack Weinrieb is working on further "decluttering" the property to make our move off site easier. He is doing a super job and we are grateful to have him as part of our team. Now that Edible Hope has moved to St. Paul's we are expecting not to have as much garbage pick up and janitorial needs as previously.

The property of St. Luke's has served generations of the faithful (and not so faithful). I think we can all say, especially Canon Britt, that we are looking forward to our new church home.

Blessings, Susan Young
Junior Warden

2024 was a very eventful year for Edible Hope Kitchen, perhaps one of the most eventful years in the program's history. It started out rocky at our St. Luke's location, as we dealt with multiple floods, a burst pipe, and a backflowing dishwasher. Thankfully we were able to manage each crisis as it arose and still managed to serve our guests most mornings, even if only coffee and donuts in the courtyard.

Throughout the year, Britt and I managed to square away contract negotiations with St. Paul's UCC and finalize the details of our move into their kitchen facility. Once the contracts were signed, renovations began on the new kitchen space. We contracted with Goudy, LLC to do the renovation work, and they were exceptionally professional and helpful every step of the way.

Some of the improvements made included (but are not limited to): installing a new stainless steel center island, installing a UNOX Combi Oven, installing a proper three-compartment sink, a commercial dishwasher, coffee maker, griddle (for pancakes) and bread slicer. The new kitchen looks beautiful and is working spectacularly well!

The cost of the remodel hovered near \$130,000. St. Luke's/Edible Hope covered approximately \$105,000.00 and St. Paul's covered the remaining \$25,000.00. To cover costs we held two fundraisers, our annual fundraiser in the fall and the first-ever major-donor spring fundraiser at St. Paul's.

Both fundraisers were a success. Our spring fundraiser featured a meal cooked at Edible Hope and featured tours of the new kitchen space. We managed to raise \$47,000. Our annual Fall fundraiser was held at Bickersons Brewhouse and featured our usual fare from Hattie's Hat and even a delicious homemade paella. We also did our usual raise-the-paddle auction, a raffle, and sold EHK merch. We managed to raise \$60,000.

Edible Hope shut down operations at St. Luke's on November 29th, 2024, after over 30 years of service in this location. We were closed for a week-and-a-half, and re-opened at St. Paul's UCC on December 11th, 2024. So far, service has been going smoothly. Our guests like the new space and our volunteers and staff seem to be adjusting to the new kitchen well. Our numbers at the new location are currently lower than at St. Luke's. We are serving approximately 80 meals per day, whereas we were serving 150 meals daily at St. Luke's. It is my hope that our numbers continue to increase into the summer months, and as information disperses throughout the Ballard community.

Overall, Edible Hope managed to serve 27,725 meals in 2024, an increase of approximately 5,000 from 2023. I am proud of the work we did this year to keep our program afloat during difficult times, and I am feeling optimistic about our future at St. Paul's. Our mission remains the same: to feed people in mind, body, and spirit.

Daniel Wolff
Edible Hope Program Director

Property Stewardship Team Annual Report for 2024
by Barbara Wilson, Chair

2024 turned out to be a giant year for the family-focused affordable housing part of St. Luke's massive and complicated redevelopment. The year began with turnover of staff at BRIDGE Housing. In January a new development staff pair took charge. Fortunately, the new staff, Mary Jane Jagodzinski and Chris Bloom, were determined to move the transaction to a close and begin building. Working through a number of last minute revisions, the transaction was finalized on April 8, 2024. The remainder of the \$3,000,000 prepaid rent was deposited with the Diocese for future redevelopment costs.

Almost immediately, demolition of two cottages, dirt moving and digging began. A formal Groundbreaking Ceremony took place on May 17. The Groundbreaking included prayer from +Bishop Provisional Melissa Skelton and short speeches from the CEO from BRIDGE, a variety of financial supporters and both Vicar Britt Olson and Chair Barbara Wilson. Edible Hope Kitchen catered the well-attended event. After we put on the gold hardhats and grabbed shovels for the ceremonial dirt toss, there was opportunity for others to also toss dirt for photo ops. Our favorite was when Siggy Yoho Spiro, (age 3) took a turn.



While site preparation continued, the large construction crane was installed. Soon the ground moving was over, and the concrete trucks arrived. Then the actual building seemed to move quickly. First was the clear footprint and a hint of the front view of the first floor. Then floor after floor kept rising. The contractor reported someone stopped by almost every day to thank them and St. Luke's for bringing family-focused affordable housing to Ballard, the first in over 25 years. The crew expressed thanks for our prayers for their safety, and we served them hot coffee and cookies right before Christmas. The best was the star on the crane that lit up the sky for Christmas. Photos of the star over the church are glorious!



The second building continued with construction design and permitting. High interest rates and a frozen investment market have delayed the start of construction. Edible Hope Kitchen moved to its new location at St. Paul's UCC on NW 65th in preparation, and St. Luke's continues to empty sheds and rooms. In the beginning of January we learned that Security Properties is now going through staff turnover. The new people will need time to get up to speed. We will need more patience. Security Properties is committed to the project due to the prime location of the property, a projected return on investment and the expected increase in value over time. We look forward to a second groundbreaking.

Affordable childcare planning is well underway. With a \$175,000 grant from Trinity NYC (formerly Trinity Wall Street) we are pursuing a Memorandum of Understanding with an experienced childcare provider with a heart and budget dedicated to helping families with the greatest needs. We're also preparing to interview architects with experience in childcare spaces to make the revisions that will qualify our space for Early Childhood Education licensure.

Finally, our "Building a Place Where Love Dwells" capital campaign made great strides in 2024. We reached a total of gifts and pledges of \$1.6M. We kicked off the diocesan campaign with an event at Diocesan House sponsored by our Bishop Provisional, the Most Rev. Melissa Skelton. We followed up with visits and mailings to every congregation in the diocese. When our newly elected diocesan Bishop Phil Labelle began, he became a co-chair and cheerleader for the campaign by promoting it at Diocesan Convention in October. The campaign runs through 2026 and we will continue to work towards our total goal of \$2.5M in gifts and grants.

Capital Campaign Report
Annual Meeting for 2024

The Capital Campaign moved beyond the congregation this year, starting with an event sponsored by the Diocese at D-House, which was well attended. Additional presentations at Rotary, Skyline and the Ballard Alliance helped spread news of the project and attracted some contributions. St. Luke's was featured on the KING5 news when a reporter and cameraman surprised us after Sunday service. That exposure resulted in a new donor, who also volunteered to help raise money from people beyond our congregation. A second donor, who lives in the neighborhood, also sent out a fundraising letter to her friends and neighbors. At Diocesan Convention, Bishop Phil LaBelle featured St. Luke's project and asked that people support it financially. A letter was sent in December offering up to \$50,000 in matching money for new unpledged funds or new pledges. We received slightly more than \$50,000 from that mailing.

All those efforts bring our current campaign total to \$1,600,468. Our next goal is to raise another \$149,532 to qualify for six figure grants.

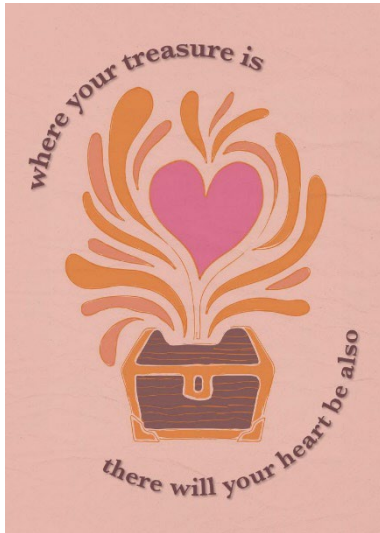
Trinity NYC (previously Trinity Wall Street) granted the project \$175,000 for childcare preconstruction work. That grant goes to the Diocese St. Luke's Redevelopment account. You won't see it in our Capital Campaign, but it does reduce the overall costs of the project.

We are blessed to be at 60% of our goal after the first year of a three year campaign and look forward to continuing to make progress. Thanks to all of you who helped us get this far. Please keep the project in your prayers.

In gratitude,
Barbara Wilson
Co-Chair Capital Campaign

Giving and Gratitude Team

St. Luke's Annual Meeting for 2024



St. Luke's Annual Giving Campaign for 2024 focused on the theme of **"Where Your Treasure Is, There Your Heart Will Be Also"** with an eye toward all the changes we are expecting in the next year including Edible Hope moving to St. Paul's United Church of Christ, construction of our affordable housing building with 84 units expected to be completed by October 2025, and anticipation of moving to Ballard First Lutheran in 2025 so that construction can begin on our second building with mixed affordable and market rate housing, our new worship space and affordable childcare classrooms.

However, just as the people of God carried what was most meaningful to them in the **Ark of the Covenant** when they wandered in the wilderness, we too will be carrying our treasure with us when we go into "exile." - the people of St. Luke's and our core values of Beloved Community, Loving Service, Sanctuary, Sustainability and Spirit-filled. Our Fall Giving Campaign was a great time to reflect on what we need to carry with us so that St. Luke's continues to thrive in this new location and what we can each give in time, talent and treasure to help on this journey.

Specific aspects of our 2024 Campaign – overseen by Gratitude and Giving Team (Mike Heinrich, Barbara Wilson, Jane Silzer and Britt Olson) – **included:**

- Beautiful artful illustrating our "Where Your Treasure Is, There Your Heart Will Be Also" Theme created by Madeline Heinrich (Mike and Judy's granddaughter).
- A kick-off event on 10/20/24.
- Three letters to the St. Luke's mailing list explaining the campaign and soliciting participation.
- St. Luke's newsletter articles focused on the campaign.
- Sunday morning talks from Barbara Wilson, Mike Heinrich, Jane Silzer and Paige Lowe.
- A delicious Celebration Luncheon on 11/17/24 to cap off the campaign and thank the congregation for their continued generosity.

As a result, we received 32 "estimate of giving" cards totaling \$154,000 for the ongoing work of St. Luke's in 2025.

In 2025, the Gratitude and Giving Team plans to continue our efforts by periodically including articles about giving in St. Luke's weekly newsletter, sharing short talks in our church service, and offering after-service learning opportunities focused on different aspects of giving like legacy giving, etc. If you have suggestions regarding our ongoing efforts, please share them with us.

Gratefully,

Jane Silzer

Giving and Gratitude Team Chair