



christ lincoln  
A LUTHERAN MINISTRY

## Making Room Handout for LLB

### Current Status:

- 144 commitments
- Commitments: \$4,830,700
- Cash on Hand: \$2,048,033
- Cash on Hand Projections: Oct 2025 should be around \$2.4M increasing by \$2M each subsequent year.
- \$6,878,733 (51.7%) funded of original plan at original cost (meaning we have approximately \$6.65M available raised for the building portion)
- Dunklau and Lienemann Grants: Outstanding
- Debt Projections: Show that we could manage a \$5M loan, but it will put strain on the budget and will slow down any future project at Yankee Hill.



**Timeline:** Clark Enersen needs 9 months to get everything moving once we have funding secured. The total timeline, once funding is secured, is still considered 18-24 months. This means the earliest groundbreaking at this point would be spring 2026 if we approve financing in early August.

**Team Recommendation:** The Making Room Team, consisting of Maria, Mark, Paul, Autumn, James, Michael, Aaron, and Daniel, met to review options with updated soft estimates from Clark Enersen and forth a proposal. We were able to completely remove certain options as “not worth the effort or money” and identified our “what is the minimum option I’m okay with”.

- Option 1: (Ideal)
  - Cost: \$15.5M
  - Build: Original plan as presented. 4 stories completely outfitted and ready to go.
  - Debt Required: \$8,850,000
  - Compliance with 40/50/60: No, we would need another \$5,701,967 in cash on hand.
  - Needs Met: Addresses all needs, but puts us in serious financial strain.
- Option 2: (Would love)
  - Cost: \$12M
  - Build: 4 stories with the 1st floor completed and the garden level, 2nd floor, and 3rd floor being shelled
  - Debt Required: \$5,350,000
  - Compliance with 40/50/60: No, we would need another \$3,951,967.
  - Needs Met: This will eventually address all needs, but will push the need for an additional Elementary classroom back even further.
- Option 3: (Most realistic and overall preferred)
  - Cost: \$11M

- Build: 3 stories with the first and 2nd floor completed, the garden level shelled, and no 3rd floor at all
- Debt Required: \$4,350,000
- Compliance with 40/50/60: No, we would need another \$3,451,967 in cash on hand. Which we will have in another 18 months as commitments are paid.
- Needs Met: This option meets all needs except for the goal of Making Room being for the future as well. The 3rd floor isn't the only future piece, but it is the most significant single item.

### General Challenges:

- None of the above options have the building complete by the 26-27 school year, which means we will have to turn potential students away for at least two more school years due to space.
- We will have to spend additional maintenance dollars on the portable specifically until the build is complete. Immediate needs are around \$20,000 and will continue to grow.





- There is risk to donors being upset that we don't do the full project.
- There is risk to donors being upset if we don't do anything again.
- There is risk to donors being upset if we take out a large loan that falls outside of the 40/50/60.
- Each year we wait the project will grow in cost by at least \$1M.
- Fundraising efforts have stalled with only 3 commitments received in 2025 of small dollar amount.
- The longer it takes for Making Room to be completed the longer we wait to be able to put together a long-term strategy for our campuses and risk frustration at YH.

