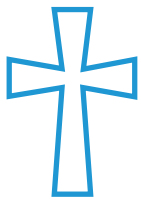




PLANNING for the FUTURE of SERVICES

Case for Support:
Building Expansion at Toledo Program Office



LUTHERAN SOCIAL SERVICES
of Northwestern Ohio

Strengthening People in Body, Mind and Spirit



The **MISSION** of Lutheran Social Services

Dear Neighbors:

We hope this letter finds you well.

For over 110 years, Lutheran Social Services of Northwestern Ohio has stood as a steadfast ally in the greater Toledo community, serving more than 30,000 neighbors each year. As our community's needs grow, so does our mission to answer the call to care for the most vulnerable among us.

Today, we invite you to help us expand our Collingwood & Bancroft Campus into an even stronger beacon of hope, healing, and community. This \$3.2 million project will create new private mental health offices, an education center for group classes, and a fully accessible Choice Food Pantry on the first floor. It's a vision of a welcoming, safe space where children, adults, and families can take real steps toward a brighter future.

Thanks to early gifts, we have already raised \$2.1 million. Now we turn to our most trusted friends, like you, to help close the gap. Your generous support today will not only make this vision a reality but create a lasting legacy of compassion for generations to come.

Please consider making a gift. We're aiming to meet our funding goal so we can move forward quickly and avoid escalating construction costs, ensuring your gift has the greatest possible impact.

If you'd like more details about the project and recognition opportunities, please reach out to us at 419-243-9178. We would be honored to speak with you. Together, we can strengthen this ministry and ensure that every neighbor finds the help, dignity, and hope they deserve.

Most sincerely,

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Every act of kindness, every step toward progress, and every moment spent in unity helps hope grow stronger.

The VISION

LUTHERAN SOCIAL SERVICES OF NORTHWESTERN OHIO (LSS)

is a non-profit service agency addressing the personal, social, financial and mental health needs of children, adults and families in Northwestern Ohio and Southeastern Michigan. LSS, with its administrative office in Toledo, is accredited by the nationally recognized Council on Accreditation, as well as licensed by the Ohio Department of Mental Health and Addiction Services and Ohio Department of Job and Family Services. **LSS has provided a welcoming and nurturing space for those in need of services in the greater Toledo area for 112 years.** This service to others has been strengthened by collaborative relationships both locally and regionally.

For more than a century, LSS staff and volunteers have worked to bring quality, compassionate programming to area residents, **evolving services to meet both existing and emergent needs.** Today, these services include Behavioral Health Counseling, Substance Use Disorder Treatment, Abusive Partner Intervention Programs, Reentry Programs for those formerly incarcerated, Employee Resource Network, Emergency Choice Food Pantries and the Feed Your Neighbor Network.

As we transition from the lingering effects of a global pandemic—still a time of uncertainty and unknowns—we are honored that staff, volunteers and donors remain steadfast and have stood by our side with unwavering care. Yes, there were times when we struggled. Yet our combined drive and commitment to provide quality services meant turning the impossible into the possible! We were never alone. We are grateful and offer our thanks to everyone who joined us in serving a record number of individuals and families through these trying times.

And in all things, we know that more opportunities are before us—and that means finding balance between the past and emerging with **a renewed sense of mission** to continue serving others in the best way possible. For that reason, **LSS is planning for the future of services.** We envision a space where thousands of clients can be served in a more accessible and welcoming Emergency Choice Food Pantry; where the growing numbers of those attending vital educational programs have room for learning; and where mental health counselors have offices conducive to their clients' comfort and healing.



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The OPPORTUNITY



DURING THE PAST THREE YEARS, MORE THAN 70,000 PEOPLE HAVE BENEFITED FROM THE SERVICES OFFERED BY LSS

throughout Northwest Ohio and Southeast Michigan.

Our rich history in the community, combined with the growing numbers of those who come to the agency seeking services, calls LSS to plan and prepare for this continued and increasing demand. With full support from our LSS Foundation, volunteers and other community partners, we are embarking on a quest to raise the funds needed to expand our services in the years ahead with additional office, food pantry and meeting space.

After much planning, it has been determined that a new handicapped-accessible pantry space, expanded meeting and office areas and even a "loading dock" could be added to the current office building on Collingwood Blvd. in Toledo. Through a prior sale from the Lucas County Land Bank, LSS has owned the adjacent vacant lots next door for several years. The time seems right to utilize this space, connect it to the existing building and move forward with an area better equipped to serve. With blessings already received from the Old West End Historical Commission and the City of Toledo Zoning Commission, LSS is confident that **the expansion plans are designed to meet sustainable program demands.**



DONOR STORY



MIKE & TRUDY SCHEIDING, LEADERSHIP DONORS, AND FIRST TO MAKE GIFTS TO THE PROJECT

"We believe in the mission of LSS and have supported it for many years, both financially and through committee and board service. LSS provides a number of important programs and services in Northwestern Ohio. One very critical service is the emergency choice food pantry which addresses the growing problem of food insecurity in the region. The pantry is currently located in the LSS basement where access is difficult, and space is limited. The building expansion will bring a fully accessible pantry to street level, increase floor and shelf space, and streamline the flow of clients with the capability for drive-through service. These improvements will allow LSS to meet the needs of many more clients, efficiently and respectfully. We are excited and proud to support the LSS building expansion and urge you to join us in bringing this dream to reality."

WHY NOW?

"When nonprofit organizations own their own buildings, it increases their opportunity to brand their space in alignment with their mission."

These words are found in almost every search when it comes to building expansions for nonprofit organizations. The decision to grow is not an easy one, but in the case of Lutheran Social Services, it truly is the best solution.

During the pandemic the vacant lots adjacent to the current building served well as a location for the lines of cars carrying neighbors in need of help. Because access to the existing pantry was restricted due to social distancing requirements, staff and volunteers carried food up from the basement food pantry, lined the halls of the office buildings with thousands of pounds of food and called on the National Guard to help in drive-through distribution processes. Even now, pantry shoppers are restricted by very limited space lined with shelving and narrow aisles in which to make their selections. In response to these lessons well-learned, the proposed building addition will eliminate these problems by creating **an accessible, ground-level pantry with drive through capability** all in surroundings designed to enhance the dignity and respect of all who enter.

In 1968 when the current office building was designed by Samborn, Steketee, Otis and Evans, it was a state-of-the-art building with unique architecture and ample office space. Today, while this 55-year-old building has become an integral part of the Old West End community, it has not kept up with program needs. The largest meeting area is a fifteen chair maximum group room which houses meetings and weekly educational groups, such as the Abusive Partner Intervention Program group. Yet, on any given evening, 20-25 people could attend programming if space allowed. With a new space, LSS will be able to **increase the number of people served and at the same time make those services accessible to all.**

Office space, particularly for clinical staff members, is also of concern. At the present time it is not uncommon for mental health clinicians to share office space; thereby requiring them to stagger counseling appointment times. This has the effect of creating longer waiting times for those seeking services. The additional offices created in the proposed design will **increase efficiency, privacy, and even provide a safer work environment.** Additionally, LSS will have the office capacity to increase staffing as appropriate.

We hope that our clients, staff and volunteers will benefit from this expansion as we proudly increase our visibility to better meet the needs of our community. Lutheran Social Services is growing, and we would love to have you **join us today as we create an even better tomorrow.**



HUNGER & HEALTH



Over the course of the last three years, LSS staff and volunteers have monitored the needs of our community, state, and national data as it relates to hunger and health. As **one of the area's leading organizations offering solutions for food insecurity and mental health counseling where all zip codes are welcomed**, LSS has seen all too often the relationship between food insecurity and closely linked indicators of poverty, unemployment, and poor health. According to Feeding America, the State of Ohio and the Federal Government analyze and publish similar data on a consistent basis to generate estimated insecurity rates for individuals and families.

Nationally, Federal spending on USDA's food and nutrition assistance programs totaled more than \$182 billion in fiscal year (FY) 2021 as compared to \$122 billion in FY 2020. And while there are slight decreases in the number of people served, **the cost of food continues to rise** making it difficult for families to fill their own refrigerators and cupboards.

Feeding America 2021 statistics and mapping show that in Ohio, 1,351,090 people are facing hunger and of them 412,670 are children. That means that 1 in 9 people face hunger related challenges and 1 in 6 are children. Beyond these statistics are real people facing one of life's most complex cycles of need. Through the dedication of volunteers and generous donations, LSS is stocking their food pantry shelves with offerings that **provide healthy and nutritional food to fill the gaps**.

TERRY'S STORY



In our ministries, faithful and generous donors provide the resources needed to successfully care for the people we serve. One donor, Terry Bossert, donates monthly to our ministries—and giving is part of his life's mission. His generosity can be felt throughout northwest Ohio where he has worked, volunteered, and lived most of his adult life.

Following his first "retirement" after 25 years at Prudential, he served as a bus driver for Perrysburg City Schools and a courier for ProMedica. "Mr. B" has also volunteered for the Fire Service and served 40 years as a Sunday School teacher at Lutheran churches in Columbus, Chillicothe, and Perrysburg.

A proud 1957 graduate of the former Libbey High School, he loves seeing young people find success in their lives. The programs and services offered by our ministries align with his own giving strategies.

"When I was younger, my family needed assistance and I turned to Lutheran Social Services for that help," he said. "They were there for me, and I never forgot it. I live a very modest life, have raised my children to be caring adults, and now, if I can give just a little goodwill to others each month, it makes me happy, too." He makes donations using his Donor Advised Fund at the Greater Toledo Community Foundation, the ELCA Foundation, and Charitable Gift Annuities. We are honored to have him engaged in our ministries. Our community is better because of Mr. Bossert.

OUR PLAN

LSS has worked with local architects to create the preliminary building plan and project renderings. The building addition is a 7,240 square foot addition which can be seen in the color renderings found on pages 9 and 10.



The COST

The Toledo Lucas County Port Authority provided a \$20,000 grant to assist in the pre-development costs associated with this project.

LSS has worked with two local construction management companies to create a preliminary Phase I Construction Budget with the goal of raising close to \$3.2 million dollars. This cost reflects price increases for construction to being in late 2026 and into 2027 at just over \$425 per square foot.

Phase II will include the upgrades of the existing space and details of that will be provided as this work begins to take place.

EXPANSION COSTS

Building, Foundation	\$	750,000.00
Building Risk Insurance	\$	5,000.00
Ceilings	\$	73,680.00
Electrical	\$	192,000.00
Engineering/Architecture	\$	300,000.00
Fencing	\$	45,600.00
Flooring	\$	8,820.00
Furniture and Equipment	\$	54,000.00
General Conditions	\$	155,400.00
HVAC	\$	148,560.00
IT Wiring and Equipment	\$	26,400.00
Landscaping	\$	55,200.00
Masonry	\$	80,400.00
Metals	\$	266,400.00
Millwork	\$	23,280.00
Paint/Wall Finishes	\$	48,360.00
Paving	\$	131,100.00
Plumbing	\$	82,800.00
Roofing	\$	199,200.00
Signage	\$	14,400.00
Sitework	\$	422,400.00
Windows and Doors	\$	81,000.00
TOTAL	\$	3,164,000.00

HOW YOU CAN HELP

In order for LSS to move forward with this addition, the agency must raise the necessary funds from external sources. For that reason, **we invite you to join us in furthering the work of LSS . . . work that helps thousands in our community, and work that is vital to the health of our communities.**



SERVING THE WHOLE PERSON

Lutheran Social Services of Northwestern Ohio continues to see an overall increase in the Toledo and surrounding area citizens who are reaching out to them for social justice program needs. Mental Health Counseling, Food Insecurity and Housing and Rental Assistance are the growing programs within the organization.

With an opportunity to raise funds the organization hopes to expand our current space, in order to further assist individuals, children, seniors and families well into the future.

WHO WE SERVE	3 Year Average		
	LSS	FYN	Total
Clients Served in Mental Health and Substance Abuse Programs	655	0	655
Clients Served in Food Pantries	10,501	18,657	29,158
Re-Entry Clients	97	0	97
Scott H.S. Student & Families (through June 2023)	12,036	0	12,036
Rental Assistance Clients (through June 2024)	486	0	486
Employer Resource Network Clients	236	0	236
Financial Opportunity Center Clients (through June 2024)	198	0	198
Total Clients	24,209	18,657	42,866
# of meals provided to pantry clients	138,690	220,350	359,040
SUMMARY OF IMPACT			
	LSS	FYN	Total
Number of Volunteer Hours	2,113	8,987	11,100
Number of Volunteers	34	180	214
Number of Staff	28	0	28
LSS = Lutheran Social Services FYN = Feed Your Neighbor			

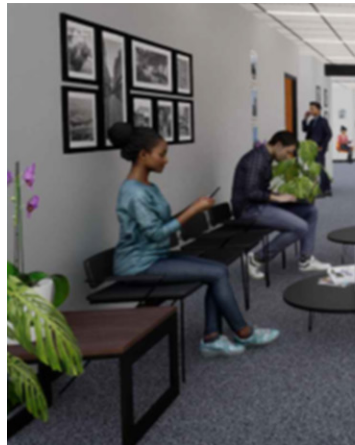
In 2025, 49% of the clients served through the food pantry were women. 32% were children, and 19% were seniors, many who were raising children.

360,000 pounds of food was distributed.



PICTURING THE FUTURE

Exterior & Lobby Renderings





PICTURING THE FUTURE

Interior Renderings

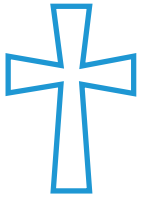


THE CABINET

NAME	TITLE	AFFILIATION
Mrs. Kay Burrell	Director, Mortgage Sales & Services	Sun Federal Credit Union, Retired
Rev. Chuck Campbell	Pastor	Lutheran Church of the Master, Retired
Mrs. Luann Croy	Vice President	LaMar Foods, Inc. (Garlic Expressions)
Ms. Christina Fletcher	Principal	Toledo Public Schools, Keyser Elementary
Mrs. Marilyn Ford	Managing Director	M.E. Ford & Associates, LLC
Mr. Donovan Greening, JD MBA, LL.M	Attorney/Arbitrator	D.E. Greening & Associates, LCC & Toledo Municipal Court
Mr. John Hrovatich	Chief Financial Officer	Toledo Tool & Die
Mrs. Jeanette Hrovatich	Director of Planned Giving	Lutheran Ministries of Mercy
Mrs. Traci Jaksetic	Vice President	Lutheran Social Services
Rev. Juli Lejman-Guy	Pastor	Holy Trinity Lutheran Church, Canton
Mrs. Debbie Lisk	Director of Choice Food Pantry	Lutheran Social Services
Mr. Jim Morgan	Attorney/Substitutue Magistrate	James E. Morgan Law Office/Toledo Municipal Court
Mrs. Terri Rodriguez	President & CEO	Lutheran Ministries of Mercy
Bishop Chester Trail	Bishop & DEI Consultant	The Church of Grace, Sylvania & Sylvania Public Schools
Ms. Sonia Collins	Pantry Volunteer & Advocate	Lutheran Social Services

THE EXPANSION PLANNING COMMITTEE

NAME	TITLE	AFFILIATION
Mr. Sheldon Burke	Director, Facility Management	GEM Inc.
Rev. Chuck Campbell	Pastor	Lutheran Church of the Master, Retired
Mr. Richard Chase	Attorney	Richard Chase Law Office
Mrs. Jeanette Hrovatich	Director of Planned Giving	Lutheran Ministries of Mercy
Mrs. Traci Jaksetic	Vice President	Lutheran Social Services
Rev. Steve Lutz	Pastor	Trinity Lutheran Church, Elmore
Mr. James Morgan	Attorney/Substitutue Magistrate	James E. Morgan Law Office/Toledo Municipal Court
Mrs. Terri Rodriguez	President & CEO	Lutheran Ministries of Mercy
Mr. Jeffrey Schwartz	Technical Manager	Owens-Illinois, Retired



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