



BUILDING — FOR THE — FUTURE



“

“Lord, I have heard
of your fame; I stand
in awe of your deeds,
Lord. Repeat them
in our day, in our time
make them known.”

HABAKKUK 3:2

A MESSAGE FROM JON



Cornerstone Family,

I don't know if you can feel it, but we are moving into Part Two of the Cornerstone story. Part One was about planting seedlings of a new congregation in the soil of Tulsa, doing our part to water and feed them and trust that God in his kindness would cause his face to shine on them and make them grow. Part One was about the start of new friendships, the rekindling of old faith, the awakening of atrophied muscles for ministry and relearning to extend hospitality in Jesus' name. Part One included our time worshiping in the space on Lewis and the announcement of our transition into the Anglican Church. It included our transition to the old Freeman-Harris Funeral Home and the rapid and unforeseen growth of our congregation.

In October, we announced our intent to purchase and renovate our current building, and purchase the former Church of Christ building at 10th & Rockford for a future church plant. As of today, we have closed on both of those properties. And now, after a lot of diligent work by a lot of people, I am able to update you more fully on our plans moving forward and ask for your prayer and faith-filled partnership to help enact them.

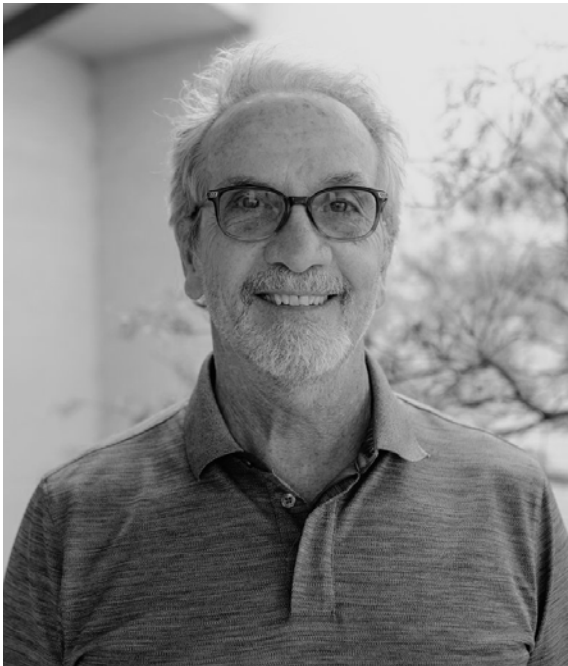
By God's grace, Part Two of the Cornerstone story will be characterized by the continuation and maturing of the values we established in Part One. One new way this will be expressed in the next season as a church is our formal designation by Bishop Todd Hunter as a "Resource Church" for the Diocese of Churches for the Sake of Others (C4SO).

In the pages that follow, you'll get to see some of the detailed plans that are in motion to renovate our current space to serve our long-term needs, our plans for the Rockford space, a timeline for all of this, and the fundraising goals to pull it off.

May "the God who gives endurance and encouragement give [us] a spirit of unity among ourselves as we follow Christ" (Rom. 15:5) and as we do our part to cultivate communities shaped by the gospel for the renewal of all things.

Jon Odom

A MESSAGE FROM THE SENIOR WARDEN



Cornerstone Family,

We find ourselves in a busy and exciting time here at Cornerstone! I feel blessed by how the Holy Spirit is working in the life of our church. Being on the vestry for the last couple of years, I've seen firsthand how God has faithfully watched over and directed our Deep Hope to cultivate a community shaped by the gospel for the renewal of all things.

In our efforts to address the facility needs of our church associated with growth, God has guided our movements at every step, reminding us of our responsibility to be the family of God, to nurture and equip one another, and to expand and spread the Good News of Jesus. In the spirit of patience and trust the leaders of Cornerstone looked at and evaluated numerous creative solutions. With the help of your unending prayer, God led us to the purchase of our Harvard facility and to acquire the Rockford location as the gathering place for a future Cornerstone congregation. With the full blessing of our vestry, we are now excited to share updates on renovations, timelines and our fundraising targets.

The pastors, staff and vestry all appreciate your generosity in prayers, service, and gifts in making Cornerstone the body of believers it is. We have a vibrant and thriving congregation and all of you have been a part of that. We can all be united in thanksgiving and confidence in the plan the Lord has set before us and excited at what he has in store for the future of Cornerstone.

Love and Peace,
Joe Dullea

A MESSAGE FROM BISHOP TODD HUNTER



Dear Cornerstone Church Tulsa,

News cycles and politicians clamor for our attention. They demand to be placed at the center of life. But the real action in the world is Divine. It is happening through the Church—the called, sent and Spirit-equipped people of God.

God has always wanted a people, cooperative friends who work with him to make disciples of Jesus, repair his creation and attend to the least of these. This God-ordained work was given to the first-created humans, later to Abraham and Israel, and finally to the Jesus-following, Spirit-born Church.

Churches are little factories of kingdom life. They help people find and follow Jesus. They are agents of kingdom good in their communities. Crucially, these kingdom communities are started by mother churches—churches with the capacity and resources to give birth to and nurture new churches.

Because of your God-given growth, health and breadth of spiritual gifts, I have asked Cornerstone Church to become what we call a Resource Church in C4SO. Resource churches have the vision to plant churches. They have the ability to host and train interns, to supervise and invest in church planting. In short, resource churches know the kingdom value of centering others, not self. They are committed to stewarding resources, to using their talents for the good of others.

God has made Cornerstone Tulsa a 10-talent church. To see you investing your talents for the sake of others brings joy to God, encouragement to the next generation of churches and leaders, and a big smile to my face!

I honor God's work among you, and I am grateful for your loving obedience to him.

Easter blessings to you,
Bishop Todd Hunter

— OUR DEEP HOPE —

**To cultivate
communities
shaped by the
gospel for
the renewal of
all things.**



OUR GOALS AND DREAMS

RENOVATE HARVARD FACILITY TO SERVE OUR LONG-TERM NEEDS

- Expanded + safe kids classes
- Dedicated youth space
- Making sanctuary more conducive for worship
- More bathrooms, green space
- Dedicated office space

PREPARE ROCKFORD BUILDING TO LAUNCH NEW CORNERSTONE CONGREGATION

- Update lobby & kids' spaces
- Sanctuary upgrades
- Deferred maintenance

LAY GROUNDWORK TO SERVE AS A RESOURCE CHURCH

- Establishing planting residency
- Establishing seminary scholarship
- Eliminate debt to free up operating margin

HARVARD RENOVATIONS





VIEW FROM SOUTHEAST



VIEW FROM SOUTH

* These are not final renderings and some items may change.

HARVARD RENOVATIONS



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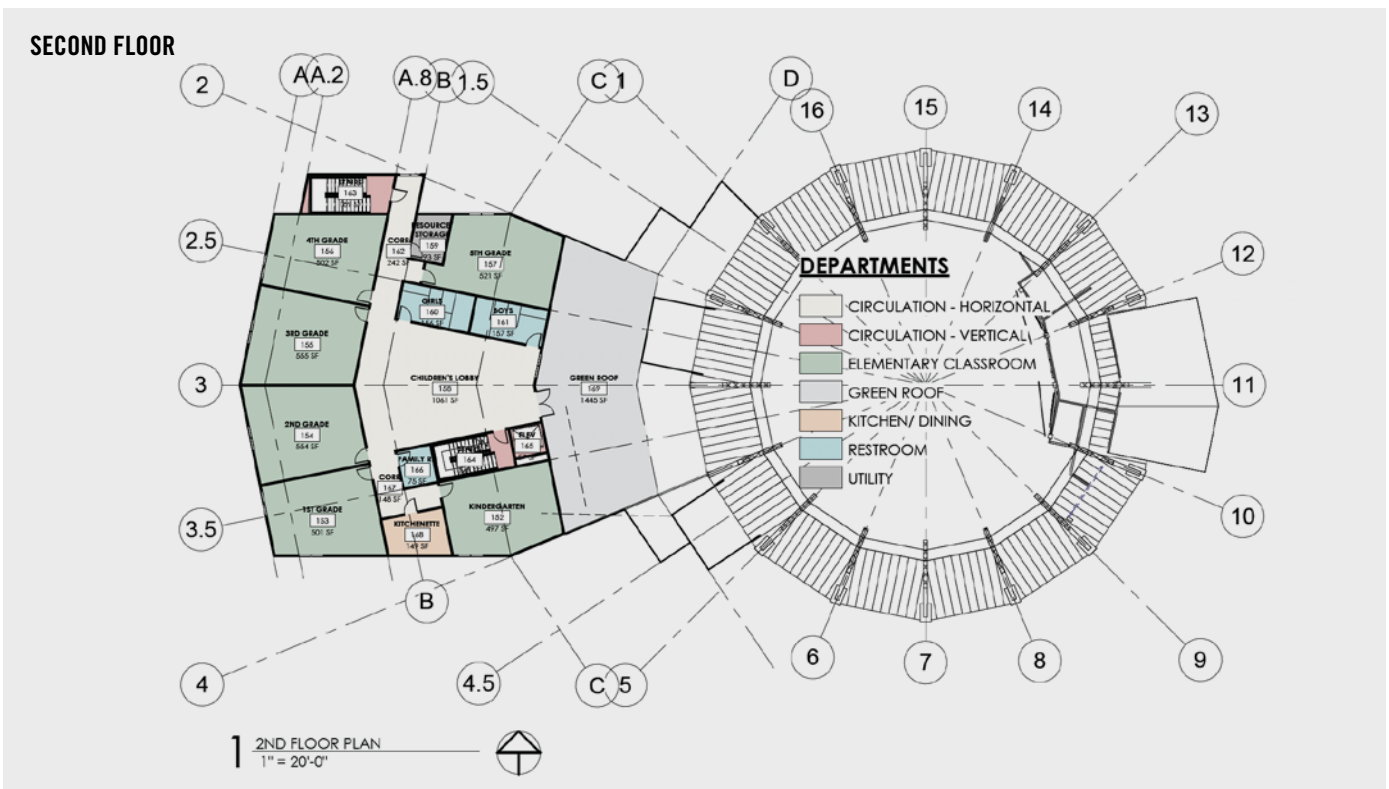
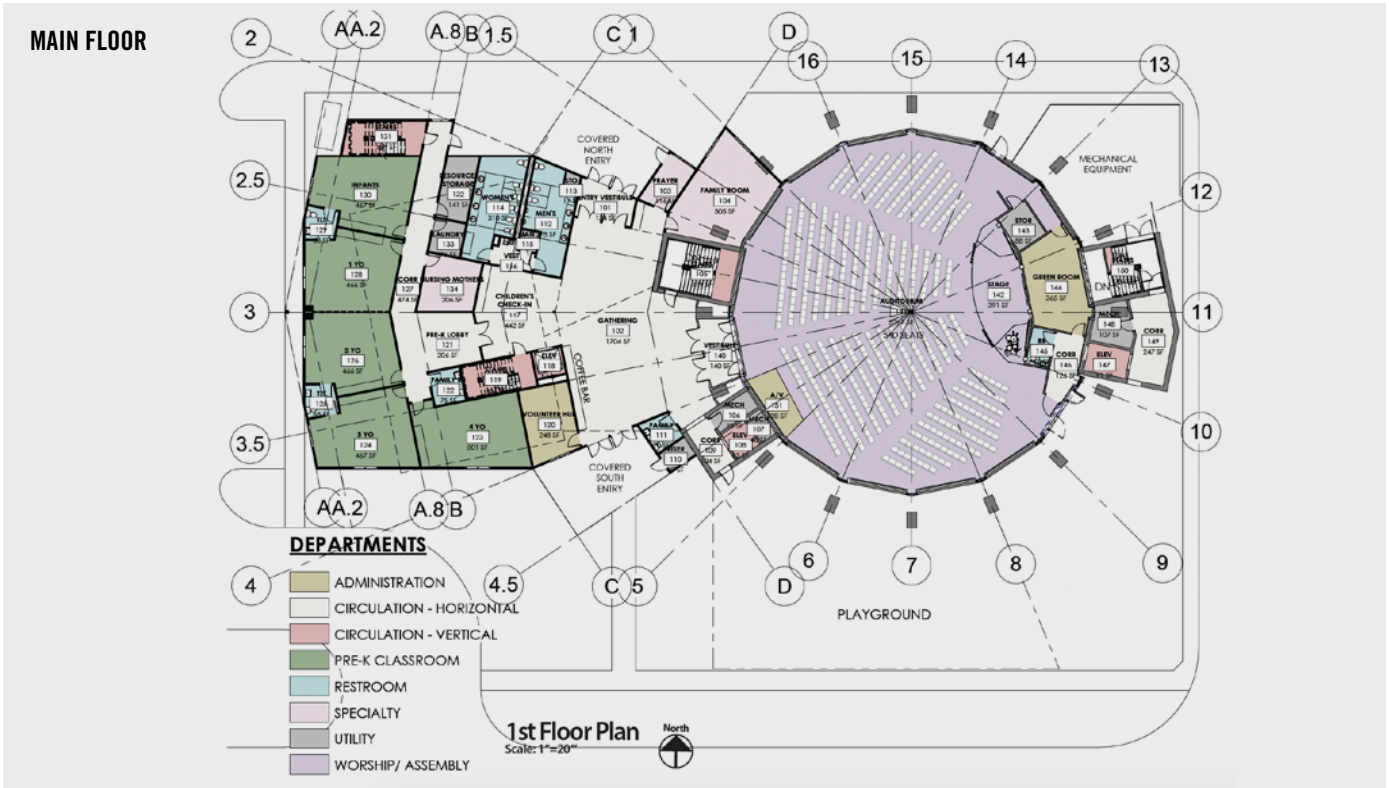
VIEW FROM NORTHSIDE LOBBY

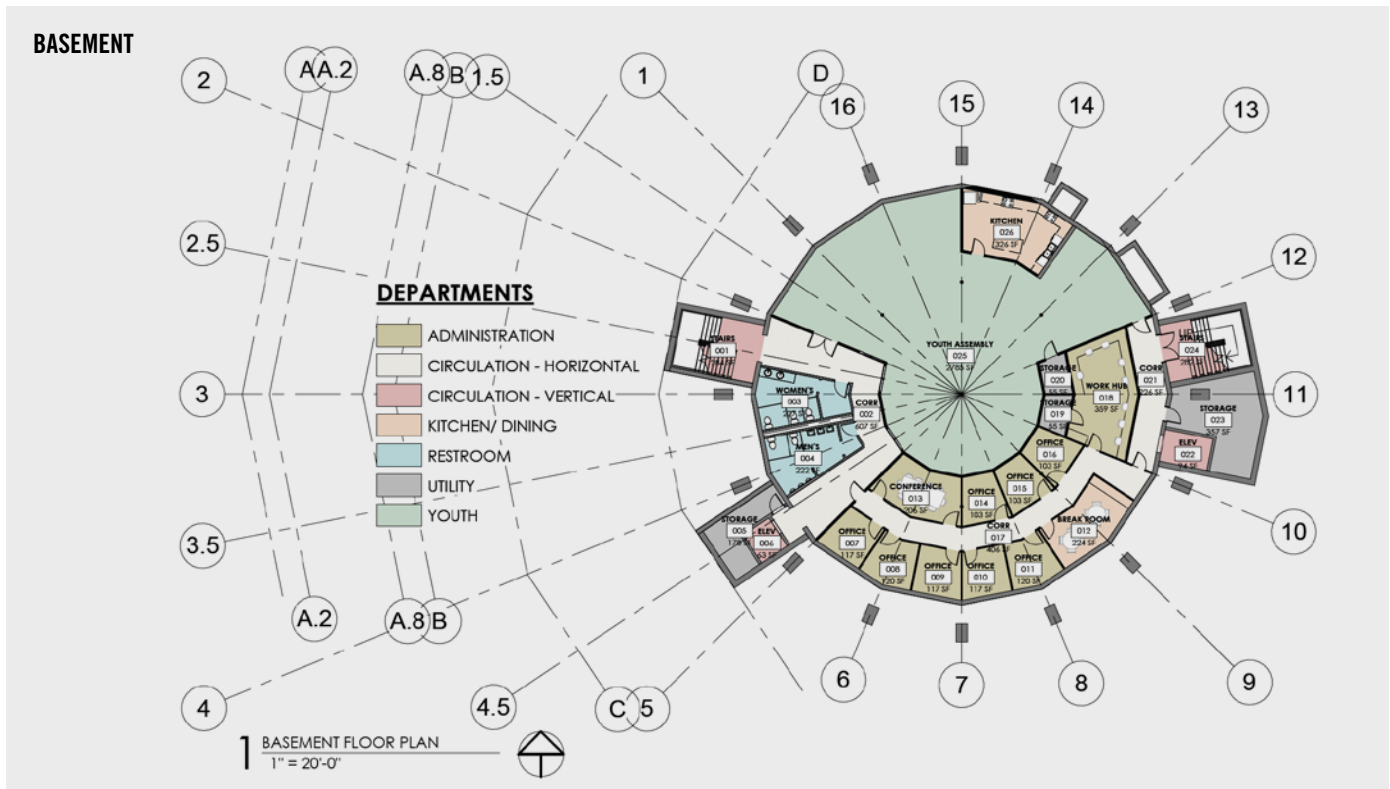


VIEW FROM SOUTHSIDE LOBBY

* These are not final renderings and some items may change.

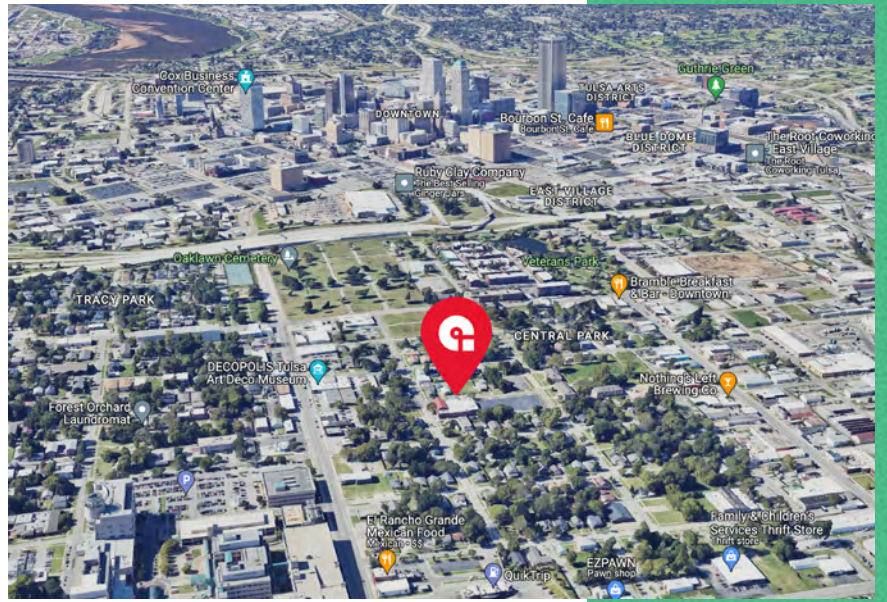
HARVARD RENOVATIONS





THROUGH THESE RENOVATIONS, WE WILL:

- Improve sanctuary seating capacity while maintaining intimacy
- Enhance sacred nature of sanctuary (kneelers, sound improvements, creation of prayer room)
- Solve bathroom deficiency and expand lobby
- Increase number of kids classrooms and improve security
- Improve “family room” for crawlers and active kids during service
- Create a dedicated space for Cornerstone Students
- Establish permanent office space for staff (currently off-site)
- Make several new green spaces (rooftop, playground)
- Maximize ability to host weddings and funerals
- Gain parking spaces with reconfiguration of lot
- Establish 41st & Harvard space as “hub” for mission in Tulsa area



ROCKFORD IMPROVEMENT

For over 100 years, believers have been gathering in the neighborhood around the former 10th & Rockford Church of Christ site to worship, to reflect on the Scriptures, to receive Holy Communion and to be sent out into the world. We want to continue that holy work through the launch of a new Cornerstone congregation. We believe the Pearl District, sitting right next to Historic Route 66 is poised for a significant renaissance. We envision a vibrant, faithful, orthodox and missional church right in the heart of the action. With its proximity to downtown Tulsa, an influx of new housing (including >50 new studio apartments opening next door), and a historically socio-economically diverse population, we believe this to be a strategic neighborhood to plant an outpost of the Kingdom of God.

In preparation to activate this facility and make it operational, however, there are a number of improvements we need to make:

- Update Children's Classrooms
- Sanctuary upgrades
- New roof
- Security upgrades
- Adding children's bathroom
- Install fire monitoring system
- Updating lobby
- Restriping parking lot
- Updating front entrance
- Other deferred maintenance

KEY PARTNERS



For a first time construction project for our church, we sought the expertise and support of an Owner's Representative. Connect Advisors has a long history of helping organizations with due diligence, project management and cost control, we know we are in good hands. Our primary contact with the Connect Team is Cornerstoner, Joel Carr.



Scott and Mary Vrooman and the team from TriArch have walked closely alongside us for the last three years evaluating properties, exploring feasibility and developing a master plan. Deeply connected in the Tulsa area, and even having worshiped in our church, we are grateful to work alongside the TriArch team on this project.



After a competitive request for a proposal, Thompson Construction rose to the top. Their extensive work history with our architect, their passion for church projects, their proven ability to stick to budget and their desire to see the city of Tulsa flourish convinced us this was the construction partner for us.

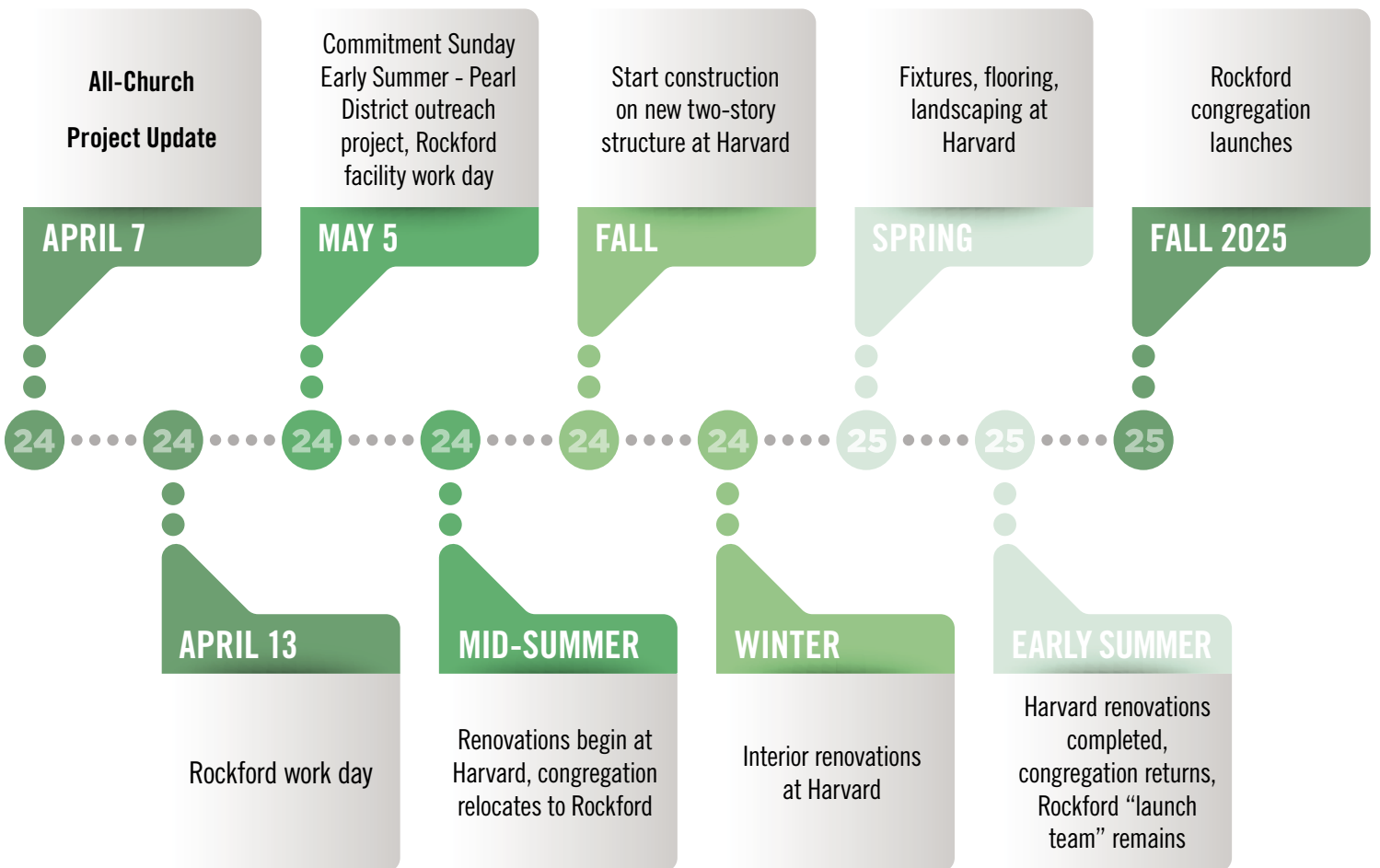


One of the key families behind Security Bank was our gracious landlord during our time renting the Harvard facility. Their support of our mission, their flexibility and generosity convinced us we needed to see this project all the way through together. We are grateful for our friends at Security Bank.



TIMELINE

THIS IS AN EARLY PROJECTION THAT WILL LIKELY BE UPDATED





PROJECTED COST

Harvard Renovations: \$6.9m

Rockford Renovations: \$500,000

Other Costs (FFE, Residency Startup, Project Margin): \$1m

TOTAL PROJECT COSTS: \$8.4M

Cash Available from Past Gifts/Savings: \$3.4m

MINIMUM AMOUNT NEEDED TO RAISE: \$5M

Raising \$5m will pay for the physical changes to our Rockford and Harvard properties and will be a great step toward living into our future together! We believe God has postured us to reach this goal together.

After renovations, we will still owe \$2.3m on Harvard and \$1.4m on Rockford. Payments on these mortgages represent about \$350,000 in our annual operating budget. Every dollar given in excess of the \$5m goal will help eliminate debt and free up more resources for mission and ministry!

We believe that God is able to do more than we can ask or imagine, and we want to work together toward being debt-free and dreaming about our future.

AMOUNT NEEDED TO FUND PROJECT AND ELIMINATE DEBT: \$9M

Accelerating the elimination of the debt will position us to plan for future church plants. This is especially important as we develop a pipeline of future church planters and collaborate with C4SO as a Resource Church.

In the following pages, we'll show a pathway to reach both \$5m and \$9m goals

REACHING OUR GOAL TOGETHER

3-YEAR GIVING PROFILE - \$5,000,000 | Every gift matters!

NO. GIFTS	GIFT AMOUNT	TOTAL AT LEVEL	CUMULATIVE TOTAL
1	750,000	750,000	750,000
1	500,000	500,000	1,250,000
2	250,000	500,000	1,750,000
4	100,000	400,000	2,150,000
6	75,000	450,000	2,600,000

14 Potential Commitments = \$2,600,000 or 52% of Goal

NO. GIFTS	GIFT AMOUNT	TOTAL AT LEVEL	CUMULATIVE TOTAL
6	50,000	300,000	2,900,000
7	40,000	280,000	3,180,000
9	30,000	270,000	3,450,000
12	25,000	300,000	3,750,000
15	20,000	300,000	4,050,000

49 Potential Commitments = \$1,450,000 or 29% of Goal

63 Potential Commitments = \$4,050,000 or 81% of Goal

NO. GIFTS	GIFT AMOUNT	TOTAL AT LEVEL	CUMULATIVE TOTAL
17	15,000	255,000	4,305,000
20	10,800	216,000	4,521,000
25	7,200	180,000	4,701,000
40	3,600	144,000	4,845,000
45	1,800	81,000	4,926,000
60	900	54,000	4,980,000
Remainder		20,000	5,000,000

207 Potential Commitments = \$950,000 or 19% of Goal

270 Potential Commitments = \$5,000,000 or 100% of Goal

3-YEAR GIVING PROFILE - \$9,000,000 | Every gift matters!

NO. GIFTS	GIFT AMOUNT	TOTAL AT LEVEL	CUMULATIVE TOTAL
1	1,500,000	1,500,000	1,500,000
1	1,000,000	1,000,000	2,500,000
3	500,000	1,500,000	4,000,000
5	250,000	1,250,000	5,250,000
5	100,000	500,000	5,750,000

15 Potential Commitments = \$5,750,000 or 63.9% of Goal

NO. GIFTS	GIFT AMOUNT	TOTAL AT LEVEL	CUMULATIVE TOTAL
5	75,000	375,000	6,125,000
8	60,000	480,000	6,605,000
10	50,000	500,000	7,105,000
12	40,000	480,000	7,585,000
14	25,000	350,000	7,935,000

49 Potential Commitments = \$2,185,000 or 24.3% of Goal

64 Potential Commitments = \$7,935,000 or 88.2% of Goal

NO. GIFTS	GIFT AMOUNT	TOTAL AT LEVEL	CUMULATIVE TOTAL
20	15,000	300,000	8,235,000
26	10,800	280,800	8,515,800
30	7,200	216,000	8,731,800
35	3,600	126,000	8,857,800
45	1,800	81,000	8,938,800
50	900	45,000	8,983,800
Remainder		16,200	

206 Remaining Potential Commitments = \$1,065,000 or 11.8% of Goal

270 Potential Commitments = \$9,000,000 or 100% of Goal

CREATIVE STRATEGIES FOR GIVING

There is a role in this campaign for every person who calls Cornerstone their home church. Every single contribution enables our success.

You will not be pressured or told what you should give, but rather encouraged to pray to discern God's will for your giving.

We won't give equal amounts, but we are equally invited into prayerful and sacrificial generosity, whatever that means for each of us.

A few things to consider as you pray about how to give:

1. REMEMBER THAT SMALL GIFTS ADD UP

By giving smaller amounts at higher frequencies—weekly, semi-monthly, or monthly—large gifts can be reached in smaller steps. Setting up automated giving can make small gifts part of your regular routine.

2. REVISIT YOUR BUDGET

Intentional lifestyle adjustments can free up resources to give, and may help achieve other goals. Examples include canceling streaming subscriptions, limiting meals or coffee out, and generally assessing wants and needs.

More substantial gifts may come from bigger family sacrifices, such as:

- Postponing major expenditures such as cars, home projects or trips.
- Carving out a portion of commission income, bonuses or raises.
- Redirecting other income from interest, dividends, rental properties.

3. INCLUDE YOUR KIDS AND STUDENTS

Adults are not the only ones who are interested in or who will benefit from this project. This is a great opportunity to teach our kids about honoring the Lord through a habit of sacrificial generosity. Whether it comes in the form of a special Cornerstone Piggy Bank, a Lemonade stand in the cul-de-sac, or just participating in a family meeting about giving, we encourage you to engage your kids in this campaign. We would love for our kids and students to feel like they have a meaningful part to play in fulfilling our mission together.

4. MAKE GIVING A HABIT

For those who have never made giving to the Lord through the church a habit, use this opportunity to get started! The idea of tithing may feel like an unattainable goal, so start small. Commit to giving a smaller percentage of your income, and increase it gradually on an annual basis. This will help ease you into the habit. As the church is taking on this big financial commitment, we will need the renewed strength that comes from first-time givers securing our normal operating income.

5. CONSIDER GIFTS OTHER THAN CASH

Gifts other than cash include stocks, bonds, annuities, property, and other assets.

Appreciated assets held more than one year, such as publicly traded stocks, mutual funds, bonds, real estate, collectibles, and other readily marketable property often provide tax advantages.

How do I give assets, such as stocks, bonds, and mutual funds?

1. Email the Cornerstone finance team (admin@cornerstonetulsa.org). They will provide you with transfer instructions.
2. Contact your broker and request the transfer. You will be provided with transfer papers to complete the transfer.
3. When you have completed the transfer, please notify the church office.

Personal property such as automobiles, jewelry, and other items may also be given. For personal assets with no tax consequences, you may find it easier to sell the asset and simply give the proceeds.

SPECIAL TAX-FREE IRA GIFTS

For those aged 70 ½ and older, it is possible to make tax-favorable charitable gifts from most types of IRA accounts. A total of up to \$100,000 per year can be transferred directly from IRAs to qualified charities, such as our church, free from federal income tax. There also may also be state income tax savings. For those 72 and older or those who have begun taking their Required Minimum Distribution (RMD), donations given in this way count toward their RMD for the year of the gift.

To take advantage of this benefit, it is important to make the donation directly from the IRA to the church. For those with check writing privileges on their accounts, this may be the most efficient way to make qualified charitable distributions from IRAs. Contact the church office or your tax advisor for more information.

If you have any questions about your gifts, please feel free to contact the church office.

For additional information regarding income tax treatment of your gifts, consult your tax advisor or refer to IRS Publication 526 which can be found at [irs.gov](https://www.irs.gov) or <https://www.irs.gov/pub/irs-pdf/p526.pdf>

HOW WILL YOU RESPOND?

We are inviting you to join the next phase of the adventure of following Jesus as the people of Cornerstone by partnering your faith and finances in our Building for the Future Project. We are kicking off a three year effort to fully fund the project and pay down the remaining debt. To do this, we need your help. This simply will not happen without everyone playing their part. Like the Israelites gathering resources for their sacred space, this will similarly take sacrificial generosity and faith from all of us. Not everyone will be able to give equal amounts, but everyone will be invited to prayerfully and creatively participate in the effort.

THREE REQUESTS OF YOU:

- 1) Will you prayerfully seek the Lord and ask what amount your family could sacrificially give toward this project (beyond your regular giving) over three years (2024, 2025, 2026)?**
- 2) Will you plan to make your three-year pledge on (or before) a special commitment Sunday on May 5?**
- 3) Will you consider front-loading your pledge as best as you are able?**

As you seek the Lord about this decision, you may desire further dialogue with Jon (or other leaders). More conversation is welcomed.

Jon's pastor mentor Tom Harrison always affirmed the message of Scripture that "It is more blessed to give than to receive." Not only is it a blessing to be able to give; it's also a blessing to take part in practically supporting the work. May God give us the grace and courage and vision together to sacrificially give toward this opportunity to multiply kingdom outposts in Tulsa. Thank you in advance for your partnership!

SCAN THIS QR CODE TO MAKE YOUR PLEDGE,
OR VISIT [TINYURL.COM/K8BCAUTJ](https://tinyurl.com/k8bcautj)





“Moses said to the whole Israelite community, “This is what the Lord has commanded: From what you have, take an offering for the Lord...All the Israelite men and women who were willing brought to the Lord freewill offerings for all the work the Lord through Moses had commanded them to do.”

EXODUS 35:4-5, 29



“Each of you should give what you have decided in your heart to give, not reluctantly or under compulsion, for God loves a cheerful giver.”

2 CORINTHIANS 9:7

**Our Deep Hopes articulate our collective goals,
hopes and aspirations for our community.**

They help answer the question:

*“What good do you hope the Spirit will bring to
reality in the world through your community?”*



DEEP HOPES

cornerstonetulsa.org/deep-hopes

COMMUNITY

- We welcome people into the family of God through catechesis and baptism (or reaffirmation of faith).
- We encourage rich networks of spiritual friendship.
- We promote an uncommonly vibrant volunteer culture to maximize health and minimize burnout.

FORMATION

- We train each other to read, learn and inwardly digest the Scriptures.
- We nurture love of God through individual and corporate prayer and worship.
- We foster “rich secret lives” overflowing into an integrated public witness in all aspects of personhood.
- We equip each other to inhabit our vocation as citizens of the Kingdom of God.
- We embrace the counterculture of following Jesus & patiently endure being misunderstood/maligned.
- We rely on the empowerment, guidance, gifts and conviction of the Holy Spirit.

RENEWAL

- We join God in the renewal of all things around Tulsa with a focus on the flourishing of vulnerable children, the poor, the widow, the refugee, and the prisoner.
- We join God in the renewal of all things around the globe through strategic efforts and partnerships to spread the gospel, focusing on under-evangelized nations and “fragile states.”

MULTIPLICATION

- We develop and launch new pastors, leaders, and ministry teams.
- We start new churches and help re-launch existing churches.



**SCAN THE QR CODE TO
MAKE YOUR PLEDGE**

