

Samaritan Times

BUILDING OUR FOUNDATION TOGETHER

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Residents enjoy the historical display that was made possible by generous donors.

The Revitalization of The Manse

Nearly two years after The Model Group and Episcopal Retirement Services broke ground on the historic Manse Hotel and Annex renovation, more area seniors now have access to safe, comfortable and affordable housing in Walnut Hills, thanks to the generosity of many donors to The Next Dance at The Manse capital campaign.

Now known as The Manse Apartments, the community provides 60 affordable housing units for seniors with incomes of 30%, 50%, or 60% of area median income. Because of the senior target population, all units will incorporate “aging in place” and “visitability” design standards, 20 units will be ADA accessible, and each building will have an elevator.

Residents will enjoy a fully-equipped fitness room, outdoor and indoor community spaces, and a neighborhood that is not only pedestrian-friendly but has excellent access to public transit, state-of-the-art medical care, restaurants, retail, pub-

lic parks, and more. These are all critical factors to helping older adults remain living independently as engaged members of the community.

The Manse, initially included in The Green Book as a safe, First Class hotel for African-Americans during segregation, was recently added to the National Historic Register. Many famous and influential African Americans stayed at, or visited, The Manse Hotel in the 1940s-60s.

The project has widespread support from the City of Cincinnati, the Walnut Hills Area Council and Redevelopment Foundation, and other local businesses and community groups.

\$13.3M in financing was secured for the renovation, but due to the dilapidated condition of the buildings and strict requirements regarding historic restoration, many of the features that are considered hallmarks of ERS Affordable Living

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Letter to Donors

Dear Friends,

What an incredible journey we have been on these past 18 months! Protecting the older adults we serve, and our staff, has been the absolute top priority of ERS. Every day our staff has had to reinvent how they deliver services and care, based on the curve balls COVID-19 has thrown our way. It has been more challenging than we could have ever imagined, but in many ways we are emerging stronger than before.

On behalf of ERS, I would like to express our deepest gratitude to the entire ERS community for your unwavering support and confidence in our ability to make it through. You have been the wind beneath our wings. We would not have weathered this storm nearly as well had it not been for philanthropy.

Thankfully, those who came before us have laid a strong foundation which has grown through the years as the ERS Endowment. This past year, generous donors stepped forward to support unexpected needs arising from COVID-19 through special contributions to the Emergency Response Fund. Today, loyal friends of ERS realize that our ongoing operating needs have not gone away and continue to support our annual fund, the Good Samaritan Mission Fund.

All the while, many have also supported some exciting projects which enable ERS to continue to move ahead with new endeavors to better serve older adults. I hope you enjoy reading about some of these projects in this annual issue of the Samaritan Times.

Sincerely,



Joy Rowe Blang

Executive Director of Philanthropy

513-979-2313

jblang@erslife.org



Fund Development Team



Analisa Condon

Manager of Donor Relations

513-979-2307

acondon@erslife.org



Susan Cleverly

Manager of Foundation Relations
and the Annual Fund

513-979-2309

scleverly@erslife.org



Sarah Meyer

Fund Development Specialist

513-979-9608

smeyer@erslife.org

Special thanks to the ERS Marketing Team for support in creating this issue of the Samaritan Times

ERS Foundation Staff News



Residents Eleanor Botts, Virginia Cox and Joyce Meier with Analisa at Deupree House.



Residents Imogene Imbus and Joanie Thomas with Analisa at Marjorie P. Lee.

Welcome, Analisa Condon

Analisa Condon recently joined the Fund Development Team as the Donor Relations Manager, succeeding Diana Collins who retired in March. Analisa will focus on supporting the funding needs and donors associated with Marjorie P. Lee and The Deupree House and Cottages. We sat down with her to get to know her a little better.

Q: Tell us about your professional experiences prior to coming to ERS?

A: While in college, I interned at Crayons to Computers, which introduced me to the nonprofit and philanthropy world. After graduation, they hired me. Most recently, I spent almost four years with the United Way of Greater Cincinnati, working with corporate and individual donors.

Q: What does philanthropy mean to you?

A: Philanthropy is all about giving back in a way that is meaningful to you. That can be giving of resources, services, time, etc. There is no 'one size fits all' for philanthropy. It is about relationships, passion and purpose.

Q: What excites you about working at ERS?

A: I am so excited to work within the communities. Getting to know and work with those we serve is what keeps me going each day. I have always had a special place in my heart for senior services. This, along with my passion for philanthropy, is what drew me to ERS and this role.

Q: What would you like us to know about you personally?

A: I love meeting new people! My perfect day is spent in a coffee shop, getting to know a new friend better. I love to read. My book club just celebrated its sixth anniversary! I enjoy going on walks while listening to podcasts, spending time with friends and family, and trying out new restaurants in town.

Q: You attended Xavier University and decided to stay. Coming from Chicago, what kept you in Cincinnati?

A: Cincinnati is so easy! Easy to get around. Easy to meet people. Easy to connect with individuals professionally. Easy to learn the neighborhoods. It is a great place to live and work.

ERS is grateful for the following grants, awarded in 2021

In support of Affordable Living:

Christ Church Cathedral
Community Health Foundation
The Dayton Foundation
HealthPath Foundation of Ohio
Ohio Capital Impact Corporation

In support of Deupree Meals On Wheels:

Meals on Wheels of America
William P. Anderson Foundation
Wohlgemuth Herschede Foundation

In support of Marjorie P. Lee:

The Ellen A. and Richard C. Berghamer Foundation

If you know of a grant awarding foundation that might be interested in supporting an ERS initiative, please contact Susan Cleverly at 513-979-2309 or scleverly@erslife.org.

Leaving a Legacy

Janice W. and Gary R. Lubin Establish Endowment for Affordable Living at Madison Villa

Janice Lubin believed that life should, all the time, be lived as Charles Dickens described it in *The Christmas Carol*: "... a good time; a kind, forgiving, charitable, pleasant time...when men and women...open their shut-up hearts freely, and...think of people below them as if they really were fellow-passengers to the grave..."

Janice passed away with an open, freed heart on September 10, 2020 after a long battle with Parkinson's Disease. Gary, her beloved husband and best friend of 47 years, made the decision earlier in the year to include ERS in their estate plans. Specifically, their gift will establish the Janice W. and Gary R. Lubin Endowment for Affordable Living at Madison Villa. This fund will support the ongoing needs of this community for low-in-



Janice W. and Gary R. Lubin

come seniors in Madisonville, in perpetuity. Following Janice's passing, Gary contributed an initial gift to launch the fund.

Upon moving to Cincinnati in 1979, Janice introduced Gary to the Episcopal

Church. There he became confirmed and eventually became a deacon at the Church of the Redeemer, which shares a long history of partnership with ERS. Gary and Janice were leaders in the church, particularly through the Outreach Community.

They were instrumental in establishing the Interfaith Hospitality Network, where they learned of the tragic lack of low income affordable housing and gained an appreciation for the plight of the poor. Explains Gary, "This empathy, appreciation for our lot in life, gratitude for God's love, grace and mercy, and the desire to pay it forward sparked our interest in creating a little something that would continue providing for the continued needs of Madison Villa, where even one of our own lived for a time."

What is a Donor-Advised Fund?

A Donor-Advised Fund (DAF) is a little like a personal charitable savings account. A donor creates an account and makes a contribution of cash, stock, or other assets and can take an immediate tax deduction for the gift. It is controlled by a sponsoring organization that invests the assets and manages the donor's account. Community foundations and nonprofit arms of financial-services firms often serve as DAF sponsors.

Once a fund is established, donors advise the sponsoring organization on which nonprofits they'd like to donate to from their accounts.

How can you help older adults served by ERS through a DAF?

- Make a grant from your DAF at any time. Since the grant comes from funds already set aside for charitable purposes, the assets you have available for personal needs are not diminished in any way.
- Name ERS as the beneficiary of your DAF, or as part of the succession plan for your DAF. Your sponsoring organization can provide information about your options.
- Please let us know so that we may include you in our Living Legacy Society.

As always when considering charitable giving decisions, talk to your financial advisor to see if a DAF is right for you.

Interested in including ERS in your Estate Plan?

Contact Joy Blang by calling 513-979-2313 or by emailing her at jblang@erslife.org.

Affordable Living News

The Manse Revitalization

Story continued from page 1

properties were not able to be included in the project budget.

That's where our donors generously stepped in. To date, \$265,000 in charitable gifts and grants have been received to complete The Next Dance at The Manse Capital Campaign, which funded: security enhancements, community space furnishings, artwork in common areas of all three buildings, custom display depicting the history of The Manse, ArtWorks mural, fitness center equipment upgrades, Wii Sports center, extended Wi-Fi in certain common areas, computer center with desks and tables, and programming start-up costs.

ERS is grateful to the donors to the campaign. Without each and every donation or grant, we wouldn't be able to provide the quality, person-centered, innovative, and spiritually-based care our residents expect and deserve.



The ArtWorks mural and artwork in the common areas enhance the community for the benefit of residents, visitors, and staff.

NEXT DANCE AT THE MANSE DONORS

Anonymous

ArtsWave

The Thomas J. Emery Memorial

Nash McCauley, Diana Abbasy, and Stan McCauley

Jacob G. Schmidlapp, Trusts, Fifth Third Bank, Trustee

John A. Schroth Family Charitable Trust, PNC Bank Trustee

Lauren Hannan Shafer

Linda and David Stetson

Thomson MacConnell Cadillac

Mrs. John P. Williams, Jr.

ERS Safety and Security Fund helps Madison Villa residents

Everyone wants to feel safe in the home where they sleep at night. Residents at Madison Villa can do just that, thanks to generous donations to the ERS Safety and Security Fund.

Following two years of major renovations at the Madisonville property, ERS contributed \$210,000 in additional funding to add important safety and security enhancements to protect our residents and the surrounding community. Of this, \$120,000 came from gifts from individual donors and grants from foundations.

With these donations Madison Villa seniors have the safety they deserve.

SAFETY AND SECURITY DONORS

The Carol Ann and Ralph V.

Haile, Jr. Foundation

The Lutheran Benevolent Society

Ohio Valley Foundation, Fifth

Third Bank, Agent

Jacob G. Schmidlapp Trusts,

Fifth Third Bank, Trustee

Linda and David Stetson

Norma, a Madison Villa resident for 12 years, reflects on the impact the safety and security measures have had on the lives of residents since ERS took over management, "We have more pro-



tection now and the people taking over (ERS)...that's been a great improvement." Residents now enjoy gathering in community spaces both inside and out, which has led to new friendships and a dramatic improvement in their quality of life.

Are you interested in learning about special funding needs within Affordable Living by ERS?

Contact Joy Blang by calling 513-979-2313 or by emailing her at jblang@erslife.org.

ERS Foundation Staff News



The new space provides free delivery from our meal provider, has a customized meal assembly workspace.



We are seeking funding for an awning to protect volunteers from heat and inclement weather.

Donors support Meals On Wheels Move

We are thrilled to share that the Meals on Wheels Move campaign has raised nearly \$90,000 to cover the costs of relocating to a new, customized space. Lead donors, Bob and Connie Reed, along with Tate and Anne Greenwald were critical in making this happen. Tate, a former board member, and his wife Anne spent years delivering a Deupree Meals On Wheels (DMOW) route together.

"Through the years, Anne and I have developed relationships with the people on our route. Sometimes, we are the only people they would see all week. The DMOW program is vital to their ability to remain living in their own homes," said Tate. He is right. One in

four seniors live alone. DMOW not only provides meals, but it serves as regular touchpoints for identifying and addressing physical, medical and/or social issues an isolated older adult may be experiencing.

Though DMOW started in the Marjorie P. Lee Dining Services kitchen, it quickly outgrew this space and moved to the Deupree House Dining Services kitchen in the 1990s. While this partnership worked for many years, it became evident that new space was again needed to accommodate the growing client load. COVID-19 magnified this need, requiring Deupree residents to rely more heavily on the Dining Services team and causing demand for DMOW

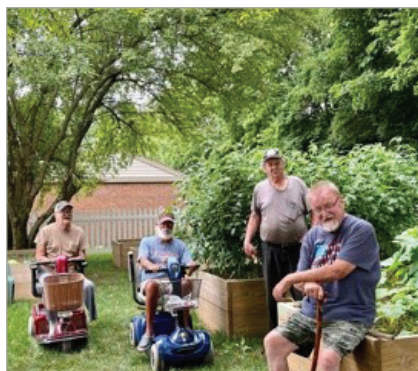
to increase production by 50%.

The new space provides free delivery from our meal provider, has a customized meal assembly workspace, storage space, expanded office space for staff and a dramatically improved experience for volunteers. While the Reeds, Greenwalds, and other donors provided substantial support for this move, we are still seeking additional funding for an awning. This will protect volunteers from inclement weather and hot temperatures while loading vehicles for meal deliveries. Please consider how you can be a part of this vital service to the vulnerable members of our society and contact Joy Blang at 513-2313 or jblang@erslife.org.

Photos from Around ERS



Affordable Living champions Kit and Dick Duval visit Madison Villa while a food donation was in progress.



Gardeners at New Carlisle Village share the bounty with their neighbors.



Deupree Cottage residents and staff pick fresh herbs from the raised-bed garden they planted and tend.

Host a Gala Watch Party!

We're cooking up some fun... in support of the ERS Good Samaritan Mission Fund.

From basic sustenance and nourishment to comfort, entertainment, and social connectivity, food has played a more important role than ever in getting us through the pandemic.

Join us as we celebrate the ways food has impacted us, particularly the older adults served by ERS.

WHEN: Friday, October 8th from 7:00-8:30 p.m.

WHERE: Live Virtual Broadcast! Host your own Watch Party! Prizes awarded to those who submit photos.

REGISTER: Attendance is Complimentary!
erslife.info/gala

Receive a Party Pack for Two with a minimum donation of \$250. Provide a Pantry Pack for an Affordable Living Resident with a minimum donation of \$100.



The Great GALA Cook-Off

CHEF CONTESTANTS
LAURA LAMB, PRESIDENT AND CEO
THE REV. JOHN F. KOEPKE, III, ERS BOARD MEMBER
DORA ANIM, ERS BOARD MEMBER

HOSTS: ALISHIA LEE, ERS DIRECTOR OF TALENT ACQUISITION
EMERSON STAMBAUGH, ERS EXECUTIVE DIRECTOR OF HOSPITALITY
CELEBRITY JUDGE: SUZY DEYOUNG, FOUNDER OF LA SOUPE

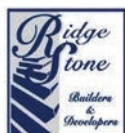
Featuring the premier of “The Great GALA Cook-Off” Who will earn ERS’ Top Chef Honors?

EPISCOPAL RETIREMENT SERVICES

A TASTE FOR GIVING

gala

Special thanks
to our Master Chef
Sponsors:



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FOR HOUSING

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Friday, October 8th, 2021
7:00 p.m. live broadcast

REGISTER TODAY!
erslife.info/gala

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✦ Marjorie P. Lee

AFFORDABLE SENIOR LIVING

✦ Affordable Living

Ohio
Indiana
Kentucky

IN-HOME AND COMMUNITY SERVICES

✦ Deupree Meals On Wheels

✦ Living Well Senior Solutions

✦ Parish Health Ministry

Linda Klump — WHY I GIVE

Grace Ulm, a Marjorie P. Lee resident, first introduced me to the Good Samaritan Mission Fund (GSMF). Grace has always been generous with her time, talents, energy and finances, but only to select causes that make it through her stringent vetting process.

The GSMF has impressed her with its important mission and excellent outcomes. Grace recommended the GSMF to me and now we both count ourselves lucky to be multi-year donors. And I count myself lucky to be the daughter of this wise and compassionate woman.

— Linda Klump



Consider a tribute gift in recognition of an elder who has inspired you.

Use the enclosed envelope, visit episcopalretirement.com/donate or call Susan Cleverly at 513-979-2309.