



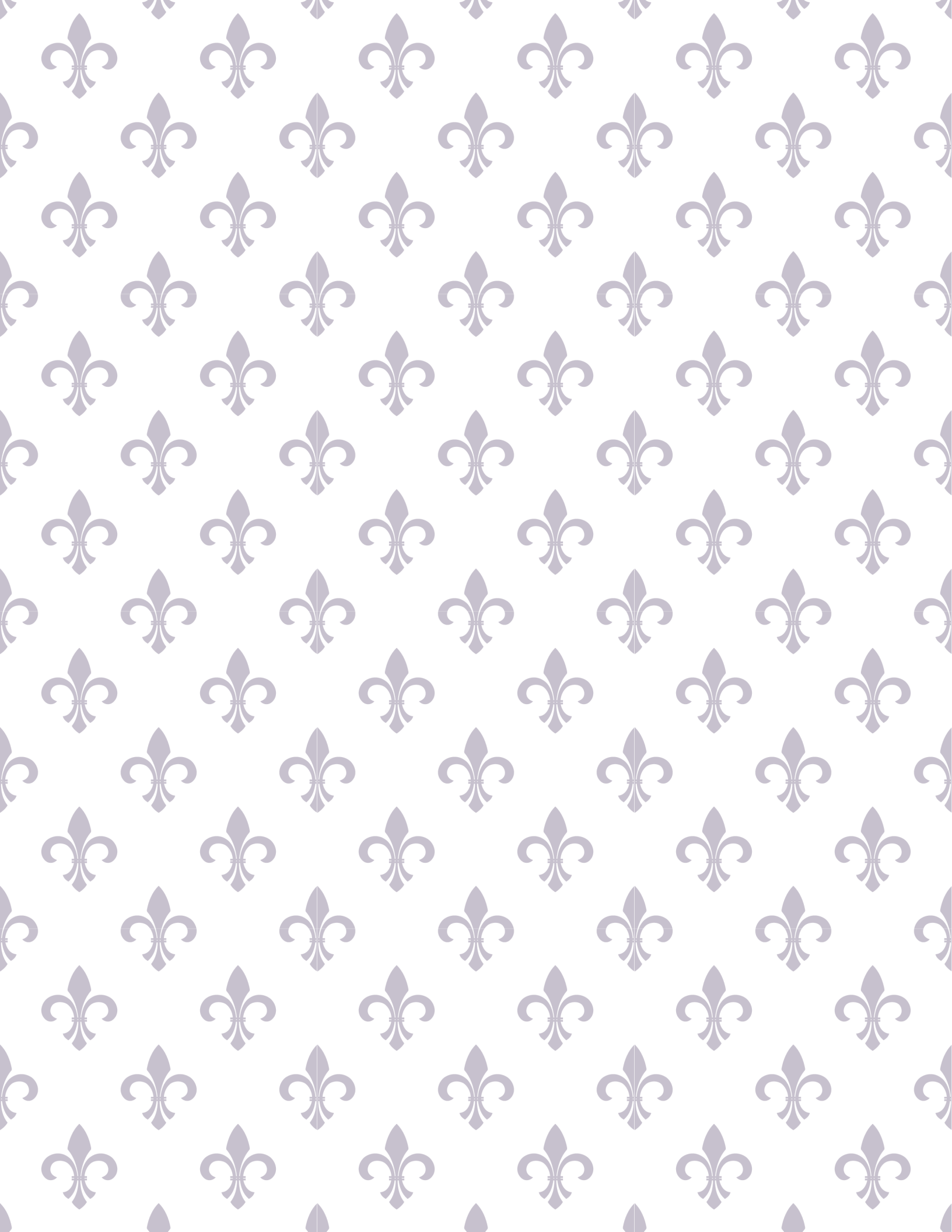
NOBTS &
Leavell College

March 2026

Foundation Project Proposal

Prepared for
Seminary Foundation

Prepared by:
Office of Business and Finance &
Office for Institutional Advancement





We're Inspired Because of You



We are deeply grateful for your willingness to consider these projects. Our work would not be possible without your continued support and help. The projects under consideration this year once again highlight the exciting things God is doing on our campus.

Dr. James K. Dew Jr.
President - NOBTS & Leavell College

We are accomplishing more than we thought because of you, members of the Seminary Foundation. As your Executive Treasurer, the Foundation's mission resonates deeply with my work for the institution. When you raise funds for and awareness of NOBTS and Leavell College, you allow us to pursue our mission to prepare servants to walk with Christ, proclaim His truth, and fulfill His mission.

I look forward to the days ahead as our partnership grows for the sake of Christ and His coming kingdom.

Dr. Larry Lyon
Senior VP for Business Administration



NEW ORLEANS BAPTIST THEOLOGICAL SEMINARY

Foundation Capital Projects Proposal | 2026

EXECUTIVE SUMMARY

The New Orleans Baptist Theological Seminary Foundation exists for a singular and sacred purpose: to raise funds for and awareness of NOBTS and Leavell College, empowering the institution to prepare servants to walk with Christ, proclaim His truth, and fulfill His mission. That mission is not an abstraction, it is lived out every day on a campus that houses the faculty who teach, the staff who serve, and the students who are being formed for a lifetime of Gospel ministry. To sustain that mission, the physical environment of our campus must be worthy of the calling it supports.

The Seminary's administration has identified a critical window of need. Aging residential infrastructure, including faculty housing and student apartment facilities, has reached a point where deferred action is no longer a responsible option. These are not cosmetic concerns. They represent the foundational quality of life for the men and women who teach our students and the students themselves who have committed to preparing for ministry at NOBTS. Institutional excellence begins with an environment that reflects our commitment to those we serve.

This year, the Foundation's endowment has produced \$206,650 in spendable interest, which is a tangible and timely provision that the administration is asking the Foundation to deploy with both urgency and intentionality. This is not simply a matter of allocating funds. It is an act of stewardship on behalf of every student who will set foot on this campus, every faculty member who calls NOBTS home, and every church that will one day be served by the graduates we are preparing.



Projects Overview

Faculty Home New Construction

This capital investment is a focal point for attracting faculty. Your decision will complete this project, which already has 60% of the necessary funds to break ground, allowing this new home to be built without incurring debt.

J.D. Grey Mission Home Remodel

This strategic capital investment will revitalize existing on-campus housing and significantly strengthen the seminary's ability to attract and retain exceptional faculty and career staff. By taking the lead, the Foundation would provide the decisive catalyst needed to move this project from vision to reality; positioning the seminary to confidently secure the additional funding required to complete the work.

Willingham Apartment Remodel

In 2022, as part of a broader \$11 million campus renovation initiative, 10 of the 35 on-campus apartments were fully remodeled. These units received comprehensive upgrades, including updated plumbing and electrical systems, new flooring, modern cabinetry, and appliances. We now present the continuation of this renovation effort for your consideration, building on the progress already made and extending these improvements to the remaining units.



Project 1 - Faculty Home

NOBTS faces a pressing shortage of on-campus faculty housing. All existing residences are fully occupied, leaving no capacity for incoming faculty or for those currently commuting long distances. The New Orleans housing market has grown increasingly expensive, placing quality housing out of reach for many scholars on seminary salaries. Peer institutions that offer campus housing hold a distinct recruiting advantage over NOBTS.

On-campus housing is more than a convenience – it is a ministry asset. Faculty who live on campus are more accessible to students, more deeply woven into the fabric of seminary life, and better positioned for the mentoring and discipleship relationships that define a NOBTS education.

Proposed Solution

The seminary proposes construction of a new single-family faculty home on seminary-owned property. The home will be:

- Built to withstand New Orleans climate conditions, with storm/flood resilience and energy efficiency.
- Designed for a faculty family, with space conducive to both personal comfort and hospitality.
- A permanent seminary-owned asset, serving successive generations of faculty for decades to come.

Funding Structure

Construction cost will be benchmarked against recent completed homes on campus. The Foundation Board's contribution serves as the catalytic gift that makes the project viable.

Funding Source	Share
NOBTS Foundation Board Contribution	40%
Additional Donor Gifts	60%
Total Construction Cost	100%

Expected Impact

This home directly expands housing capacity, strengthens faculty recruitment and retention, and deepens campus community. As a durable institutional asset, it represents a long-term return on Foundation investment aligned with the seminary's Great Commission mission.

Project 1 - Faculty Home cont.



New Faculty Home Build - Completed February 2026



Project 2 - J.D. Grey Mission Home Remodel

Beyond single-family faculty homes, NOBTS also lacks adequate housing for career staff, the administrative and operational leaders who sustain the seminary's daily mission. The same forces driving faculty housing scarcity apply equally here: a competitive local housing market, fully occupied existing inventory, and the recruitment and retention challenges that follow.

Proposed Solution

The seminary proposes converting existing missionary townhomes in the J.D. Grey Missionary Building into larger, upgraded residences suited for faculty and career staff. Specifically:

- Current three-bedroom units would be expanded to four-bedroom townhomes
- Current two-bedroom units would be expanded to three-bedroom townhomes

This conversion repurposes an existing campus building into a resource that meets the current and future needs of the NOBTS community, without requiring new home construction.

Funding Structure

Construction cost is benchmarked against comparable campus projects. As with Proposal 1, the Foundation Board's contribution is the catalytic gift that unlocks additional donor support.

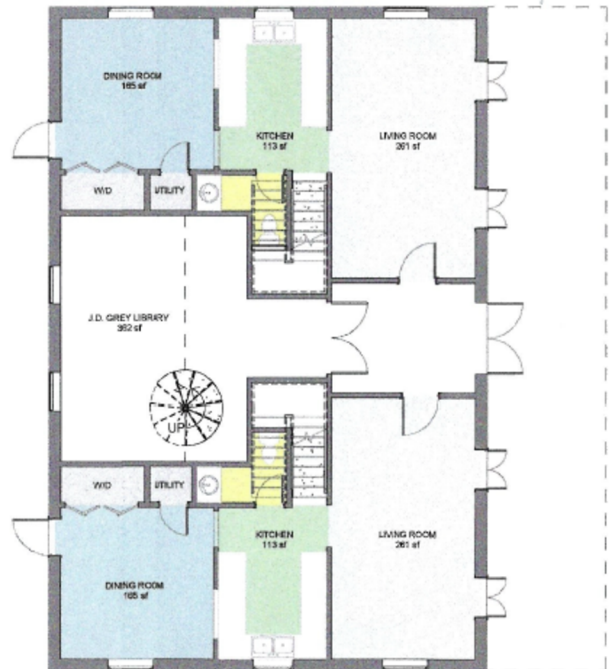
Funding Source	Share
NOBTS Foundation Board Contribution	35%
Additional Donor Gifts	65%
Total Construction Cost	100%

Expected Impact

Conversion of these townhomes immediately adds multiple housing units for faculty and career staff, broadening the impact of this investment beyond a single new home. Staff who live on campus contribute meaningfully to the community that makes NOBTS distinctively different from other graduate institutions, and this investment ensures that community remains strong.



2 Level 2
1/8" = 1'-0"



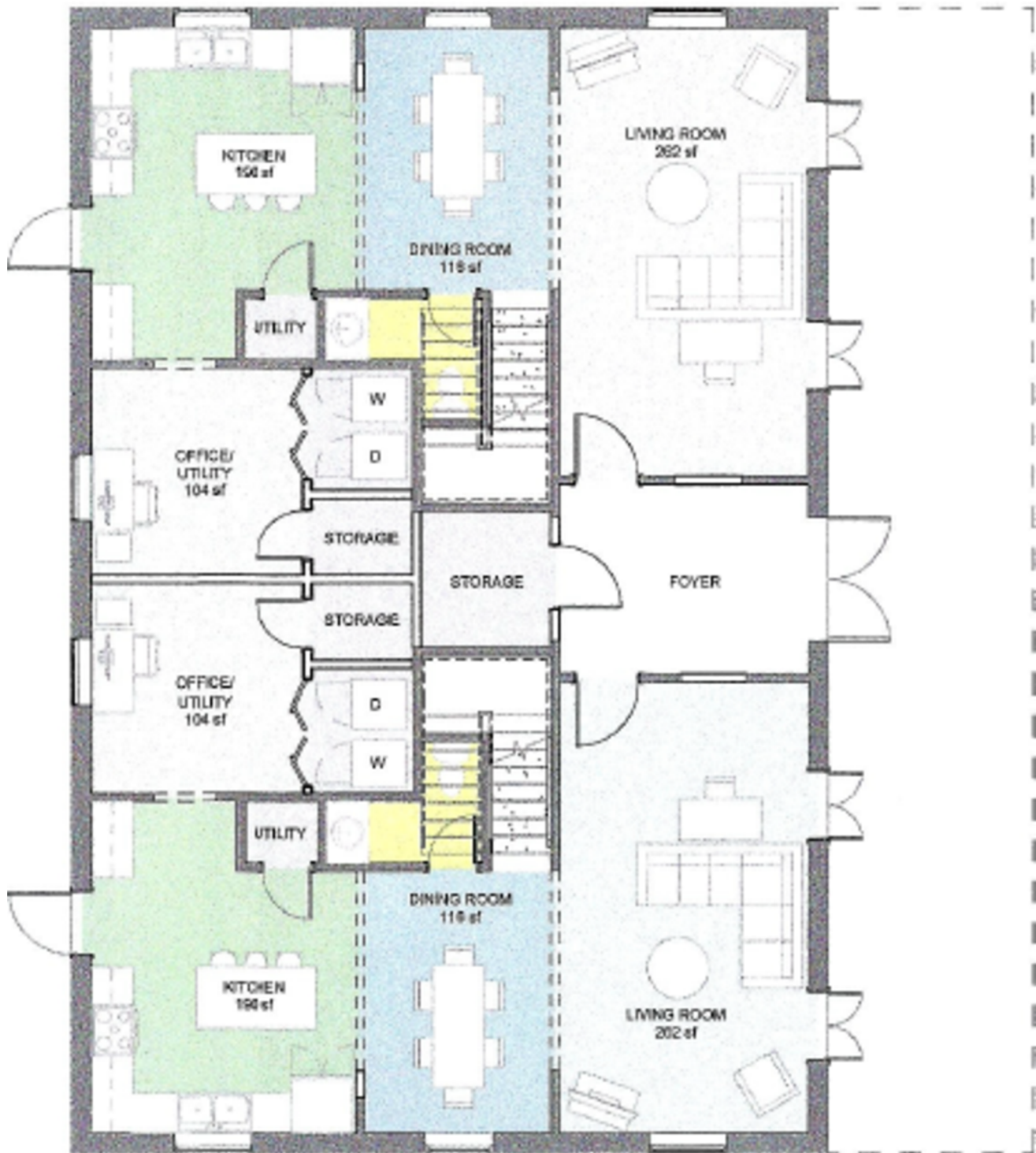
1 Level 1
1/8" = 1'-0"

Existing Conditions:

- We were asked to absorb the underutilized library space in the rear of the building.
- The existing kitchen space is somewhat tight.
- Additional bedrooms would be useful for families with children staying in the townhomes.

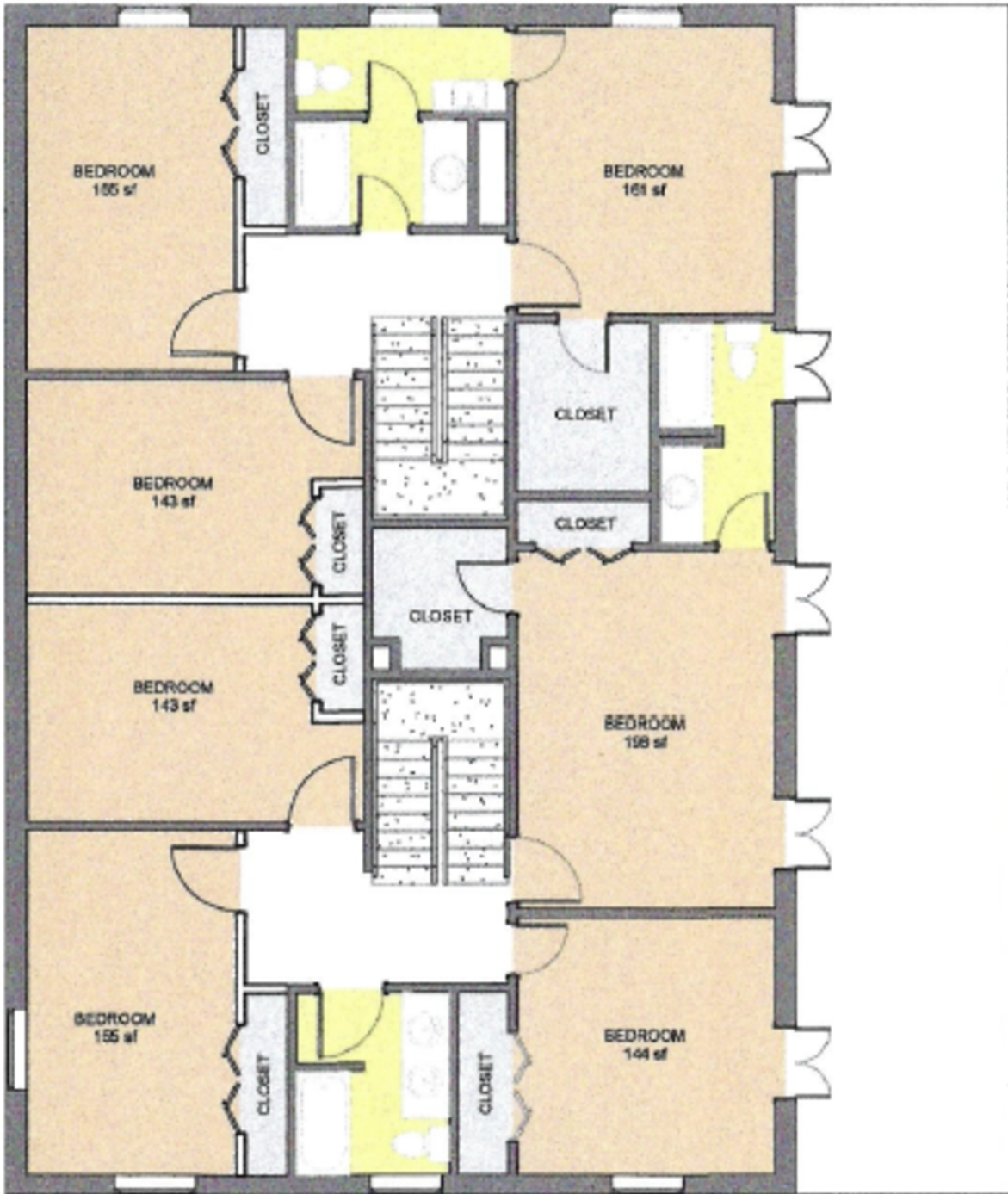
Option A:

- The kitchen and dining space are reversed, significantly enlarging the kitchen space and allowing for an island.
- Framed openings have been added to create a more modern, open plan.
- The first-floor library space becomes an Office/Utility room for each townhome, including laundry facilities and storage. These rooms could easily adapt to the needs of the family occupying the space (office, guest room, etc.).
- A large storage room has been created in the center of the first floor, which could be used by the occupying families or the seminary.
- The double-height space is enclosed to create additional bedrooms for each unit on the second floor. The result is a 3-bedroom unit and a 4-bedroom unit.



KENNEDY KRAFT ARCHITECTS
3939 Toulouse Street, NOLA 70119
C: 985.709.3877

1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"



Project 3 - Willingham Apartment Remodel

Willingham Apartments, adjacent to Sunshine Park, has undergone extensive renovation, but there is yet more to be done. Two-thirds of the apartments are still in need of remodeling. Remodeled units bring higher rent, \$625, compared to original units at \$550, providing greater housing income for the Seminary.

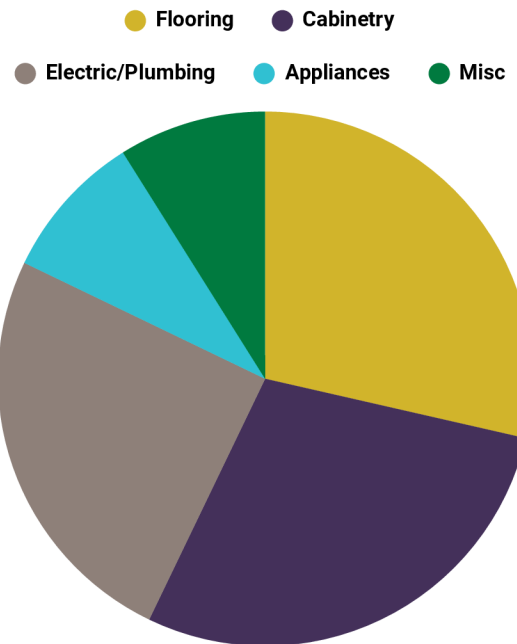
remodel seven apartments - \$182,650 est.

The projected expense to remodel a unit is approximately \$25k-\$30k depending on the condition of electrical and plumbing infrastructure.

Cost Breakdown per Unit:

- Flooring: \$8,000
- Cabinetry: \$8,000
- Electrical/Plumbing: \$5,000-\$7,000
- Appliances: \$2,500
- Misc. (light fixtures, trim, knobs, etc): \$1,500-\$2,500

\$24,000, or 11.6%, of the \$206,650 spendable will be reserved for unforeseen remodel expenditures.



Langiappe

A gift of \$750,000 would allow for the complete renovation of the remaining 25 apartments.

A gift of \$2,000,000 allows for the building to be renamed while providing an endowed fund that will aid in ongoing maintenance, making it fresh for all student residents for years to come. The gift will be used to finish the renovation at \$750k, and \$1,250,000 would create an endowed fund for annual building maintenance.

The Foundation's Role and Our Collective Ask

The Foundation members assembled represent some of the most experienced and accomplished professionals in our community, they are pastors, engineers, bankers, financial advisors, real estate professionals, tradesmen, agriculturalists, and dedicated community leaders. You understand better than most what it means to make strategic, mission-driven investments. You also understand the cost of inaction when needs are clearly before us.

The administration of New Orleans Baptist Theological Seminary respectfully and urgently asks the Foundation to approve the full allocation of \$206,650 in spendable endowment interest toward the a single capital improvement project outlined in this proposal. The full body of this document has detailed the project scopes, phasing, and financial projections for each initiative. The administration is confident that this plan represents the wisest and most mission-aligned use of the resources entrusted to the Foundation's care.

The students studying at NOBTS today will stand in pulpits, lead mission teams, and counsel families for decades to come. The faculty who shape them deserve homes that honor their sacrifice. The campus that hosts them should reflect the excellence of the calling it serves. This moment, with resources available, needs clearly identified, and leadership aligned; is the moment to act. We invite the Foundation to join us in saying yes to the mission.

*Submitted by the Administration of New Orleans Baptist Theological Seminary
Presented to the NOBTS Foundation | 2026*



NOBTS &
Leavell College

March 2026

Thank You

Foundation Members



**NEW ORLEANS BAPTIST THEOLOGICAL SEMINARY
AND LEAVELL COLLEGE**

Office for Institutional Advancement
3939 Gentilly Blvd • New Orleans, LA 70126
(504) 816-8224 or development@nobts.edu