



CAPI

guiding self-determination & social equality

CAPITAL CAMPAIGN CASE FOR SUPPORT



"CREATING A WELCOMING SPACE FOR ALL"

MISSION

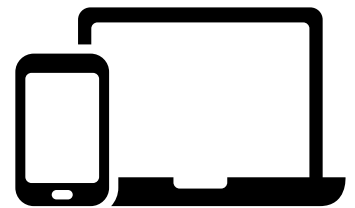
CAPI's mission is to guide refugees and immigrants in their journey toward self-determination and social equality.

VISION

Our vision is that all refugees and immigrants can lead successful lives and exercise fully their civic rights and responsibilities.



Donate or make a pledge
to CAPI's Immigrant
Opportunity Expansion:



www.capiusa.org



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LETTER FROM THE CEO

Mary Niedermeyer



During the height of the COVID-19 pandemic, Olufunmilayo Abiodun, a single mother of two, lost her job. She turned to CAPI for help and found more than just food support. CAPI provided her with a unique opportunity to learn new skills through online classes, despite her initial difficulties with technology. The program not only helped her overcome these obstacles but also provided her with a sense of community and support. “CAPI taught me how to fish so I can eat throughout my life,” she said. Olu and her classmates were a part of CAPI's first-ever virtual graduation ceremony. She now hopes to pursue a career in healthcare by continuing her education in nursing.

As a non-profit organization dedicated to assisting immigrant and refugee communities, CAPI has been a fixture in the Twin Cities for over 40 years. By moving to Brooklyn Center in 2018, we have become more accessible to those who need our services the most. We take pride in the trust we have built with our participants, like Olu, and strive to be a positive force in their lives.

CAPI's building expansion will become a vital community resource hub for immigrants, refugees, and other local communities. The goal is to see an increase in job creation, greater financial empowerment opportunities for our participants, increased food shelf capacity, and support for small business growth. Furthermore, the addition of a greenhouse and community gardens will provide a much-needed green space to the neighborhood.

CAPI is an established organization with a nationally recognized proven impact. Our desire is not to create a bigger CAPI, but to better serve the growing needs of our communities. We seek to create more opportunities for learning and collaboration amongst the few, but dedicated organizations in Brooklyn Center. This will allow us to share resources, knowledge, and build a brighter future for our communities.

Sincerely,

Mary Niedermeyer

A handwritten signature in black ink that reads "Mary Niedermeyer". The signature is fluid and cursive, with a long horizontal stroke at the end.

SECTION 1: CAPI USA



CAPI USA was founded in 1982 as The Centre for Asian and Pacific Islanders by a coalition of church groups dedicated to helping Southeast Asian refugees settle in Minnesota in the aftermath of the Vietnam War.



The organization initially began as a culturally specific food shelf but evolved to meet the changing needs of the communities calling Minnesota home.



In 2008, The Centre for Asian and Pacific Islanders became CAPI USA, or simply CAPI. This change reflected the increasingly multicultural focus and diverse client base of the organization as it embraced new refugees and immigrants from all over the world,

including East and West Africa, India, Nepal, Myanmar, Bhutan, Thailand, and Burma, among others. In 2018, CAPI moved its headquarters to the heart of Brooklyn Center and today serves more than 12,000 individuals through its integrated basic needs, economic empowerment, civic engagement, and refugee services programming.

Margret is a mother of four in a single-parent household. While working two jobs, Margret made the time to educate herself and obtain stable housing for her family. She came to CAPI seeking assistance in our Financial Services department after visiting the food shelf, where she saw the opportunity to acquire more financial education, especially surrounding her credit and savings.

After working with the Financial Services team, she is now a homeowner in the city of Brooklyn Park. Margret's oldest son said, "Thank you for helping my mom. I finally have my own room!"





CAPIS 4 PILLARS

CAPIS is a social services nonprofit with a mission to serve immigrants and refugees in the greater Twin Cities metro. We do this through our 4 pillars which provide holistically integrated services to our community members.

Basic Needs

Our Basic Needs department includes a number of programs such as our culturally-specific food shelf; community health initiatives; benefits enrollment center; and more. Our food shelf is typically the first point of entry for many of our participants and how they begin to connect with our other departments to utilize the services provided.



Economic Empowerment

CAPIS's Economic Empowerment department focuses on longer-term family stability through providing credentialed training and job placement services; financial and homeownership programs; and also working with community members in the Minnesota Family Investment Program (MFIP), the state's welfare reform program for low-income families with children.

"CAPIS helped me a lot and I'm thankful there is CAPIS to help people like me."
-Zang Yang



Refugee Services

CAPIS's Refugee Services department works primarily with the Afghan community on housing stability, employer engagement, and English language acquisition. CAPIS is also preparing to launch the Community Friend Program which will partner interested Afghan families with community members for social support, language practice, job search help, and other activities to help them feel more at home.

Civic Engagement & Public Policy

Our Civic Engagement and Public Policy team is dedicated to making voting more accessible through our phone banking, canvassing, educational events, roundtables, and more. They also participate in moving legislation forward at the Capitol through advocacy work with the community.



RECOGNITION

CAPI is recognized as a community leader for its work in the refugee and immigrant communities. In 2022, CAPI was selected as a recipient of the inaugural Hometown Hero Award by Major League Soccer (MLS), Minnesota United FC, and Black Players for Change. This award recognized CAPI's work in the field of food security and also acknowledged and celebrated the work of four other diverse, innovative, and impactful leaders making positive change in the Minneapolis-Saint Paul communities.

In 2023, CAPI was a recipient of the Twin Cities Business Magazine's Community Impact Award in the area of Community Building. CAPI received this award in recognition of its resettlement efforts for newly arriving Afghan refugees, culturally-specific food shelf, and other critical services provided by the organization to immigrant and refugee communities.



(from left: Paul Andrighetti, Victor Yang, Tambryanna Williams, Sec. of State Steve Simon, Mary Niedermeyer, Sarah Silva)

CAPI also received the National Association of Secretaries of State (NASS) Medallion Award which honors individuals, groups, or organizations with an established record of promoting the goals of NASS.

In July of 2023, CAPI's Communications Director, Monique Hernandez, received the L'Etoile Du Nord (Star of the North) award from MN UFC. This award is given to a community member who represents the values of the soccer club: resilience, inclusivity, dedication, passion, teamwork, and respect.





SECTION 2: VISION FOR THE FUTURE

In our 41-year history, CAPI has built strong relationships and trust in Minnesota. We now have the opportunity to sink our roots deep into the Brooklyn Center community and serve as an anchor in the Northwest Suburbs, to provide capacity to other nonprofits and strengthen our neighbors around us.



CAPI USA proposes to build a 3-story, 16,000 sq. ft. expansion to its Immigrant Opportunity Center (IOC 2.0) to create new wealth-building services on a vacant .84-acre parcel of land owned by CAPI at 5950 Brooklyn Boulevard in Brooklyn Center.



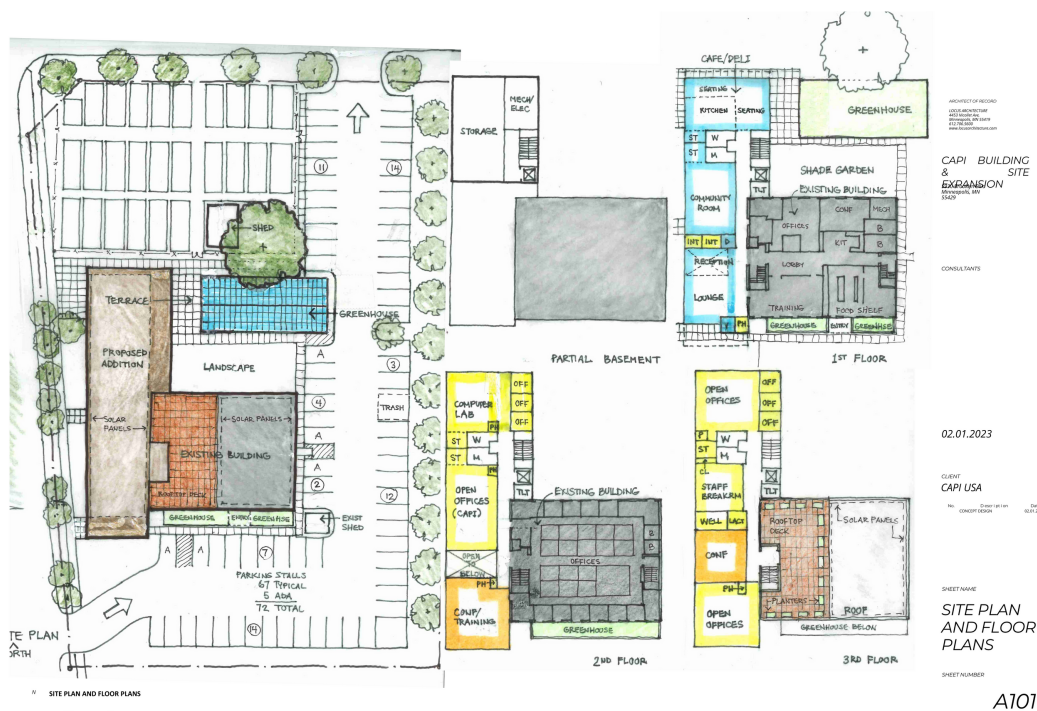
CAPI's 16,000 sq. ft. expansion is expected to cost \$7.5 million to complete, financed by bonding, contributions, and CAPI reserves. Ground-breaking is expected to begin by 5/2025, with a 6/2026 completion date. In its first year of operation, CAPI expects to provide wealth-building services to more than 5,000 individuals, creating more than 75 new jobs, supporting more than 20 small businesses, and realizing a significant economic impact in the Brooklyn Center area.



EQUITABLE DEVELOPMENT

CAPI's Immigrant Opportunity Center Expansion will respond to the rapid growth in community demand for CAPI's services while positioning the region to respond to current and future needs.

According to the latest census and Metropolitan Council data, Brooklyn Center has the second-highest poverty rate of all MN cities (39.5%), and 65.5% of its residents identify as BIPOC. The proposed redevelopment at 5930/5950 Brooklyn Boulevard is centrally located, transit-accessible, and within an area designated 'economically distressed' by the Community Development Financial Institutions (CDFI) Fund.



REGIONAL RESILIENCY

With a decades-long history of supporting immigrants and refugees, CAPI is increasingly sought by local, state, and federal agencies to support the resettlement of newly arrived refugees. With mass displacement from conflict and climate crises continuing to surge globally, these local resettlement pressures will assuredly escalate in coming years. CAPI's Immigrant Opportunity Center Expansion creates a dignified 'welcome center' and critical infrastructure to support Minnesota's ability to effectively resettle newcomers seeking refuge here.



THE IMMIGRANT OPPORTUNITY CENTER EXPANSION

Community is at the heart of everything CAPI does. As we embark on this endeavor, one quickly sees that this is about building a better future for our communities. Our revitalized Immigrant Opportunity Center will be a 16,000-square-foot expansion to our existing building in Brooklyn Center. The purpose of this expansion is to serve as a community resource hub, increase food access, and build wealth in our community.

When you first walk into the Center, you will step into a café, which will face Brooklyn Boulevard and provide a welcoming space to community members and visitors. Right next door, there will be retail space for an immigrant small business.



When you walk outside, you will find a patio where folks are eating, drinking, and socializing. Around the corner, you will find community gardening plots and a beautiful greenhouse.

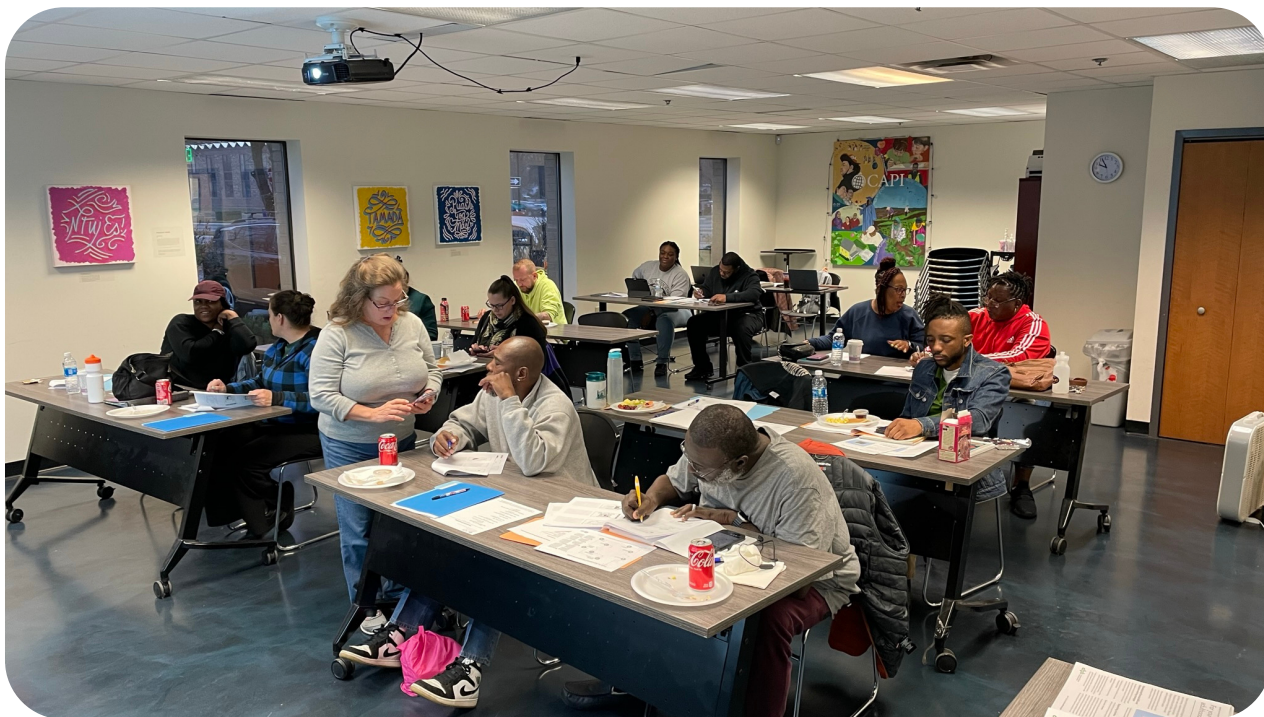
The new CAPI greenhouse and community gardens will offer our participants the opportunity to grow culturally-specific food year-round and allow them to provide for their families, sell produce to the café, and donate surplus produce to the CAPI food shelf.

These two social enterprises, our new café and greenhouse, plus business incubator space, will create at least 20-30 new jobs in the community.





We envision a place where our community feels safe and welcome. A place where they can access multiple services in one location that address their needs holistically, find avenues that empower them toward self-sufficiency, and access additional services through partner tenants housed in the Center: an immigration law firm, mental health professionals, and other specialized services.



Our desire is to foster organic relationships where we are not duplicating our services but rather, finding intersections with other providers. To establish a community covenant with all tenants where the services that we collectively provide truly get to the root of the needs in the community.

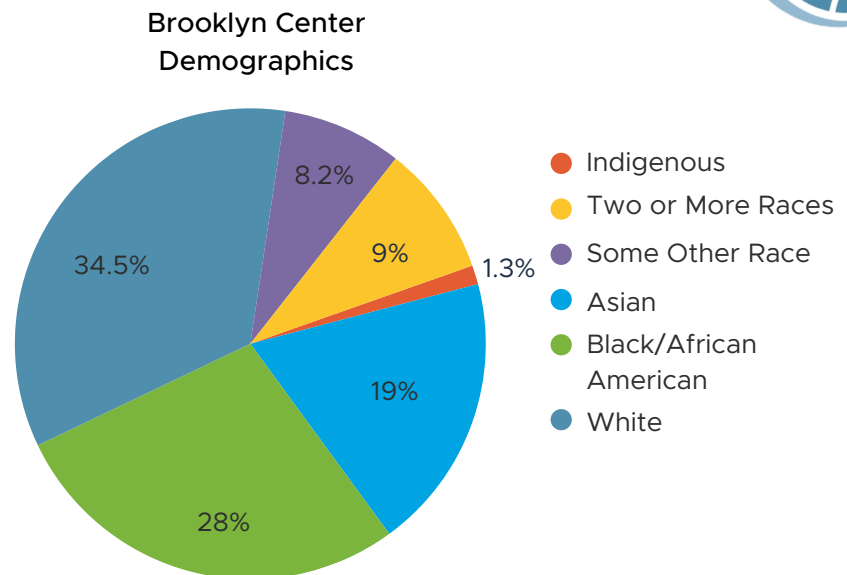


This new community hub for our participants means when they walk through the doors, they will discover, not just a new building, but a place that has been intentionally created to be a welcoming space for people to come in and have their needs met holistically.



THE GROWING COMMUNITY NEED

The Brooklyn Center community houses a 65.5% BIPOC-identifying population as seen in the graph on the right; and people who are Hispanic or Latino make up 13.8% of the city's population, making it the most ethnically diverse city in the state of Minnesota. Over the last 25 years, Brooklyn Center has seen an exodus of jobs, decline in median income, and a rise in poverty.



With 2 major grocery stores in the area shutting down (Aldi and Walmart), the residual economic impact from the pandemic, and the arrival of new refugee and immigrant communities settling in the Twin Cities – the demand for CAPI's services has increased. As a result of that demand, CAPI has nearly tripled in size since 2018.

In 2021, the Twin Cities saw an influx of refugees arriving from Afghanistan. These individuals and families starting from ground zero needed housing, transportation, stable employment, and help enrolling their children into school. This is a minor list of basic needs that needed to be met, and in which CAPI played a role in meeting. The longer-term support of finding community and a place to belong is something that our residents at large can participate in.

As our communities secure education, training, and employment, the entire state benefits from this. As of 2018, there were over 18,000 immigrant entrepreneurs, employing 53,239 workers. There are significant financial barriers for immigrants seeking to start their own business—through the resources that CAPI provides in our financial services department and through the many relationships we have developed with financial institutions, the opportunity to build a system of knowledge and equity is strengthened.

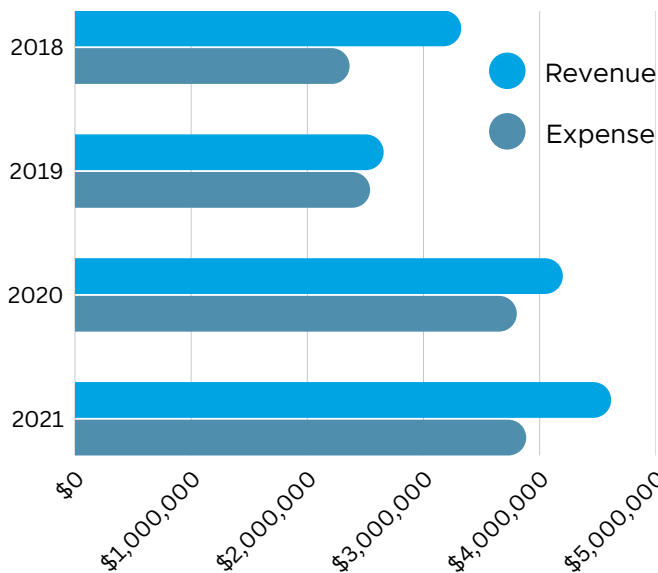
SECTION 3: FINANCIALS



GROWING TO MEET DEMAND

Since 2018, CAPI's annual revenue increased by 26.1% and expenses by 17.15%, demonstrating both demands for services and community support. Sources of revenue include Hennepin County; the State of Minnesota; United Way; private grants and contributions from foundations, corporations, and individuals.

Yearly Revenue vs. Expenses

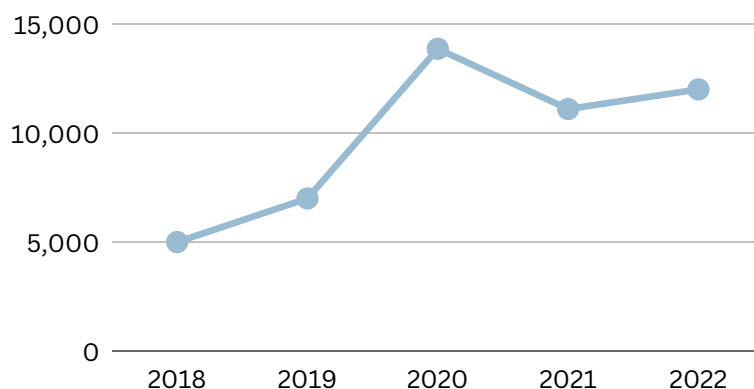


	Revenue	Expense
2018	\$3,320,886	\$2,361,016
2019	\$2,653,215	\$2,536,775
2020	\$4,195,472	\$3,799,534
2021	\$4,611,394	\$3,880,783
Total % Growth	26.10%	17.15%

Total Participants Served Across Programs

The number of community participants served has grown 25% since 2018.

As an immigrant and BIPOC-led organization, CAPI mobilizes 55 FTE staff (76% staff of color), more than 12 different sub-granted partners, 2 tenant agency partners and more than 200 volunteers to advance the social and economic position of diverse constituents. CAPI's \$6.3MM annual budget is stewarded by its diverse 8-member management team (70% BIPOC) and governing board of directors (75% BIPOC).





ESTIMATED FINANCIALS FOR CAPITAL PROJECT

CAMPAIGN BUDGET

Construction	\$ 5,256,250
Contingency	\$ 561,750
Fixtures, Furnishings & Equipment (FFE)	\$ 358,500
Architecture/ Design	\$ 474,781
Environmental including soil borings	\$ 11,349
Survey	\$ 10,200
SAC/ WAC Fees	\$ 19,800
Project Management & Consulting Fees	\$ 231,253
Insurance and Legal Fees	\$ 70,544
Soft Cost Contingency	\$ 11,250
Construction Loan Fees & Interest	\$ 54,323
Site Costs (greenhouse, fencing, terrace, landscaping)	\$ 400,000
Entitlement Costs	\$ 40,000

Total Development Cost
\$7,500,000

BUILDING AND SITE PREPARATION

Acquisition of land was accomplished in 2018 resulting in no acquisition fees for the building. Building construction costs are estimated at \$325 per square foot for a 16,000 square foot expansion project.



FOUR YEAR OPERATING HISTORY

Revenue	2018	2019	2020	2021
Contributions and grants	\$3,276,399	\$2,587,955	\$4,042,911	\$4,504,253
Program service revenue	\$36,269	\$44,990	\$142,232	\$0.00
Investment income	\$513	\$357	\$507	\$15,377
Other revenue	\$7,705	\$19,913	\$9,822	\$91,764
Total revenue	\$3,320,886	\$2,653,215	\$4,195,472	\$4,611,394
Expenses	2018	2019	2020	2021
Grants and similar amounts paid	\$0.00	\$0.00	\$568,671	\$314,813
Benefits paid to or for members	\$0.00	\$0.00	\$0.00	\$0.00
Salaries, other compensation, employee benefits	\$1,150,107	\$1,207,753	\$1,702,285	\$2,090,207
Total fundraising expenses	\$193,161	\$79,001	\$130,568	\$242,311
Other expenses	\$1,162,234	\$1,209,494	\$1,528,578	\$1,448,088
Total expenses	\$2,361,016	\$2,536,775	\$3,779,534	\$3,880,783
Revenue less expenses	\$959,870	\$116,440	\$415,938	\$730,611
Total assets	\$4,546,920	\$4,426,585	\$4,936,142	\$5,356,141
Total liabilities	\$1,285,922	\$1,049,147	\$1,162,766	\$825,124
Net assets or fund balances	\$3,260,998	\$3,377,438	\$3,773,376	\$4,503,987

**Information from CAPI's Form 990 2018-2021 and can be found at capiusa.org*

SECTION 4: CREATING A WELCOMING SPACE FOR ALL



CAMPAIGN PREPARATION

August 2023-October 2023

CAPL will establish a Capital Campaign Committee and an Internal Steering Committee. The internal steering committee will consist of board members and senior leadership and function as support and structure for the Capital Campaign Committee. The Capital Campaign Committee will develop the capital campaign and appeals strategy and be paramount in engaging substantial donorship through personal networks.

APPEALS STRATEGY

October 2023-October 2026

CAPL will draw upon the strength of its long history, established community relationships, and innovative approach to raise the remaining funds.

FUNDING PROGRESS

\$4.1M+ currently secured through Capital Bonding Appropriation, Foundations, Business and Individual Giving.



Fundraising Goals:

- Year 2024: \$600,000
- Year 2025 : \$800,000
- Year 2026: \$1,000,000

TOTAL: \$2,400,000

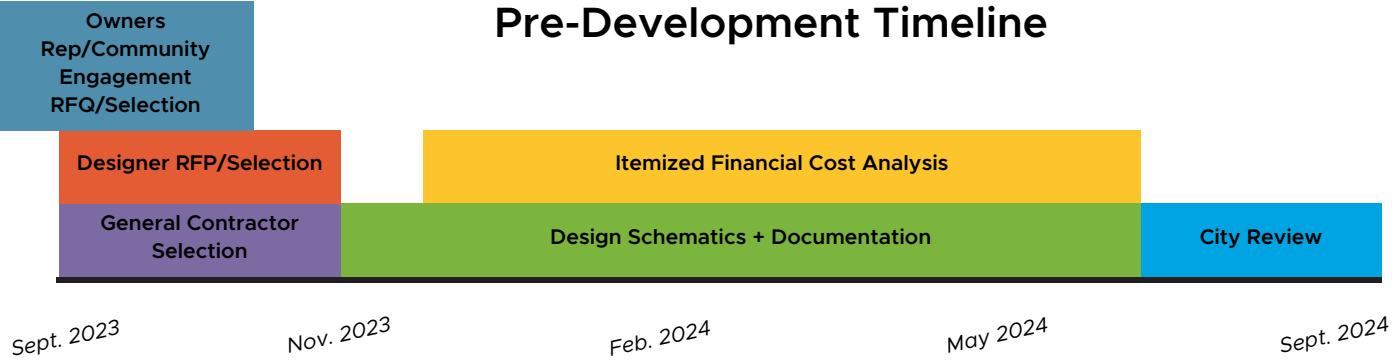
**\$1M of New Market Tax Credits
is still pending*



CAPITAL PROJECT TIMEFRAME



Pre-Development Timeline



Expansion	September 2023	June 2026
Project Management Planning	September 2023	October 2024
Public Engagement	November 2023	April 2024
Design	November 2023	July 2024
Pre-Construction	October 2024	April 2025
Construction	March 2025	May 2026
Closing	May 2026	June 2026

SECTION 5: APPENDIX



BOARD OF DIRECTORS

Board Chair

Vinothini Ambrose

Deployment Consulting Director, Marcus Buckingham Company

Vice-Chair

Mike Thorsteinson

Retired Executive Director at Three Rivers Community Action

Treasurer

Valerie Bosmans

Senior Vice President & Chief Audit Executive at DXC Technology

Secretary

Nkechi Anyamele

*Assistant Vice President & Development Consulting Director,
Wells Fargo*

Milton Liu

CEO at Stir Foods

Lucky Wagner

Manager of Compliance Vendor Oversight at Medica

Louiza Kiritopoulos-Adams

Organizational Psychologist at LK2Connect

Sillys Heilman

Homemaker

Ali Tranvik

Lead Pastor at Cross of Glory Church in Brooklyn Center

Laura Martin

Managing Director, US Head of HR, BMS Group

Bernadette Theis

Administrator at Jardin, Logan & O'Brien P.L.L.P.

Ellisun Wolterstorff

Chief Experience Officer at Allegro Group Inc.

KEY STAFF MEMBERS

Interim CEO

Mary Niedermeyer

CAPi USA

Development Director

Paul Andrighetti

CAPi USA

Director of Finance and Operations

David Monterrosa

CAPi USA



CAPI Immigrant Opportunity Center:
5930 Brooklyn Blvd, Brooklyn Center, MN
55429

CAPI South Minneapolis:
3702 East Lake Street, Minneapolis, MN 55406

**Scan the QR code to donate or make a pledge to
CAPI's Expansion Project. Or visit our website:**



www.capiusa.org



CAP I

guiding self-determination & social equality