



A Home *Renewed*

Strengthening the Spaces
That Support **Healing**



Benedictine

FOUNDATION | ROCHESTER
MADONNA TOWERS



The Vision

For more than five decades, Benedictine Living Community-Rochester Madonna Towers has provided a compassionate, secure home for older adults. To continue delivering exceptional care, we must modernize the essential systems that support residents' daily comfort and safety.

The Challenge

Benedictine Rochester Madonna Towers has served thousands of residents with dignity and hospitality. But many of the original building systems that make daily life seamless are now well past their useful life. Aging HVAC, deteriorating exterior components, outdated windows and vulnerable water systems contribute to inefficiencies and increasing maintenance risks.

After exploring multiple pathways, it was determined that renovation is the most responsible and cost-effective way forward.

Unfortunately, we cannot embark on this journey alone.

BENEDICTINE FOUNDATION

We are a not-for-profit organization that relies on the generosity of our local community, as well as grateful families and friends to help us offer your loved ones the life they deserve!

We hope you consider including Benedictine Rochester Madonna Towers in your giving today!

Core Values

Hospitality | Stewardship
Respect | Justice

The Strategy

Through thoughtful planning and expert assessment, we have identified the most urgent infrastructure priorities necessary to safeguard the resident experience. Work will be completed in phases from FY26–FY28 to reduce disruption while ensuring steady progress.

Our strategy includes:

- **Modernizing critical building systems** by replacing the aging HVAC and domestic water supply to ensure safe, reliable comfort for all residents
- **Improving energy efficiency and building performance** through the replacement of original, drafty windows
- **Addressing essential exterior repairs** including concrete, brick, sealants and structural balcony restoration
- **Protecting the campus long-term** with comprehensive roof repairs that prevent future deterioration and preserve the integrity of the building
- **Phasing improvements over three years** to ensure smooth transitions and continued high-quality care throughout construction
- **Investing in safety and stability** by proactively resolving leaks, aging components, and structural vulnerabilities that impact residents, staff, and families

The Investment

The total project cost is \$9 million. Benedictine will finance the majority of the project, seeking \$2,250,000 in philanthropic support. Thanks to early generosity, more than \$200,000 has already been committed.

Why Act Now?

Similar to rising costs across various purchases, we are facing increased costs due to the aging condition of our building. We must prepare for our future and proactively address the needs of our residents.

Your Support Matters

Benedictine Rochester Madonna Towers is strengthened by a community that shows up with generosity, kindness and conviction. Residents, families and friends know firsthand the impact of this place. Their gifts help bridge the gap between what is necessary and what current funding can accomplish.

Your support today ensures Benedictine Rochester Madonna Towers remains a safe, welcoming home for future generations. Together, we will preserve not just a building, but a ministry rooted in dignity and love.



Ways to Give

Online

Visit our secure giving website at BenedictineRochester.org/Foundation or scan the QR Code at right with your cell phone camera and click the link.



Mail

Checks made out to “Benedictine Foundation-Rochester Madonna Towers” can be mailed to:

Benedictine Foundation-Rochester Madonna Towers
4001 19th Avenue NW
Rochester, MN 55901

Phone

Call the foundation at (507) 206-2219 to make a gift any weekday from 8:00 a.m. to 4:00 p.m. CST.

Donation of Stock

Before transferring stock, please call the foundation at (507) 206-2219 for details.

IRA Distributions

Donors who are 70 1/2 and older can transfer up to \$111,000 per donor, per year directly to a qualified charity, free of federal income tax. Contact your IRA plan administrator and request a direct Qualified Charitable Distribution be made from your IRA to Benedictine Foundation, a 501(c)(3) organization, to benefit Benedictine Rochester Madonna Towers.

Donor Advised Funds

Benedictine Foundation accepts gifts from all Donor Advised Funds to benefit Benedictine Rochester Madonna Towers.

Estate and Planned Gifts

Yes! We accept many different Legacy Gifts. Visit our Planned Giving website at Legacy.BenedictineLiving.org or call our Planned Giving Department today at (507) 206-2219.