



# FAITH † HOPE † LOVE

ALL SAINTS FAMILY ACTIVITY AND YOUTH CENTER

OUR LADY OF THE HOLY ROSARY - ST FRANCIS XAVIER - ST JOHN - ST RITA

A CAMPAIGN OF THE ADVANCEMENT FOUNDATION

## Frequently Asked Questions

*The following document has been prepared to respond to questions posed by parishioners regarding the construction of the All Saints Family Activity and Youth Center, as well as various other capital projects for the four cluster parishes.*

### **Will there be two campaigns at the same time?**

The Diocese of Fort Worth will not approve two capital campaigns at the same time. The priority project for the Bishop of Fort Worth for these four communities is the All Saints Family Activity and Youth Center.

### **Will all four parishes have ownership in the event center as a business?**

Yes, each parish will have equal ownership in the All Saints Family Activity and Youth Center; however, for Canonical designation the land and building will be on the financial records of St Francis Xavier Church since the facility is located in Eastland

### **Will a business plan be compiled with input and review from the diocese for realistic projections of income and expenses to determine the ability the four parishes to support the project (including projected revenues, maintenance, utilities, payroll, insurance)?**

As pastor, Fr. Vijaya Mareedu has been given responsibility to prepare a realistic projection on the income and expenses for the next three years. The Advancement Foundation has offered its support in assisting with the financial proforma. The Finance staff at the Diocese will also guide us in the development of the plan. Additionally, Tom Ross of the Diocese of Fort Worth Facilities Department will assist in preparing a budget for the ongoing maintenance of the new facility.

**Have any financial contributions or commitments been secured?** The Advancement Foundation is providing a \$600,000 challenge grant from funds raised during the *All Things Possible Capital Campaign* that were designated for Rural Expansion Grants. For every dollar raised by the four parishes, the Advancement Foundation will match it with an equal amount. A campaign committee has been formed and several commitments have already been made; however, it will require sacrificial commitments from each family in all four parishes to raise the full \$2.3 million estimated cost of the project.

**Do we have to have the total project cost in hand to begin construction?**

The project is designed in two key phases. The first phase will construct 2-3 classrooms, a kitchen, bathrooms and a foyer and is estimated to cost \$1 million. The second phase, estimated at \$1.3 million, includes a full-size basketball court with an auditorium stage designed to host multi-purpose events. The Diocese of Fort Worth policy is to allow construction to begin when 65% of the project cost has been secured (of which at least 40% must be in cash/savings and the remaining 25% in firm pledges).

Using this 40%/25% formula, in order to construct Phase 1, \$400,000 must be cash/savings in hand and \$250,000 must be promised in firm pledges to be paid by parishioners over a three year period. Because of the generous 1:1 match from the Advancement Foundation grant, we may ask the Diocese of Fort Worth to allow us to begin Phase 1 construction when the parishes raise \$200,000 in cash and have \$125,000 in firm pledges (because the grant will provide \$325,000 in matching funds).

To build Phase 2, we will need an additional \$845,000\* in cash (\$570,000 from parishioners and \$275,000 from the remaining grant funds) and \$325,000 in additional pledges in order to meet the requirements of the Diocese.

**Will funds raised through this campaign be used for any other purpose?**

No. All donations to the campaign are to be made payable to the Advancement Foundation and will be held in a fund designated only for the purposes outlined in the campaign brochure. All construction costs will be paid by the Advancement Foundation from this fund.

**The Diocese of Fort Worth purchased the land for this project. Will we have to repay them when the project is complete?**

Currently, the land is valued at \$283,339.25 and is listed on the property records of the Diocese of Fort Worth. The parishes are not required to make payments on this land until construction is completed, at which time the value of the land and any unfunded balances to construct the facility will become part of a loan payable to the Diocese of Fort Worth.

**What are the estimated timeline and costs for the future phases?**

The sooner that funds and pledges come in, then the sooner that a contract for construction for Phase 1 can be approved. As noted above, each phase will require that we have 40% in cash and 25% in firm pledges before construction can begin. The Diocese will provide a loan for the balance.

**Many of us have heard that \$325,000 has been committed to build a Parish Hall in Cisco. Who will decide if we move forward with a new hall and will these donors also contribute these funds to youth center project?**

The Diocese of Fort Worth is currently reviewing the bids and plans for the project, but

the pastor has been advised by the Diocese that the Youth Center is a priority project and that that donors to the Parish Hall project must fully fund that project without a campaign and also make firm commitments to the Youth Center. Under no circumstances will there be two competing campaigns.

**Is this not a Diocesan project? When did this project become the financial responsibility of our four parishes?**

The process for this construction project is very similar to the way all building projects in the Diocese of Fort Worth are undertaken. The Diocese first acquires land, and then, when the parish communities are ready, they begin a campaign to raise funds for construction of church buildings, parish halls and other facilities. Our four parish communities will benefit from this facility for generations to come. For this reason, it is our financial responsibility and our gift of stewardship to the Church to provide a common place for our parishes and youth to gather and celebrate our faith. Trusting in God's providence we move forward the vision of the Bishop of Fort Worth.

**Who is responsible for looking into any grant opportunities to fund development of the IH-20 property?**

In addition to the Challenge Grant provided by the Advancement Foundation and the assistance they are providing to our parishes to raise the necessary funds, they are providing at no cost to us the services of a professional grant writer for the All Saints Family Activity and Youth Center project. All types of foundations will be approached. If you have a recommendation of a foundation that may have interest in this project, please share that information with Fr. Vijay or Campaign Committee members.

**Can we raise the amount we need through fundraisers?**

Each parish and its organizations may conduct various fundraisers for the project, such as strawberry and salsa sales, raffles and carwashes; however, to raise the amount required to construct this facility, each family in every parish must prayerfully discern its own sacrificial commitment to the project over three years.

**In addition to cash contributions and pledges paid in three year installments, are there other ways to contribute to the project?**

The Advancement Foundation will accept gifts of cash, appreciated securities, real estate, employer matching funds, distributions from qualified retirement accounts, or planned gifts, such as bequests in an estate plan or a beneficiary designation in a bank account or life insurance policy. To learn more, please visit [www.advancementfoundation.org](http://www.advancementfoundation.org).

**There were some comments made that all funds had to be raised by September 2021. Is that true?**

The Challenge Grant from the Advancement Foundation gives us a tremendous head start on Phase 1 and we were optimistic that there would be substantial early support,

but there is no firm deadline, other than the fact that construction costs are rising almost daily. As noted previously, we may not begin construction until we have the required mix of cash in hand and firm pledges required by the Diocese of Fort Worth.

**It was mentioned that this facility could be used for baptisms, weddings, funerals, etc. in addition to CCD classes. This proposed use seems at odds with the “Youth Center” discussed by Bishop Michael Olson in April 2019 in Cisco. Has the project expanded beyond what Bishop Olson had discussed at that time?**

The project started with a vision that has been expanded in the years since, all with the involvement of parishioners and the Diocese of Fort Worth. Priority will be given to CCD, youth and parish events, but practically, the facility may be able to offset the cost of its operation through rentals.

**Following construction, who is responsible for payment of utilities and maintenance?** We are developing a financial proforma with the assistance of the Advancement Foundation and the Diocese of Fort Worth. The goal is to make this project as self-sufficient as possible. All four parishes will benefit from the rental income, seminars, youth programs and retreats, but all parishes will bear a share of the cost of operations.

**Several parishioners have completed brush clearing and improvements on the IH-20 property, presumably with Diocesan approval. Who is responsible for payment of heavy equipment rental and other associated costs? This work was not presented to the Parish Finance Council for review or recommendation and is not part of our Parish budget.**

This work was necessary to move forward with any future plans. The Director of Real Estate & Construction will coordinate with the Advancement Foundation to pay these costs from our available campaign funds.

**Has the geotechnical report been completed?**

The Diocesan Director of Real Estate & Construction will handle all the reporting with the help the architect. A building committee for the project, comprised of parishioners, will work closely with the architect, contractor and Diocesan Real Estate and Construction Group throughout all phases of construction.

**How can I contribute to the campaign?**

Please complete a commitment card available in your parish and mail it to the Advancement Foundation or drop it in the collection basket in your parish. Or, visit our website at [www.stritacatholicranger.org](http://www.stritacatholicranger.org) and select “All Saints Family Activity and Youth Center Capital Campaign” from the Support menu.