

**ST. JOHN
CATHOLIC
CHURCH**
126 HICKORY
STREET
STRAWN, TX
76475



**ST. RITA
CATHOLIC
CHURCH**
1109
BLACKWELL
ROAD
RANGER, TX
76470



**OUR LADY
OF THE
HOLY
ROSARY
CATHOLIC
CHURCH**
1108 AVENUE
F
CISCO, TX
76437



**ST. FRANCIS
XAVIER
CATHOLIC
CHURCH**
HALBRYAN
AND FOCH
STREET
EASTLAND,
TX 76448

Question and answers related to the upcoming projects in the cluster parishes of St. John Catholic Church ,126 Hickory Street, Strawn, Tx 76475. St. Rita catholic church, 1109 Blackwell Road, Ranger, Tx 76470. St. Francis Xavier Catholic Church, Halbryan and Foch Street, eastland, Tx 76448, Our Lady of the Holy Rosary Catholic Church, 1108 avenue f, Cisco, Tx 76437.

1. Will there be two campaigns at the same time?

Answer: No two campaigns will ever take place at the same time. Only one capital campaign for the All-Saints Family Activity and Youth Center.

2. The four parishes will have ownership in the event center as a business.

Answer: Yes, the Four churches will have equal ownership on the All-Saints Family Activity and Youth Center but for a canonical deliberation it will be under St Francis Xavier Church. The Center will be constructed in Eastland. When construction is completed, it makes sense that the land and building will be on the financial records of one parish, St. Francis Xavier Parish in Eastland

3. A business plan will be compiled with input and review from the diocese for realistic projections of income and expenses supporting the ability the 4 parishes can maintain this new construction.

Answer: As Pastor of the 4 parishes, I am given responsibility to make and prepare a realistic projection on the income and expenses for the next 3 years. This will show your ability to maintain and grow, The Finance staff at the Diocese will be glad to guide us in the development of our plan and review it with us. Construction in charge Tom Ross said as individual Local churches repairers and developments will be attended by the parishes according to need of the time.

4. Have any financial contributions or commitments been secured? I'm not looking for amounts and names; are we starting from zero?

Answer: Yes, the committees are made, and the campaign committees are active and the financial contributions are made and the whole project is divided in to four faces and more information is given in the attachments. <https://stritacatholicranger.org/all-saints-youth-center-capital-campaign>. Yet 400,000 to reach the campaign goal.

5. Once the 'One Church' contributions are totaled and identified, can they be used for the I20 project? When will this information be made available?

Answer: Yes, the intention of the donor has to be fulfilled and we will do all it takes if the doner does not want to donate for the All-Saints Family Activity and Youth Center or the Cisco Hall the money contributed will be reimbursed.

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6. When I was on the PPC and we met with some people from the Dioceses to discuss a hall and/or one church, we were told the land repayment would begin when construction was done. When and will we be responsible for paying back the land investment?

Answer: Currently, the land is valued at \$283,339.25 and is listed on the property records of the Diocese, not the Advancement Foundation. This is not a loan, so we are not charged interest on this now nor are you required to make payments on this land until construction is completed. Then, interest will begin to be charged. You can make payments at any time. Most parishes wait until construction is completed and pay it with their loan.

7. What are the estimated timeline and costs for the future phases. I am not asking for firm information, just ballpark estimates of when future campaigns would start.

Answer: The timeline is dependent on the funding paid. The policy is that the project must have 40% cash and 25% in firm pledges before construction can begin. The Diocese will provide a loan for the balance. In our situation, the project cost is estimated to be \$2.3M as of January 2021. With the recent spike in construction costs this could end up higher, perhaps close to \$3M. The Advancement Foundation will provide a Rural Parish Challenge Grant in the amount of \$600,000 towards the project. This will be a grant, not a loan, but is contingent on the four parishes raising a matching amount of \$600,000. As it stands now, Phase 1 will cost \$1M and Phase 2 will cost \$1.3M. The Advancement Foundation recommends that the \$600,000 Rural Expansion Grant be promoted as a challenge grant to encourage parish support. If you can raise \$400K in cash and pledges toward the Challenge Grant, you would be on track to build Phase 1 as described in the brochure. You would use the next \$200K you raise to fully meet the Challenge Grant and raise funds toward Phase 2. With the \$600K from the Challenge Grant and the \$400K from the parishes, you will have the 40% cash required for a total project of \$2.5M. You will need firm pledge commitments of 25% or \$625K. To start Phase 1, you will need to bring updated construction costs to the Diocesan Pastoral Finance Committee and show that you have the required funding. The Rural Parish Challenge Grant funds may be included in the 40% cash requirement. The sooner that funds and pledges come in, then the sooner that a contract for construction for Phase 1 can be approved. Our records do show that there are funds in a tax-exempt savings account here at the Diocese for each parish under ‘One Church, One Building.’ I am expecting that these are contributions for the Center prior to your new campaign. Since you now have the campaign, no new funds will be added to this account. However, invoices may be paid from this as you direct or determine. The Advancement Foundation can update you on the balances on funds that they have received for the Center project.

8. What are the forecasted annual costs for the project. E.g., maintenance, utilities, payroll, insurance, etc.

Answer: Reference to Answer 3

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9. Many of us have heard that \$325,000 has been committed to build a hall. Who will decide if we move forward with a new hall? Will these people be approached to contribute these funds to the I20 project? Would an additional fundraising campaign be required?

Answer: No two campaigns. The diocese is looking in the bids and plans for project. Currently, only one proposal/bid has been received by Director of Real Estate & Construction in the Real Estate & Construction office. One more, two preferably, are needed. Additionally, Director of Real Estate & Construction will need to better understand additional costs that could include utilities, water, sewer, etc. to get an all-in cost for you. He will need time to get this. From a funding perspective, I understand that you have approximately \$325,000 in commitments. But with one request the donors have to also support the All-Saints Family Activity and Youth Center.

10. Questions on Presentation at Our Lady of the Holy Rosary Church on IH-20 Property Presented on Sunday, August 8, 2021, by Chrystal Jaimes. In her presentation, Chrystal mentioned that, for Phase I of the IH-20 project, The Advancement Foundation had given our four parishes a total of \$600,000 in “seed money” toward Phase I construction and that our four parishes must raise \$400,000 by September 2021. What did she mean by “seed money” – is this not a Diocesan project? When did this project become the financial responsibility of our four parishes? Since the IH-20 property was purchased by the Diocese of Fort Worth, and assuming that any construction on this property is a Diocesan project (as discussed by Bishop Michael Olson in April 2019 in Cisco), why are four parishes on Diocesan operating grants required to come up with \$400,000 in one month?

Answer: The very plans of the Bishop has paved a way for the four churches to have **All-Saints Family Activity and Youth Center** and this calls for us to do all it takes to the vision of the Bishop. The timeline is dependent on the funding paid. The policy is that the project must have 40% cash and 25% in firm pledges before construction can begin. The Diocese will provide a loan for the balance. In our situation, the project cost is estimated to be \$2.3M as of January 2021. With the recent spike in construction costs this could end up higher, perhaps close to \$3M. The Advancement Foundation will provide a Rural Parish Challenge Grant in the amount of \$600,000 towards the project. This will be a grant, not a loan, but is contingent on the four parishes raising a matching amount of \$600,000. As it stands now, Phase 1 will cost \$1M and Phase 2 will cost \$1.3M. The Advancement Foundation recommends that the \$600,000 Rural Expansion Grant be promoted as a challenge grant to encourage parish support. If you can raise \$400K in cash and pledges toward the Challenge Grant, you would be on track to build Phase 1 as described in the brochure. You would use the next \$200K you raise to fully meet the Challenge Grant and raise funds toward Phase 2. With the \$600K from the Challenge Grant and the \$400K from the parishes, you will have the 40% cash required for a total project of \$2.5M. You will need firm pledge commitments of 25% or \$625K. To start Phase 1, you will need to bring



updated construction costs to the Diocesan Pastoral Finance Committee and show that you have the required funding. The Rural Parish Challenge Grant funds may be included in the 40% cash requirement. The sooner that funds and pledges come in, then the sooner that a contract for construction for Phase 1 can be approved. Our records do show that there are funds in a tax-exempt savings account here at the Diocese for each parish under ‘One Church, One Building.’ I am expecting that these are contributions for the Center prior to your new campaign. Since you now have the campaign, no new funds will be added to this account. However, invoices may be paid from this as you direct or determine. The Advancement Foundation can update you on the balances on funds that they have received for the Center project. Yes, it is the financial responsibility of the four parishes since Bishop chose to have a common place for the future of the four parishes and the youth in common. Trusting in God providence we move forward by the plans of the diocese.

11. Earlier discussions mentioned fundraising for – and potential use of – the IH-20 facility by other parishes in our Deanery or nearby Deaneries. Is this fundraising option under consideration or not?

Answer: Yes, it as an exclusive project of Cluster parishes. The Four churches will have equal ownership but for a canonical deliberation it will be under one Church. The Center will be constructed in Eastland. When construction is completed, it makes sense that the land and building will be on the financial records of one parish, St. Francis Xavier Parish in Eastland.

12. Who is responsible for looking into any grant opportunities to fund development of the IH-20 property? Advancement Foundation? Other?

Answer: The other options are also open the grand responsibility is upon the Advancement foundation with help of campaign committees.

13. Chrystal mentioned that our four parishes, but particularly Our Lady of the Holy Rosary Parish, could have future fundraisers to raise the \$400,000, including selling strawberries for Valentine’s Day, selling salsa, etc. These comments were at odds with the statement that funds had to be raised by September 2021. What is the Diocesan schedule for development of the IH-20 property?

Answer: The fund raisers are under all four parishes not just one parish. All will be executed with the help of campaign committees and the inputs and the approvals from the finance and the PPC.

14. Chrystal further mentioned that Phase I of proposed construction would include 3 classrooms, a commercial kitchen, and a foyer. She also commented that this construction could be used for baptisms, weddings, funerals, etc. in addition to CCD classes. This

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proposed use seems at odds with the “Youth Center” discussed by Bishop Michael Olson in April 2019 in Cisco. Has the Diocesan concept for this projected construction, especially the Phase I classrooms, expanded beyond what Bishop Olson had discussed previously?

Answer: The facility is over all for CCD classes, a multipurpose Hall with Gymnasium and youth and family facility for all four churches. All-Saints Family Activity and Youth Center. The main idea is to make it self sufficient and help all these parishes in return.

15. Following Phase I construction and beyond, who will be responsible for payment of utilities (electric, water, trash collection) and maintenance? Does the Diocese expect four parishes on Diocesan operating grants to budget this expense?

Answer: We are planning to make this project as self-sufficient as possible by all the means we can. Rentals, seminars, youth programs, retreats, Hosting events Etc.

16. In the future, will our four parishes be asked to reimburse the Diocese of Fort Worth for purchase price of the IH-20 property?

Answer: Currently, the land is valued at \$283,339.25 and is listed on the property records of the Diocese, not the Advancement Foundation. This is not a loan so you are not charged interest on this now nor are you required to make payments on this land until construction is completed. Then, interest will begin to be charged. You can make payments at any time. Most parishes wait until construction is completed and pay it with their loan.

17. Several parishioners from our parishes 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.

Answer: The Director of Real Estate & Construction will coordinate with the Advancement foundation to pay.

18. Has the geotechnical report been completed?

Answer: Director of Real Estate & Construction will do all the reporting with the help of Scott the Architect.

-Any further questions please call Fr Vijay