



**A CASE STATEMENT IN SUPPORT
OF A
CAPITAL CAMPAIGN TO IMPLEMENT
PHASE I OF OUR PARISH MASTER PLAN**

St. Theresa Catholic Community
Sugar Land, Texas

Introduction

St. Theresa Catholic Church was established over eighty years ago to serve the needs of a sleepy town near Houston. Sugar Land has since grown into a large and energetic community, and our parish has grown with it, now numbering nearly 3,900 households. Through the years, the mission of St. Theresa's has remained the same: to gather together the Christian people in the celebration of the Christian mystery; to teach Christ's saving doctrine; and to practice the charity of the Lord in good works and brotherly love (see *Catechism of the Catholic Church*, no. 2179).

In our mission to proclaim the Gospel and serve God's people, we strive to be attentive to the new paths the Holy Spirit opens up before us. As "wise and faithful servants" (*Matthew 24:45*) we must anticipate the service that God will ask of us as our community continues to grow. Let us with confidence then draw near to the throne of grace, that we may receive mercy and find grace to help in time of need (*Hebrews 4:16*).

Our Needs

"God calls us to care for and cultivate all that He has given us...not to be complacent, but rather to strive constantly to be better, to build on and improve what we have...always trying to realize our God-given potential."

Our parish recently conducted a survey as a tool to help assess our mission and needs. Over 1,700 surveys were returned, clear evidence of the love that St. Theresa's parishioners have for their community. Based on the concrete responses of that survey, we have been working to develop a master plan to meet the current and future needs of the parish.

Virtually all survey participants acknowledged that religious education and formation in the faith ought to be our first priority. A substantial majority of respondents expressed a desire that the parish expand her mission to include a parochial school. Yet our existing facilities are inadequate to meet those goals, especially in light of the new residential developments in our parish.

St. Theresa's educational facilities will become increasingly inadequate, as our parish population grows. Most of our classroom and administrative space is outdated, some of it having been converted from other uses. Offices are divided among three different buildings, creating inefficiencies and hindering effective collaboration. Existing structures were not designed to accommodate a parochial school, an important priority for many of our younger families.

The growth of our parish will eventually affect our church building, as well. With six Sunday Masses, we can comfortably accommodate everyone on most weekends. If the number of priests assigned to St. Theresa's declines, the number of Masses may have to be decreased at some point. The growth of Sugar Land, where over 5,000 new homes are planned for our immediate area, will bring approximately 4000 faithful parishioners to the parish.

Other issues such as expanded parking, land acquisition, and campus beautification are also part of the planning equation.

Faced with these current and impending needs, we have a choice. We can either wait until a pressing demand is upon us and react to the crisis at hand, or we can anticipate our future needs and take a proactive approach to planning for and addressing them. In other words, we can either *react* to the future or *chart a course* toward it. As good stewards, we choose the latter option.

Our Plans

As a concrete response to our parish mission, we have developed a preliminary master plan. It is ambitious and forward-looking, taking into account the current needs and future demands upon parish facilities. The master plan is a direct result of the needs and desires expressed in the parish survey of June, 2005, which resulted in the formulation of the following six goals:

- That we provide a 20-year, phased master plan for the long-term development and growth of the community.
- That we plan state-of-the-art educational facilities serving religious education and a new parochial school.
- That we quantify the needs for larger seating capacity at Sunday Mass and study means of accomplishing this by enlarging the existing church or construction of a new church.
- That we address the space needs of ministry for parishioners of all ages.
- That we provide campus visual and functional unity.
- That we develop timeline and budgets for the implementation of the master plan.

“Just as our forefathers sacrificed to support the mission of the church, we are called to do likewise for those who will follow us.”

This plan presumes that we will be able to acquire St. Theresa Boulevard and a portion of the Knights of Columbus property to the north of the church. The City of Sugar Land understands the needs of our parish, and negotiations are currently underway to reach a favorable arrangement. Once this has been achieved, the parish will enter into a discussion with the Knights that will allow for parish growth while guaranteeing the KC’s independence.

The master plan has been divided into phases that can be implemented over time. The first phase calls for constructing a new 50,000 square foot state-of-the-art educational center to serve our religious education program and planned parish school. Parish offices will also be consolidated within this new building. Once the educational center is complete, the rectory will be relocated and new parking will also be provided.

Phase One

- **Parish Education Center.** The new two-story parish education center facility will include classrooms to serve both religious education for all ages, and a parochial school. The first phase of construction will provide updated classrooms for all of our 1,250 C.C.E. students. The building will be wired for the optimal use of modern technology. And there will be a sufficient number of classrooms to accommodate a parochial school from pre-K through fifth grade, with two classes per grade.
- **Consolidated Parish Offices.** One wing of the education center will be dedicated to parish offices, which will be consolidated into a single, efficient location. The offices will be located adjacent to the main entrance of the church, creating a new “front door” for the parish. Future school offices will be integrated with the rest of the parish staff. A plaza will be created in front of the church, giving the parish a beautiful outdoor gathering place.

Once the previously mentioned projects are completed, the rectory will be relocated and additional parking will be provided.

- **Relocation of the Rectory.** The rectory will be moved to a house in the immediate vicinity of the church. Then, once the parish staff has relocated to the new parish office wing of the new parish education center, the rectory and old classroom building will be torn down.
- **Additional Parking.** New parking will also be provided next to the church, just below the new parish education center, once complete. With the closing or diversion of St. Theresa Boulevard, additional parking will also be provided along the western boundary of the parish facilities.

The master plan allows for the full use of our current facilities while construction is underway.

Phase Two

Phase two provides for the construction of additional classrooms and meeting space to the south of Phase One. The new wing will complete a secure cloister, with controlled entrance and exit points.

Phase Three

And if we ever outgrow our existing church, the master plan allows for two options. Phase Three provides for the possibility of expanding the existing church. If we need more seating than an expanded church could provide, or if this option is not cost-effective, provision has been made for the construction of a new church. In that scenario, the existing church would be converted to other uses, with the day chapel becoming the Perpetual Adoration Chapel.

Decisions about the church building will be made at some point in the future as the need arises and after consultation with parishioners.

Our Campaign

To address our needs and plans we are initiating an intensive fund raising effort titled the **“Fulfilling Our Mission”** campaign. Our aim with this important effort is to raise the funds required to build a new educational facility and consolidated parish offices. Our minimum goal is \$5,000,000 which will enable us to begin phase I of the project. A challenge goal of \$7,000,000 has also been set which, if met, will enable us to complete the educational facility and consolidated parish offices with little or no debt.

The campaign will officially commence with a “Campaign Kickoff Celebration” scheduled for Sunday, February 19, 2006. All members are invited and encouraged to attend. The campaign will culminate on Saturday and Sunday, March 25-26, 2006 – special days that we’re calling “Commitment Weekend,” when campaign volunteers will be visiting with members after Mass, in their homes and/or by phone to explain our efforts, answer questions and invite your investments.

Levels of Support Needed to Succeed

In order to reach our financial objectives, we will need both a substantial number of givers and a few, fairly substantial gifts as this chart of gifts needed illustrates:

Minimum Goal

Size of Gift	#	Total
\$500,000 or more	1	\$500,000
\$250,000 – 499,999	2	\$500,000
\$125,000 – 249,999	4	\$500,000
\$50,000 – 124,999	10	\$500,000
\$25,000 – 49,999	20	\$500,000
\$10,000 – 24,999	50	\$500,000
\$5,000 – 9,999	100	\$500,000
\$2,500 – 4,999	200	\$500,000
\$2,499 or less	1,173	\$1,000,000
TOTAL	1,560	\$5,000,000

Challenge Goal

Size of Gift	#	Total
\$800,000 or more	1	\$800,000
\$400,000 – 799,999	2	\$800,000
\$200,000 – 399,999	4	\$800,000
\$100,000 – 199,999	8	\$800,000
\$50,000 – 99,999	16	\$800,000
\$25,000 – 49,999	32	\$800,000
\$10,000 – 24,999	80	\$800,000
\$5,000 or 9,999	160	\$800,000
\$4,999 or less	1,257	\$600,000
TOTAL	1,560	\$7,000,000

* 40% participation projected

Gift Options

All members are asked to consider gifts above and beyond what they give in their regular offerings and other contributions. And there is a variety of ways that gifts can be made.

“Recognize that all you have and are, are gifts from God and respond appropriately by sharing what you have in a loving and lasting way with those who seek to do His will and work. This is the essence of what it means to be a sound steward, to emulate the example and become a disciple of the ultimate steward – Jesus Christ.”

Long term subscriptions, or pledges payable over five years, are easier for most and essential to meeting our goal, since it would be impractical, if not impossible, to reach our objectives with one time, out-of-pocket gifts. Gifts may be made in monthly, quarterly, semi-annual or annual installments at the donor’s discretion. A 10% initial investment toward your total pledge is also encouraged.

Non-cash gifts are an additional or alternative way you can support our cause. You may, for example, wish to consider gifts “in kind” such as labor and materials; gifts of securities such as stocks and bonds; gifts of real estate or even personal property such as artwork, automobiles, jewelry and antiques.

And finally, you can also choose to support our efforts though deferred gifts. These are gifts that can be given or arranged for now, but will not be received until later, and include gifts through a person's will by bequest, gifts of life insurance policies or annuities, and gifts in trust.

Gift Opportunities

There are also several, specific gift opportunities that exist and give donors of qualifying gift amounts the unique chance to designate their gift to a particular portion of the project and dedicate it in honor or memory of those they choose. These special gift opportunities include:

Building Gifts

Education Center	\$ 1,000,000
Parish Office Center	500,000
Outdoor Plaza	250,000
Courtyard	200,000

Special Sections/Selections

Education Center:

Library	\$ 250,000
Science Room	150,000
Computer Lab	100,000
Classroom (12)	50,000 each
Band/Choir Room	50,000
Music/Drama Room	50,000

Foreign Language Room	25,000
Art Room	25,000
Teachers Lounge (2)	25,000 each

Parish Offices:

Pastor's Office	\$	40,000
Parish Administrator's Office		30,000
Clergy Office		25,000
Deacon's Office		25,000
Director of Education's Office	\$	30,000

** Prices of the stated items are not necessarily reflective of the component's cost. Rather they are based on the prominence of the item and the gift abilities of our community. Although payments for these gifts may be made over the entire pledge period, recognition will not be received until the gift is paid in full.*

Donors of *building gifts* will have their names and/or the names of those they are choosing to honor with their gift inscribed on the building's exterior. Donors of the *special selections* will have their names and/or the names of those they are choosing to honor with their gift inscribed on individual plates or plaques affixed to, where appropriate, their special selection. All donors, regardless of the size of their gift, will have their names inscribed in a special "Donor Wall" which will be displayed in a prominent and visible place in our gathering space.

Summary

But whatever the gift or method of making it may be, please be assured that *your* support is both urgently needed and will be greatly appreciated. Through the prayerful, volunteer and financial support of many, and the extra-ordinary support of a few, we will succeed in our task.

Won't you please join us in this exciting and essential effort to better our service to one another, to our community and to Christ?

Suggested Pledge Plans

(Five-Year Pledges)

Gift Level	Total Gift	(10%) Initial Investment	Weekly *	Daily *	Payment Plans			
					(60) Monthly	(20) Quarterly	(10) Semi-Annually	(5) Annually
Pacesetting	\$1,000,000	\$100,000	\$ 3,462	\$ 493	\$15,000	\$45,000	\$90,000	\$180,000
	500,000	50,000	1,731	247	7,500	22,500	45,000	90,000
	250,000	25,000	865	123	3,750	11,250	22,500	45,000
	100,000	10,000	346	49	1,500	4,500	9,000	18,000
	50,000	5,000	173	25	750	2,250	4,500	9,000
	40,000	4,000	138	20	600	1,800	3,600	7,200
	30,000	3,000	104	15	450	1,350	2,700	5,400
	25,000	2,500	87	12	375	1,125	2,250	4,500
Major	20,000	2,000	69	9.86	300	900	1,800	3,600
	15,000	1,500	52	7.40	225	675	1,350	2,700
	10,000	1,000	35	4.93	150	450	900	1,800
	5,000	500	17	2.47	75	225	450	900
Community	4,000	400	13.85	1.97	60	180	360	720
	3,000	300	10.40	1.50	45	135	270	540
	2,000	200	6.9	.99	30	90	180	360
	1,000	100	3.50	.50	15	45	90	180

* These figures are provided for illustration purposes only. To minimize costs, suggested payment plans include monthly, quarterly, semi-annual or annual installments.

“Give to the Most High as He has given to you, generously, according to your means.”

Sirach 35:7-10