



2018 CAPITAL APPEAL



LIVING THE CALL
Sharing God's Gifts



LIVING THE CALL

Sharing God's Gifts

Dear Friends,

Back in July, we officially announced our capital appeal, "Living the Call, Sharing God's Gifts." We hope you have taken some time to read through the newsletters we distributed to acquaint yourself with the campaign, why it's important and the role you can play in its success. (To review previous newsletters, please go to christkingparish.org and click on the "Living the Call, Sharing God's Gifts" graphic).

This newsletter provides the most comprehensive explanation of our plan and includes detailed information about anticipated projects, costs and appeal goals. We've also included FAQs to address your questions, as well as a gift chart for thoughtful consideration and prayer.

Our capital appeal is based on the organic realization of needs over the last five years in work with our Pastoral and Finance Councils, Buildings and Grounds Committee, staff and parishioner involvement. A test case was presented to all parishioners in December 2017 and your input was solicited, which showed exceptionally broad consensus for the plans. No capital appeal will satisfy everyone's desires, rather, it is designed to address the broader needs of the parish community, including urgent infrastructure issues that can no longer be deferred.

I ask you to pray and be prepared, as parishioners did a generation ago, to give sacrificially because of your love of God and His Church. Now is our time to step up and give sacrificially to create an amazing space that facilitates beautiful worship and effective ministry for generations to come.

Sincerely Yours in Christ,
Rev. Phillip Bogacki
Fr. Phillip Bogacki, Pastor

APPEAL CHAIRS

Mike & Karen
Bressanelli

Jim & Sharon
deGuzman

Andreas & Michelle
Klotz

Joe & Katie
Pickart

Peter & Erin
Stanek



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PRESERVING *Our Future*

For more than 80 years, Christ King Parish has been the spiritual home for generations of families throughout Wauwatosa and the greater Milwaukee area. We are blessed to have such an amazing and beautiful place of worship thanks to the sacrifices made by previous generations.

Despite our many blessings, we continue to be faced with an aging campus in need of significant repair or upgrade. These needs not only relate to the aging infrastructure of our church, school

and campus, but the demand to more powerfully evangelize through the beauty of our space and in sacred worship.

Today we are all being called to make a sacrificial gift to help strengthen our parish community for the next 80 years. It has been more than a decade since we have been invited to give to God in such a unique and special way. Now is our time to make a major investment in the life of our parish.

A great amount of time and energy has been put forth to develop our capital appeal. It is centered around four key pillars, each addressing important infrastructure, financial and outreach projects. Here is a detailed overview of everything involved in this important project.

SHARING THE GOSPEL WITH OUR YOUNGEST DISCIPLES - SCHOOL & RELIGIOUS EDUCATION

- **School Infrastructure Updates** – Various improvements are needed in the school to provide an attractive, healthy and safe environment for our children, including: painting, lighting, electrical and technological upgrades.
- **School Windows & Doors** – Most school windows are well beyond their life span and are no longer safe to open or close.
- **“Atrium” for Catechesis of the Good Shepherd** – We are undertaking a major transformation of our religious education curriculum to the “Catechesis of the Good Shepherd” model, which will require dedicated spaces (2nd floor of the Parish Center) and new materials.



APPEAL PILLARS

SHARING IN BEAUTY THROUGH THE EUCHARIST - SACRED WORSHIP & SACRAMENTS



APPEAL PILLARS

- **New Pipe Organ** – Our 65-year-old organ is near failure and beyond repair. A two-year study conducted by our Organ Study Committee and Prayer and Worship Committee concluded that our organ is no longer able to fulfill the church's goals of music and worship. Its overall condition has deteriorated to such a degree that repair and tuning expenses are past the point of being financially responsible. We have received a \$900,000 anonymous gift from outside the parish to help purchase a new organ. To view the detailed Organ Report, go to our website.
- **Church Air Conditioner** – Our existing system is one of the earliest forms of air conditioning. It is outdated, inefficient and uses a rare and expensive form of Freon. System failure is imminent.
- **Church LED Lighting** – Most of the lighting fixtures date back to the original construction of the church. Fixtures are inefficient and wires are dangerously frayed. The existing lighting detracts from the beauty of our worship space and is costly to maintain.

FINANCIAL RESPONSIBILITY AND CAMPUS OPERATION

- **Parking Lot & Fencing** – We can no longer resurface the parking lot. Engineers have confirmed that the lot must be reconstructed. As part of this process, we're also looking to upgrade the chain link fencing with an attractive brick and wrought iron enclosure that will enhance safety and security.
- **Exterior Lighting Upgrades** – We're looking to add exterior lighting to enhance safety and security around our campus.
- **New Boilers** – The original campus boilers are long past their useful life and require significant re-manufacturing or replacement.
- **Roof and Gutter Repairs** – The slate roof and gutter system date back to the construction of the church. Leaks are more frequent and larger in scale.
- **Other Campus Improvements and Deferred Maintenance** – The Buildings and Grounds Committee developed a long-term plan to tackle a variety of forthcoming needs.
- **Capital Improvement Endowment Fund** – When the fund reaches \$500,000, the interest will be used as additional income for building and grounds needs, freeing up funds for mission and staffing needs.
- **Loan Repayment** – Pay down our loan debt to free up dollars for mission upgrades.
- **Reserves (Buildings and Grounds)** – Establishment of a "Buildings and Grounds" reserve account to address emergency needs.

SHARING OUR LOVE (SERVICE AND OUTREACH)

- **Gift to St. Vincent de Paul Society**
- **Sharing partnership with All Saints Parish, Milwaukee**

Special Note: On July 9, 2018, Christ King School received a Wisconsin Department of Justice School Safety Grant valued at \$15,743. The funds, along with other savings from the school, will be used for school safety updates.



OUR FINANCIAL PLAN

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CELEBRATION

\$3.5M

| | |
|----------------------------------|------------|
| Boiler | \$ 320,000 |
| Church Air Conditioning | \$ 320,000 |
| Church Lighting | \$ 150,000 |
| Organ Remainder | \$ 500,000 |
| School Updates | \$ 390,000 |
| Parking Lot & Fence | \$ 780,000 |
| Religious Education | \$ 40,000 |
| Roof & Gutters (Church & School) | \$ 675,000 |
| Outreach (5%) | \$ 175,000 |
| Campaign Expenses | \$ 150,000 |

Celebration Goal Total **\$ 3,500,000**
Cumulative Goal **\$ 3,500,000**

Our "Celebration" goal of \$3.5 million will allow us to replace the campus boiler and HVAC systems which are near failure; enhance the lighting efficiency and aesthetics in our church; contribute to sacred music in replacing our organ which is near failure; make necessary improvements in the school; renovate space and provide materials for religious education's transition to Catechesis of the Good Shepherd; replace our parking lot and fence to improve functionality and safety; complete major roof repairs; and designate 5% to outreach.

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CHALLENGE

\$4.5M

| | |
|---------------------------|------------|
| School Windows & Doors | \$ 250,000 |
| Endowment Fund Completion | \$ 250,000 |
| Exterior Lighting | \$ 150,000 |
| Other Campus Improvements | \$ 300,000 |
| Outreach (5%) | \$ 50,000 |

Challenge Goal Total **\$ 1,000,000**
Cumulative Total **\$ 4,500,000**

Our "Challenge" goal of \$4.5 million will allow us to do all of the "Celebration" projects listed above, in addition to replacing broken school windows and doors; add exterior lighting to enhance safety; invest in a variety of other urgent campus maintenance needs; contribute to our capital improvement endowment fund; and designate 5% to outreach.

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TRANSFORMATION

\$6M

| | |
|---------------------------|--------------|
| Loan Payment | \$ 1,100,000 |
| Other Campus Improvements | \$ 125,000 |
| Reserve/Contingency - B&G | \$ 200,000 |
| Outreach (5%) | \$ 75,000 |

Transformation Goal Total **\$ 1,500,000**
Cumulative Total **\$ 6,000,000**

Our "Transformation" goal of \$6 million will allow us to complete all of the projects listed above, as well as paying off our existing loan thereby freeing up resources for improved pay and expansion of parish staff, while designating 5% to outreach.

GO HIGHER, GO FARTHER!

“Not Equal Gifts, But Equal Sacrifice” is a key theme of our appeal. Some have been given little, so they can share little; some have been given much, so they can share much. But all of us can give like kings if we give sacrificially. As good stewards we attempt to be the very best caretakers of all the gifts that God has entrusted to us.

To start thinking about your sacrificial gift, seek to do the following:

- Review the gift chart to the right.
- Let your eyes rest on the largest three-year gift you think you can make.
- Now, consider a sacrificial gift. That is, consider going one level higher; from the more comfortable level to the more sacrificial level.
- Pray, “Lord, what do you want to do – through me – for my parish?”
- Let the Holy Spirit lead you to a place that is satisfying and sacrificial.
- The only way most of us can go one level higher is by giving something up for a period of time or putting off purchasing something for a while.

| Monthly | Yearly | 3-Yr Pledge |
|-------------|-----------|-------------|
| \$41,666.67 | \$500,000 | \$1,500,000 |
| \$27,778 | \$333,333 | \$1,000,000 |
| \$20,833 | \$250,000 | \$ 750,000 |
| \$13,889 | \$166,667 | \$ 500,000 |
| \$11,111 | \$133,333 | \$ 400,000 |
| \$ 8,333 | \$100,000 | \$ 300,000 |
| \$ 6,944 | \$ 83,333 | \$ 250,000 |
| \$ 5,556 | \$ 66,667 | \$ 200,000 |
| \$ 4,167 | \$ 50,000 | \$ 150,000 |
| \$ 2,778 | \$ 33,333 | \$ 100,000 |
| \$ 2,083 | \$ 25,000 | \$ 75,000 |
| \$ 1,389 | \$ 16,667 | \$ 50,000 |
| \$ 1,111 | \$ 13,333 | \$ 40,000 |
| \$ 833 | \$ 10,000 | \$ 30,000 |
| \$ 694 | \$ 8,333 | \$ 25,000 |
| \$ 556 | \$ 6,667 | \$ 20,000 |
| \$ 417 | \$ 5,000 | \$ 15,000 |
| \$ 278 | \$ 3,333 | \$ 10,000 |
| \$ 208 | \$ 2,500 | \$ 7,500 |
| \$ 139 | \$ 1,667 | \$ 5,000 |
| \$ 111 | \$ 1,333 | \$ 4,000 |
| \$ 83 | \$ 1,000 | \$ 3,000 |

FAQS

How did we decide what projects to include in this capital appeal?

Preliminary work by parish staff and buildings and grounds found projects ranging from “need” to “want” of an aggregate cost in excess of \$15,000,000. After considerable reflection of all projects, and with input from many parishioners and outside experts, those projects with the highest need and that will contribute to our current growth are included in this appeal.

When the organ is replaced, will there be other forms of music at Mass?

The parish utilizes many instruments in sacred worship, including the organ, piano, guitars, bells, violin, and other instruments. These tools meet a variety of needs and enhance our celebration of the Eucharist and have become a normal part of the parish’s musical life; this variety will continue.

What will be addressed in the school updates?

Our school is an important tool of evangelization and our parish school is blessed with excellent staff who instill high academic standards and place a strong focus on discipleship and Catholic formation. In order to maintain this level of excellence and continue our ability to attract capable teachers and families into the future, we must invest in the school while ensuring for the overall health and safety of our youngest parishioners. Planning updates include replacing the flooring in most of our classrooms, adding air conditioning to the gym, adding more computers for instructional use, new water fountains, a wireless network upgrade, adding a high-quality sound system to the gym and various safety enhancements.

FAQS

Why and at what cost are we replacing the parking lot?

The parking lot has moved beyond the point where a resurfacing will adequately fix pressing issues of stability and safety. Based on engineers' recommendations to replace the lot to correct issues of cracking and drainage, we will remove the existing pavement and regrade its pitch to ensure proper water flow and reduce future instability. This will be accomplished by correcting the base layer underneath the asphalt prior to placement of the new asphalt. For enhanced security and community appeal, the chain link fence will be replaced with a wrought iron style fence and enhanced lighting to add an element of security that is currently not present, particularly at night. The increased level of safety will benefit every member of the Christ King community, from the children attending school, to the nightly small group member, to those attending daily and weekend Mass. Proper due diligence was completed and a large contingency amount is included in the cost estimate of \$780,000 to properly account for yet-to-be-identified issues and/or costs that may surface during the project.

Have we financially committed to any project already?

Yes. Based on considerable due diligence and consultation with our outside fundraising consultant, including the fact that over 84 percent of adult parishioners expressed their support for the appeal at this time, parish and appeal leadership is confident that we will exceed the Celebration Goal of \$3,500,000. Many of the items under that goal (the parking lot and the organ) require an advance commitment of some form to allow for proper planning and implementation. The parish has not committed to any projects in the Challenge or Transformation Goals, though we will continue to hope and pray that we exceed those goals as well.

What is included in the outreach portion of the campaign and why is this part of our capital appeal?

St. Paul wrote that the plentiful are "to do good, to be rich in good works, to be generous, and ready to share." As such, this capital appeal will follow the name of our campaign "Living the Call, Sharing God's Gifts" by sharing a 5 percent portion of our success as a gift back to God. This is in addition to the charitable outreach the parish already gives as part of its annual budget. Some of this money will be directed to our St. Vincent de Paul conference that services our neighbors in need, as well as other charitable groups that assist the poor. In some exciting news, the Archdiocese has asked Christ King to consider a twinning/sharing relationship with All Saints Parish (on the north side of Milwaukee). A portion of our appeal funds raised will be dedicated to establishing that new relationship.

What is endowment fund completion?

Christ King currently has several endowment funds. The newest one, the Capital Improvement Endowment Fund, was formed at the parish's 75th anniversary and has a current balance of approximately \$250k. The intention of this goal is to add to the endowment with a target principal investment of \$500k. Once we reach \$500k, we will be able to use interest and dividends generated by the endowment to supplement the parish's annual operating budget without touching the principal balance of the endowment. This supplemental income each year will allow us to complete additional maintenance and projects at the parish as needed.

Why is loan repayment in the final category?

The parish holds a loan from necessary parish and school improvements completed nearly ten years ago. The loan carries an extremely favorable interest rate thanks to the parish refinancing at various points. The loan payments are made through existing financial stewardship and are part of our annual operating budget. Economic conditions the last several years, with the low interest rate, mean the loan is not the burden it would be under different economic circumstances. We hope to reach our Transformation Goal and to pay off this loan and use the stewardship dollars to increase staff salaries. However, responses to the feasibility study indicate muted interest in paying off the loan, given current economic circumstances. This is why it is part of the appeal, but in the last category.

Note: A full collection of FAQs can be found online and will be updated throughout the appeal.



LIVING THE CALL

Sharing God's Gifts

Loving Father, you always are with us. You give us all that is good.

We thank you for your many gifts, especially the grace that makes Christ King Parish a community of faith.

We are indebted to the generations of faithful parishioners who before us blessed Christ King with holiness and presence. Like them, help us be faithful stewards as we strive to live your call and share your gifts.

In this building we gather as your Church to hear your sacred Word and receive your Body and Blood; from them we gain the strength to serve you and others as we proclaim the Good News. Help us be holy and intentional in our discipleship, selflessly sharing our faith with others and serving all people, especially those in need.

Generous God, keep us mindful of all the good that happens when we allow you to work through us. We pray that the time, talent and treasure we give back to you strengthens and grows Christ King Parish as together we live your call in our community and beyond.

As we continue our journey of faith, we pray that you keep us holy, prayerful and humble. We ask this through Jesus Christ, our King.

Amen



Christ King
CATHOLIC PARISH