



ST. ALPHONSUS PARISH CAPITAL CAMPAIGN



A LETTER FROM FR. AARON



Dear parishioners and friends,

We are truly blessed to have such a wonderful parish community at St. Alphonsus.

For more than 75 years this parish has been a cornerstone in the community, providing a place for people to draw closer to God through prayer, fellowship and community outreach that is executed in so many different ways by many different people.

God has been so generous to us. Thanks be to God!

Along with the ongoing influence of the Holy Spirit, perhaps the biggest constant throughout the history of our parish has been the active engagement of parishioners to help each other and serve the community at large. In each generation, St. Alphonsus parishioners have cared for present needs, but also looked forward to the future.

We now find ourselves at a decisive point in our parish history. We need to take care of some real needs, but we are also invited to look to the future and see how we can better serve Almighty God and our brothers and sisters.

It is in that spirit that we embark on the ***Our Parish, Our Future: Building To Serve*** capital campaign. We enter this campaign after careful prayer, consultation and study.

In the following pages you'll find the details of our mission. To summarize, there are three components to this project:

- 🌱 Repay the \$1.7 million outstanding balance of our loan.
- 🌱 Transform the rectory/outreach building into a Parish House that will serve both as a home for priests and provide space for ministries, meetings, and hospitality.
- 🌱 Transform the school's cafeteria into a multi-purpose room, provide much needed updates to restroom facilities, and grow our endowment fund to support the future of Catholic Education.

Our goal is to raise \$4 million to address these needs. It's an ambitious goal to help realize a bold vision. We are not just concerned with taking care of bricks and mortar, we are really trying to build in order to serve.

Our capital campaign chairs have done an excellent job in recruiting other leaders, who in turn, have secured the involvement of many volunteers on their respective teams. As it has been throughout our history, parishioner involvement will be the key to this campaign's success. Please pray for them and please consider joining the effort.

I ask for your special generosity and prayers as we embark on this campaign. Together we can do something beautiful for God. Together we can build up our parish to better serve our community. Please prayerfully consider how you can support this campaign and strengthen ***Our Parish, Our Future***.

Yours in faith,

Fr. Aaron Esch

Fr. Aaron Esch
Pastor

OUR HISTORY

TODAY OUR PARISH CONTINUES A MISSION TO SERVE that was established more than 75 years ago. **NOW IS THE TIME TO BUILD ON THAT FAITHFUL FOUNDATION.** Let us answer the call to serve by **STRENGTHENING OUR PARISH and OUR FUTURE.**

1938

St. Alphonsus Parish is established. The first parish Mass was attended by 230 people. Rev. Frederic Arnold served as the parish's first pastor.



1950

The parish finishes construction of its first church building, celebrating its first Mass in the new church on Easter Sunday. The first stage of the school building completed. A convent is also built to serve as living quarters for the School Sisters of St. Francis.

1960s

The church undergoes a significant remodeling effort to provide additional space for parishioners and update building facilities.



1980s

Plans are developed to build a new worship space. The first Mass in the new church building is celebrated on December 15, 1985.

1990s

Along with the parish's ongoing growth, lay people and lay ministries take on more active roles within the school as well as the parish itself. By the early 2000s, the parish school has more than 200 students, while the Christian Formation program attracts more than 700 students annually.

2000s

In 2002, the former convent, now called the Parish Ministry Center, is converted into pastoral and support staff offices in addition to instructional rooms. In the church, a new baptismal font, gathering space and community room are constructed along with a new entrance, rest rooms, coatroom and parish library. The community room proves to be an invaluable asset, hosting weekly Mass and other services for months after a church fire in the early-morning hours of December 25, 2011 caused major smoke damage requiring months of repair work.



TODAY

More than 2,700 families belong to the parish and a variety of a prayer groups and social service programs serving Greendale and the greater Milwaukee community. The parish school has more than 400 students and has received national recognition for the quality of education provided, while the Christian Formation program provides religious education to hundreds of children annually.





OUR VISION

ST. ALPHONSUS PARISH, founded in 1938, is a strong and vibrant Catholic community. From our modest beginning of 230 people attending the first Mass, membership has grown to more than 2,700 families.

Significant enhancements were made in 2003. The biggest part of the project was the construction of the gathering space and Community Room. Both spaces were much needed and are heavily used. What would we have done without them during the long months recovering from our Christmas Eve 2011 fire?

The 2003 building projects were partially financed which required borrowing \$3.5 million. We still have a mortgage balance of \$1.7 million and need to raise funds to continue loan payments. At the current pace of \$19,400 monthly payment, the debt will not be retired until 2024. **The goal of the *Our Parish, Our Future: Building To Serve* campaign is to raise the necessary funds to accelerate loan repayment and retire the debt by 2019.** Achieving this goal would allow us to focus our attention on the spiritual life of the parish.

During all this growth and change, our rectory building has lagged behind. Much of the building and infrastructure are original, in need of major repairs. The option to demolish the building and construct a freestanding garage to house maintenance equipment and supplies at a cost of over \$300,000 was rejected by the parish in the 2015 survey.

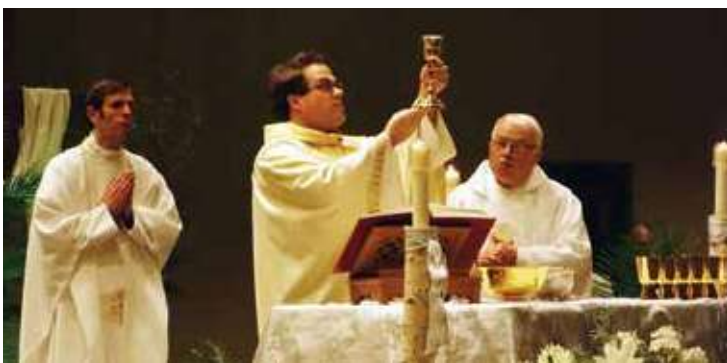
The option to renew the building as a Parish House, restoring it to its original purpose to provide housing for up to three priests along with space for small group gatherings and larger space for the food pantry that serves 500 to 800 needy families annually in the southwest Milwaukee County area, was overwhelmingly supported. **The goal of our campaign is to utilize the existing footprint/foundation and completely renovate the building so that our priests can live onsite to better serve the spiritual needs of parish members, and improve functionality without having to borrow funds.**

St. Alphonsus has long been committed to Catholic education. The parish school, built in 1950 and expanded in 1958 currently serves more than 400 students from 3K to 8th grade. The building also serves the needs of Christian Formation programs providing spiritual development for our youth and adults, as well as athletics, Girl and Boy Scouts and other parish groups. **The immediate need is the complete renovation of the bathrooms that require significant repairs and upgrade since most of the fixtures and plumbing are 1950s original construction.**

In 1985, as part of the Church Building Project, the cafeteria was relocated and replaced with the gymnasium that is widely used throughout the year. Another need is the **renovation of the current space on the building's lower level west side, which would not only improve functionality but would provide additional space for special events and large group activities.**

Finally, an ongoing need that our current operating budget has not been able to support is affordable tuition and/or scholarships for families lacking the financial resources to have their children attend St. Alphonsus School. **Establishing a Legacy Fund would provide necessary resources to enhance educational opportunities, provide for future projects and expand our ministries.**

God has truly blessed our parish. This truly is **Our Parish and Our Future to Build and Serve** upon as we have done so together for 78 years.



FINANCIAL PLAN

IN COLLABORATION WITH PARISH MEMBERS, SCHOOL AND PARISH LEADERS, OUR ST. ALPHONSUS COMMUNITY PLANS TO:

EXTINGUISH MORTGAGE BALANCE\$1,730,000
Retire the mortgage including interest

COMPLETE RENEWAL OF THE PARISH HOUSE

- Provide a home for three priests and guest quarters
- Greater accessibility to Food Pantry
- Provide meeting space for small groups
- New garage/storage space for maintenance equipment

Total Renewal Investment\$970,000

INVEST IN NEEDED EDUCATION INITIATIVES

Update restrooms\$200,000
Renovate multi-purpose space (*lower level west side*)\$400,000
Total Education Investment\$600,000

ESTABLISH LEGACY FUND\$500,000
Scholarship/tuition relief, endowment fund, future parish-wide special projects and technology upgrades

CAMPAIGN ADMINISTRATIVE SUPPORT (*consultant, architect, marketing costs*)\$200,000

TOTAL CAPITAL CAMPAIGN\$4,000,000*

CELEBRATION MILESTONES

A GUIDE TOWARD ACHIEVING OUR ULTIMATE GOAL



* All funds collected will be recorded as restricted and used according to the Plan. Amounts exceeding the goal will increase the Legacy Fund.



PASTOR

Fr. Aaron Esch

CO-CHAIRS

Alan Close
Theresa & John Krajnak
Sue & Gerry Ruedinger

TEAM LEADERS

ADMINISTRATIVE

Kathy Jaekels
Sr. Eileen Kazmierowicz

ADVANCE COMMITMENT

Carrie Drzadinski
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Barb Toll
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CALLER TEAM

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Elroy Milan

SOCIAL MEDIA

Andy Miller

TOURS

Amedeo Monacelli

VIDEO

Bill Kelly

YOUTH & CHILDREN

Carol Fischer
Kathy Monacelli
Pat Wadzinski

WHY THIS CAMPAIGN?

Some of us grew up with St. Alphonsus Parish. Some of us moved here from another location or joined as newlyweds. Some of us joined the parish after completing the RCIA program or having a long-dormant faith life awakened.

While there are a variety of reasons as to how we came to St. Alphonsus, we call it our parish for the same reason – to practice and affirm our faith in God together.

Whether you come here every day, once a week, a few times a year or once a year, your being a member of St. Alphonsus Parish is a testament to your faith in God.

With that faith comes needs. We need to pray, we need to live our faith by practicing the sacraments, teaching our children and others about the promise of God and his son Jesus Christ, serving others in the community, and studying together the mysteries of the faith we all share.

At St. Alphonsus we've always been blessed to have the infrastructure – both spiritually and physically – to meet those needs. How has that happened?

First and foremost it happens through the grace of God. It also happens because of us – the St. Alphonsus community. God's grace works through all of us. By allowing God's grace to work through us, our parish has been able to grow and advance the mission that Jesus started on earth more than 2,000 years ago.

The same spirit that has guided the growth of St. Al's for more than seven decades now provides us opportunities to strengthen our future. These opportunities include:

- 🌀 Retire outstanding debt that will lift a financial burden and allow our parish to flourish in new ways
- 🌀 Transform the rectory/outreach building into a Parish House that will allow our priests to live on campus in addition to providing inviting meeting space and an expanded food pantry
- 🌀 Provide much needed updates to the school's restroom facilities, transforming the lower west side level into a multipurpose space, and create a Legacy Fund to support the future of Catholic education.

These are opportunities to build on the foundation of our parish and transform how we meet the needs of our parish and serve the community at large.

Time, talents and treasures are the tools that allow us to do the work of God, which is why, among other things, we have parish capital campaigns. The financial treasure we share plays a vital in allowing us to meet the needs we all have of our parish.

It takes our earthly treasure to help us help others and keep the light of Christ burning bright in our community.

We're all on a faith journey together and we all have a stake in the growth and success of St. Alphonsus as a parish. To be sure, it's not always an easy path, but we're promised that God is always with us.

It's incumbent on us to be open to God's grace through prayer and through each other. May we see your support of this capital campaign as the hand of God fortifying His spirit within us, and within the cornerstone of our parish and our future.

We believe our parish is on the cusp of a transformational opportunity to be more engaged in mission opportunities. We hope you'll be a part of this exciting campaign. Together we will **Build to Serve**.

Sincerely,
Your campaign co-chairs



Co-Chairs (left to right): John Krajnak, Theresa Krajnak, Alan Close, Sue Ruedinger and Gerry Ruedinger.

GOING HIGHER, GO FURTHER!

Our Parish, Our Future: Building to Serve capital campaign to position our community for a strong ministerial and financial future is the biggest effort God has ever called some of us to! We can only do this together, and we can only do this if each of us makes our own kind of gift and sacrifice.

Remember, ***“not equal gifts, but equal sacrifice”*** is our campaign’s guiding theme. 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 gift, seek to do the following:

- 🕊 Review the gift chart.
- 🕊 Let your eyes rest on the largest three-year gift you believe you can make.
- 🕊 Now, consider a sacrificial gift. Consider going one level higher: from the more comfortable level to the more sacrificial level.
- 🕊 Take time to 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 awhile or putting off purchasing something for awhile.

MONTHLY	YEARLY	3-YEAR PLEDGE
\$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
\$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
\$56	\$667	\$2,000
\$28	\$333	\$1,000

FAQs

- 1 WILL ALL OF THE FIRST MONEY RECEIVED GO THE DEBT REDUCTION? IF NOT, WHY NOT?**
Repaying the loan is the first priority for money received after campaign costs.
- 2 WHAT ARE THE STATISTICS ON PRIESTS LIVING INDEPENDENTLY AND THE PERCENTAGE OF THOSE THAT WISH TO STAY IN PARISH HOUSES?**
The current trend is younger priests prefer to reside at their assigned parishes. This trend is expected to continue. Our research revealed no formal statistics exist on the subject; however, we anecdotally learned that Southeastern Wisconsin was an anomaly with priests moving off campuses the past two decades. That trend is reversing in our area.
- 3 HOW MUCH IS OWED ON THE MORTGAGE, INCLUDING ANY INTEREST?**
The outstanding loan balance as of June 30, 2016 was \$1.6 million. Assuming we will be able to retire the loan in three years, the total payment, principal and interest, is expected to be \$1,730,000.
- 4 WOULD THERE BE SAVINGS, COMPARED TO \$900,000 TO RENOVATE OR REBUILD THE RECTORY, BY INSTEAD PURCHASING A HOUSE IN THE GREENDALE AREA FOR OUR PRIESTS?**
The option of renovating the rectory and buying a residence in Greendale was considered and included as one of the five options in the 2015 parish survey with an estimated cost of \$800,000. Less than 4% of the responses favored this option. Some of the “cons” of this option are the costs of renovating a 60 year old building, the expense of furnishing the residence’s common areas and the cost of maintaining both the rectory and the residence. There are also non cost factors related purchasing a house in Greendale. Most single family residences are not designed for adults who are not family members living together. In addition, the priests are not interested in living nearby, their interest is in fraternal living on campus. The overwhelming choice with 84% support was the complete renovation of the building.



CAMPAIGN PRAYER

Lord Jesus, we gather with grateful hearts. You have blessed St. Alphonsus Parish with your graces for 78 years. The stories of our lives are linked to the cornerstones of this parish.

We call upon you to bless us as we rebuild our parish home, update our school while advancing your mission to serve the people of our community.

Fill us with inspiration and wisdom to be mindful of our future as we continue to move beyond our lot lines and boundaries to serve the missions, our sister parishes, and people in need through our outreach programs.

Open our hearts to honor those who built and paid in the past by building and paying forward for future generations.

You are the Cornerstone.
We trust in you.

**SAINT ALPHONSUS,
PRAY FOR US!**

RENEWAL AND RENOVATION

PARISH HOUSE

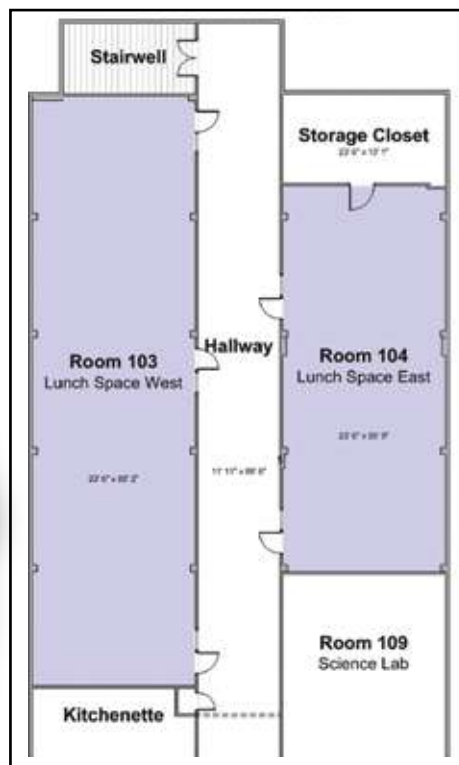
Revitalizing the former rectory into a multipurpose Parish House will maximize the use of space for residents and multiple ministries.



SCHOOL

Renovating the lower level space/cafeteria will improve efficiency, create a safer environment for our school children and provide a larger multi-purpose space.

CURRENT FLOOR PLAN



PROPOSED FLOOR PLAN

