

# “Our Journey Into The Future . . . Together”

**Grand Total Pledged to Date**  
**\$5,780,000**

**\$5,100,000 Pledges/Special Gifts**  
**\$ 680,000 Rectory/Investment Gifts\***

*\*Investment gifts (such as annuities, charitable remainder trusts, etc.) reflect current market value. Actual amounts realized upon redemption may vary.*

## **\$12,400,000 Capital Campaign Components:**

- ✝ Sanctuary, Bell Tower, Daily Chapel, and Memorial Gardens
- ✝ Parish Center Debt Retirement
- ✝ Adjacent Land/Five Acres
- ✝ SEI—North County High School (*Secondary Education Initiative*)
- ✝ Parish Administration Building/Youth Center

**\$12,400,000**

**Total original goal**

**\$1,500,000**

**Future Administration Building/Youth Center**  
*(original estimate)*

**\$5,120,000**

**Remaining funds needed to build the Sanctuary (\$9,300,000 current estimated cost—subject to market fluctuation)—loan and/or new and renewed pledges**

**A \$5,000,000 loan would require \$32,215 monthly payments for 25 years at 6% interest.**

**\$1,700,000**

**Remaining pledge balance**  
*(includes pledges, special gifts, rectory, and investment gifts)*

**We Are Here!**  
**\$4,080,000**  
**received to date**

**\$2,800,000**

**Funds on deposit at the Diocese to date**  
*(toward \$3,100,000 minimum requirement for loan and construction approval)*

**\$ 110,000**

**Preliminary construction costs paid to date**

**\$ 91,000**

**Capital Campaign administrative costs to date**

**\$ 450,000**

**Payments on Parish Center debt** (*\$400,000 remaining balance, scheduled to be totally retired by December, 2011*)

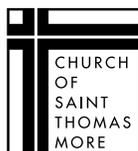
**\$ 44,000**

**Necessary land maintenance/improvements to date**

**\$ 585,000**

**Additional five-acre land purchase** (*paid in full*)

**\$215,000** **Secondary Education Initiative** (*Paid with the interest from our funds on deposit. This is directed toward our \$1,000,000 pledge for the new Catholic High School in North County.*)



**For more information, contact Chris Smith, Director of Stewardship and Development**  
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## **Text of presentation by Bill Ipsen at all Masses the weekend of January 11, 2009**

I'm Bill Ipsen, Chairman of the St. Thomas More "*Our Journey Into The Future . . . Together*" Capital Campaign. I am here today to give you an update of events and of finances relating to our Capital Campaign in our on-going effort to keep everyone informed as the campaign moves forward in 2009.

The global and national events of the past year have had an impact on our Parish just as they have had on our personal lives. The difficulty of managing the many necessary ministerial programs and the day to day operations at St. Thomas More are similar to and as challenging as the balancing act we all are facing in regard to our personal budgets at home. It has been a challenge to say the least.

The first three years of our Capital Campaign we were not only on target, but we saw more annual donations than actual pledges. In the latter part of 2008, however, our campaign donations decreased. We now find ourselves, for the first time in this campaign, needing to catch up a bit with our pledge income.

As of January 1, 2009, the building fund has a grand total of \$5.78 million pledged, of which we have collected \$4 million. A portion of this has been spent to pay for the purchase of our additional five acres of land which will guarantee us enough parking for the future and athletic fields for our future school; for the continued pay down of the debt on our Parish Center; for many preliminary pre-construction costs; and for the administrative costs of running our Capital Campaign. Also, with the interest collected on our funds on deposit, we are paying toward our pledge for the new Catholic high school in North County. We currently have \$2.8 million on deposit in the Parish and School Deposit and Loan Trust with the Diocese.

There continues to be tremendous support from you. 77% of Parish households have

made a pledge, while 94% of Parish households have financially supported the campaign in a variety of ways.

It is extremely important to remember that when we began this Capital Campaign we were concerned about the "whole enchilada," that is, about all of our goals. The building of our permanent worship space was not our only goal. As you know, our major goal, our goal of goals, is, indeed, the construction of our permanent Sanctuary, but we also had a number of other goals that we had to tackle at the same time.

We are moving as quickly as we can with this while we continue to pay off the debt on this building. Presently the estimated cost of the Church is \$9.3 million. To meet this first goal we will need one third of that total, or \$3.1 million, on deposit with the Diocese. At this time we have a total of \$2.8 million on deposit and are getting very close to that portion of our goal.

At the same time it is especially encouraging to report that many new Parish households joining St. Thomas More are signing up to support both our Capital Campaign and, more importantly, our weekly operations funding.

However, and I must stress this very important fact, while I am pleased to report the Capital Campaign has great support and is holding its own during this economic period, there are other important criteria that must be met in order to secure the financing necessary to begin the project. Recently we have seen four new projects in the Diocese getting started which demonstrates that once all the criteria are met, these projects have the support of the Bishop, and financing is then available for them to move forward.

We are getting very close, but we are not yet meeting all of the necessary criteria.

In light of current economic realities, and after a very deliberate and thorough process examining our *overall financial situation*, Fr. Mike and our Finance, Development and Pastoral Councils, have determined that the actual construction phase of our Church will need to wait. We cannot obtain a new loan until we have met *all* of the Diocesan requirements pertaining to our operational income as well as our Capital Campaign income.

It is important to keep in mind that all of the necessary preliminary work required before “the shovel hits the dirt” is continuing.

The development of the liturgical program continues with our liturgical consultant, Robert Habiger, and the Parish Interior Design Team. This process will be complete in a few months.

The schematic and architectural design work with Renzo Zecchetto Architects will begin as soon as we have enough money on deposit to meet the necessary operations income requirements for a Diocesan loan. The caveat is that all fundraising needs to be current, economic conditions improved, and most importantly, we meet Diocesan guidelines for a new loan.

Remember that in the summer of 2004 we held four town hall meetings at St. Thomas More. These were widely publicized, and held at various times to give all Parishioners an opportunity to attend and help our leadership come to a consensus on our build out plans. We stressed then that we would be on a fund-line and not a timeline. A timeline is useless if there is not enough money to obtain a loan and start the building process.

The majority of those who were in attendance voiced strong support to make our Church building a top priority, our goal of goals, if

you will. Also, a majority of parishioners made it very clear to Fr. Mike upon his arrival at St. Thomas More, and in his first years with us, that the building of this permanent Sanctuary should be a top priority. That being said, the ship has left the harbor and has set sail, and we are on course to build our Sanctuary.

I now must focus on the operations budget to help you get a clearer view of the context in which a decision of when to build is made. We have been impacted by the economy. We are currently, experiencing a shortfall in our weekly offerings. To put it bluntly, we are operating in a negative financial position.

Our Finance Council, along with Fr. Mike, strives to insure that our Parish continues to function as well as can be expected on a significantly reduced budget. This 22,500 square foot Parish Center is almost eight years old and requires a greater upkeep that was not required several years ago.

One of the biggest issues we face is that in spite of the success of several fund raising activities — such as the “Did You Know?” Campaign, the Annual Church Golf Classic, the rebate to our Parish from the Annual Catholic Appeal, and the donations of vehicles to our Parish — we continue to operate in a negative position.

Instead of these activities raising additional funds for the Capital Campaign, we have had to place them into our annual operations budget, which still continues to experience a shortfall. We must get ourselves in a position of positive cash flow and be solvent through our weekly offerings and get programs like these back to helping to fund the Capital Campaign, as they were originally intended.

This will, of course, be one of the main criteria the Diocese will have as they review

our application to move forward with our building project. How can we move forward to build more, if we, as a Parish, cannot pay for what we presently have?

Also keep in mind that one of the necessary goals of this Capital Campaign is to pay off the debt for this building. We still have an \$11,000 monthly payment on the Parish Center we now occupy. Our final payment will be in December 2011.

Even if we had the deposit money on hand today for the new church, we would have to assume a *minimum* mortgage of some \$5 million. This would allow us to build the Sanctuary, and the shell of the Daily Chapel. The interior of the chapel and the memorial gardens would be completed in the future as more money became available. A \$5 million loan at 6% interest for 25 years would require a monthly payment of \$32,215. In addition, there would be the funds associated with upkeep on a second building.

As you can see it would be impossible to assume additional debt at the current time and it would be foolish to petition the Diocese for funding. Aside from having the deposit monies required, the first thing the Diocese will do is examine our financial position to make certain we have the strength to retire the debt we assume with a new building.

As of today, I have to tell you we are strong, but not strong enough yet. So the news is very good, yet very challenging.

When we are looking at the “Whole Enchilada” we see that have done incredibly well! We have close to one-third of the build out cost for our Sanctuary on deposit and we have tremendous support for the Capital Campaign.

The key to our ongoing success, especially in these difficult economic times, is a renewed

commitment to the operations budget and an ongoing renewal of your pledges to the Capital Campaign when your present pledge has been fulfilled. Many of you are indeed doing this already and we are very grateful for the sacrifices that you are making on behalf of St. Thomas More.

We have come a long way, but we still have a long way to go. These economic times do not make it easier, but rather even more difficult.

Fr. Mike seeks your continued support and cooperation as we move forward. It is important to remember that we are moving forward, but just not as fast as we would like. All of you have heard the challenge before and you responded in a positive way. I know that you will accept this new call.

I implore all of us to pray for our mission and our ministry here at St. Thomas More, to pray for the ability to somehow look deep and reach deep to support our Parish.

More than ever we need that support from God and from you...our Church family.

Thank you and may God bless you.

—Bill Ipsen