



Pastor

Rev. Norman F. Hunke

General Chairs

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Jay Roane and Patti Freshman

Campaign Counsel

Rich Roberts
The Steier Group

Dear Friends,

What an exciting time to be a member of St. Charles Borromeo Parish! We continue to grow in numbers as we currently list 440 families as members of our community. We continue to grow in physical size as the construction on the new parish center and gymnasium progresses. Our goal is to enjoy Mass in our new home starting next spring.

While we rejoice in our development, we're keeping an eye on the future and thus we're excited to announce the beginning of our *Under God's Construction* capital campaign. This fundraising drive is designed to place the parish in position to handle upcoming financial challenges in 2010 and beyond. Our fundraising and consulting firm, the Steier Group, believes we're capable of raising \$1.2 million but I'd like to challenge our parish to reach \$1.5 million over the three-year pledge period. The funds raised will be used for the following:

- Service the debt associated with our \$4.9 million loan needed to fund the construction of the parish center and gymnasium.
- Creating a reserve fund for use in the future construction of St. Charles Borromeo School

The original vision established during our first capital campaign three years ago is still in focus.

We remain dedicated to building a school that will house nine grades (K-8) and then a church building for worship. When we are financially prepared as a parish community to meet these challenges, we'll accept them. However, until then it is imperative that we move forward with this next step and embrace the *Under God's Construction* capital campaign.

We've come a long way as a parish in just a few years. I'm excited about the future of St. Charles Borromeo Parish and the direction it's headed. With all of us working and sacrificing together we can continue to accomplish great things. May I ask that you continue to pray for guidance of the Holy Spirit to direct us in this important project?

"Unless the Lord build the house, they labor in vain who build."

Rev. Norman F. Hunke

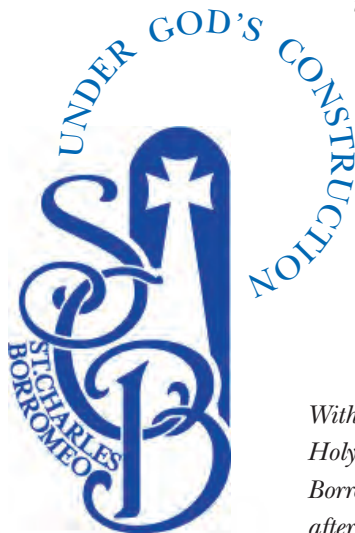




*A Capital Campaign for
St. Charles Borromeo Parish*

Heavenly Father,

With the psalmist we proclaim, “Unless the Lord build the house, they labor in vain who build.”



Joining hand and heart to build St. Charles Borromeo Church, we ask you to bless and sanctify our labor. Help us to mold our parish into a community that manifests the love of Christ to all people. As we set stone upon sacred stone, fashion for us and for our children a lasting monument to our faith, our dreams, our labor, and our love.

With gratitude for the indwelling presence of your Holy Spirit, we invoke our patron, St. Charles Borromeo, who exhorted us to pray before, during and after all things we do.

To God be the glory, in His Church and in Christ Jesus, for all generations!

Amen



Gym in the distance from Rectory perspective – September 2009

Dear Friends,

Like many great spiritual men and women, our namesake spent much of his adulthood providing for others. Long before he was canonized, Charles Borromeo used his resources to found colleges and build hospitals, but his sacrificial actions went beyond financial offerings. As pestilence ravaged his adopted home of Milan, three times Cardinal Borromeo went around the city barefoot, with a halter around his neck, humbly offering himself as a sacrifice for the people in order to minister the sacraments to the dying.

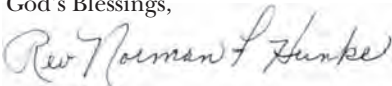
As with St. Charles Borromeo, the giving of ourselves is part of our Christian heritage. We accept and understand this duty. We proudly acknowledge the assignment and do our best to honor our Lord. We began proving our commitment four years ago, by coming together as a parish family and making the sacrifices necessary to establish our community.

The spiritual fruits of our sacrifice are on display at every Mass, throughout our religious education and formation programs, and in the hearts of all parishioners. Soon we'll enjoy further proof when we celebrate the opening of the parish center/gymnasium.

While we are eager to have Mass in our new home, we realize the price tag that comes along with it. As you may know, next summer we need to begin to meet the financial obligation associated with the \$4.9 million permanent loan we're using to build our parish center/gymnasium. To help ensure St. Charles Borromeo Parish is well-positioned to meet the responsibilities associated with this loan, we're pleased to announce the start of the *Under God's Construction* Capital Campaign. Our fundraising and development firm, the Steier Group, believes we can raise \$1.2 million, but I, along with the parish council and parish finance committee, am challenging the parish to meet the \$1.5 million goal over the course of the three-year pledge period.

In the next few weeks a capital campaign volunteer will contact you to ask for your consideration of a gift. It is my hope that you will take time to visit with your fellow parishioner and prayerfully consider how you may assist. Our commitment as a parish family allows us to follow the example set by our patron saint and ensures St Charles Borromeo Parish will continue to flourish for years to come.

God's Blessings,



Rev. Norman F. Hunke
Pastor



Our History

As recently as 2004, St. Charles Borromeo parish was simply a vision of the Omaha archdiocese. But through the guidance of our Lord, and the dedication and sacrifice of our founding families, the vision quickly came into focus. The archdiocese donated the land for our location, enthusiastic parishioners joined the parish, and we conducted our first successful capital campaign. Donations to that effort, combined with a \$4.9 million loan, led to the development of the parish center and gymnasium. Come spring 2010 we'll worship as a church family in our new home with pews and other sacred surroundings that provide the spiritual atmosphere associated with our Catholic faith.

Our Master Plan

While we excitedly await the completion of the parish center/gymnasium, this is just Phase I of our master plan and our campus development. Preliminary Phase II plans call for Pod One of St. Charles Borromeo School and the construction of the buildings that will become the home for students in kindergarten through second or third grade. Additional grades will follow in each of the succeeding years until reaching K-8 capacity.

The school will also serve to house our religious formation program, youth ministry, R.C.I.A., Bible study, adult education and include:

- Administrative offices
- Classrooms
- Gymnasium
- Library/computer lab
- Meeting rooms
- Storage area
- Restrooms

The final phase of our master plan is the creation of the church building itself. While parishioners are enthusiastic about the development of school and the church building, future construction is not in our immediate plans. Both remain years away as future growth will largely dictate when the parish is in the financial position to move forward with the projects.



Our Goals

The *Under God's Construction* Capital Campaign is the next step in the development of our parish. It is our next fundraising effort; however, it is not the next phase of our master plan. Before moving into Phase II of our master plan, we must first conduct the *Under God's Construction* Capital Campaign and address the needs listed below.

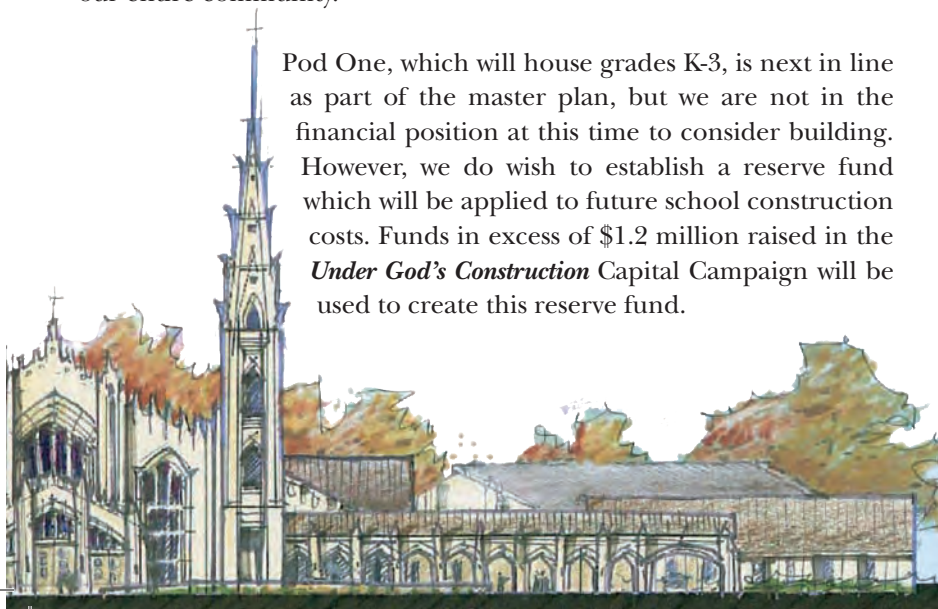
Servicing the Debt

To construct the parish center/gymnasium, the parish has accepted the responsibility of a permanent loan estimated to be \$4.9 million. Payment on this loan begins next summer at a cost of \$36,442 per month or \$437,304 per year. A portion of the funds from our first capital campaign, combined with the donations received in this effort, will be used for our monthly mortgage payments over the next three years. With a budgeted weekly offertory of \$7,100 we cannot meet the responsibility of both the permanent loan payment and the monthly financial obligations associated with running the parish.

A Reserve Fund for St. Charles Borromeo School

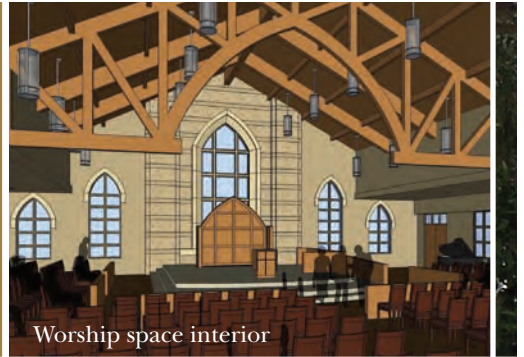
We remain committed to building the St. Charles Borromeo School/ Education and Formation Center, which will be firmly grounded in our teachings of Jesus Christ and His Church. We understand the importance associated by creating this facility beginning with providing the religious and educational development of our children. St. Charles Borromeo School will also serve as the parish's religious education facility, support religious formation classes, youth ministries and adult formation classes. Further, building a grade school will assist in growing our entire community.

Pod One, which will house grades K-3, is next in line as part of the master plan, but we are not in the financial position at this time to consider building. However, we do wish to establish a reserve fund which will be applied to future school construction costs. Funds in excess of \$1.2 million raised in the *Under God's Construction* Capital Campaign will be used to create this reserve fund.



*“We will not neglect the
house of our God.”*

– NEHEMIAH
10:39



Worship space interior

*“We care about this parish and we feel this
campaign is important for St. Charles Borromeo’s
future. The gift we gave is a part of our faithful
ministry to help serve this parish.”*

– JEREMY & JAMIE GILFRY
Special Gifts Chairs

Mission Statement

To be Christ for one another living the command of Jesus: “As I have loved you, so you also should love one another. This is how we all will know that you are my disciples, if you have love for one another.”

– John 13:34b, 35

Vision Statement

We, the Catholic Faith Community of St. Charles Borromeo Parish serve and build a faith foundation for all by:

1. Inspiring our parishioners to share their gifts within our parish, community and world.
2. Nurturing a welcoming and authentic community so as to grow and build our parish in the family of God.
3. Encouraging prayerful involvement that creates a spirit of trust through fellowship, compassion and service.
4. Providing lifelong spiritual formation to more fully experience the love of God through worship and education.
5. Promoting outreach which inspires our parishioners to seek justice and peace for all.





Ways to Commemorate

Donations of \$3,000 or more will be permanently recognized on a donor recognition wall inside the new parish center. The following levels have been established to distinguish a parishioner's generous contributions:

Foundation Level.....	\$3,000 – \$5,999
Cornerstone Level.....	\$6,000 – \$9,999
Sacrificial Level.....	\$10,000 – \$19,999
Empowering Level.....	\$20,000 – \$49,999
Transformation Level.....	\$50,000 +

Gifts from St. Charles Borromeo Parish's first campaign will be combined with those donated in the *Under God's Construction* Capital Campaign and recognized at the respective level.

Ways to Give

St. Charles Borromeo Parish gratefully welcomes the following forms of gift payment:

- Check/Cash
- Mutual Fund Stock
- Life Insurance
- Automatic Withdrawal

“We feel privileged to be members of St. Charles Borromeo Parish and feel a responsibility to share the financial burden of paying for buildings that will be used for generations.”

– GEORGE & KATHLEEN BIGELOW
General Chairs

Campaign Leadership

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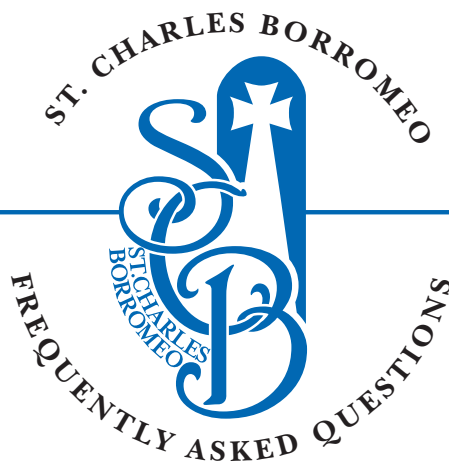
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With any capital campaign questions frequently arise concerning the direction of the effort or the necessity associated with it. Listed are a few common ones that may come to mind as we prepare to move ahead with the *Under God's Construction* capital campaign. If you have others, please contact the parish office.

Why is it necessary to conduct another campaign?

Ours is a young parish and as such – even though we raised roughly \$1.2 million in our first campaign – we will be in a perpetual state of fundraising. To begin construction on the Parish Center we acquired a loan to meet the anticipated cost of \$4.9 million. The monies raised in this effort will partially be used for payments on the permanent finance loan which begins in July 2010 and debt reduction. Excess funds will be used to create a reserve fund for future school consideration. All of these purposes will contribute significantly to the financial integrity of the parish.

What's the status of our first capital campaign?

The “*Willing to serve...Willing to share*” campaign started in 2006. We hope that pledges from that effort are finalized by December 2009, but if you have an extended pledge please call the parish office.

What is the length and goal of this campaign?

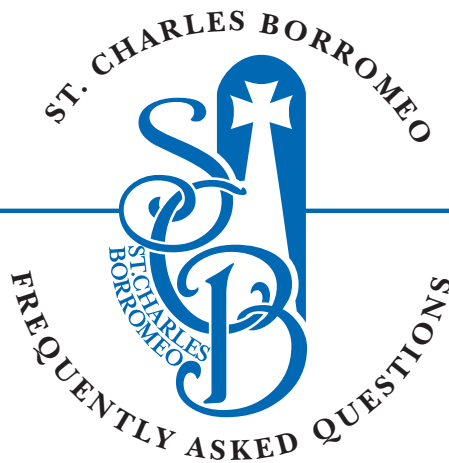
The *Under God's Construction* capital campaign is a three-year effort. Our fundraising and development firm, the Steier Group, believes we can raise up to \$1.2 million. But, Fr. Hunke, the parish pastoral council, and the finance committee are challenging the parish to raise \$1.5 million over the course of the three-year campaign.

What's the difference between debt servicing and debt reduction?

We are trying to raise initial funds for *debt servicing*. This is money that will be directly applied to meeting our monthly mortgage payments. If we can raise a surplus of funds, we can start making additional principal payments on our loan. This would be *debt reduction*.

What's the next phase of our master plan?

The next building phase of our master plan is Pod One of St. Charles Borromeo School. After the school is complete, the church building will follow. In the future, when we are in the financial position to consider the responsibility of additional loans, we'll move forward with the second building phase.



When will we build SCB School?

Much depends upon how we can best service the debt associated with our first phase of construction. The quicker we service debt, the sooner we can move forward with plans for the school. At this point, we are at least 3-5 years away from considering construction.

When will we build the permanent church building?

The church is a long term project. We must first finish construction on the parish center/gymnasium and then the school before building the church.

How is the Archdiocese helping St. Charles Borromeo?

The Archdiocese already has provided assistance and will continue to help us. It purchased and donated the land-20 acres-for the campus site. It paid well over \$300,000 for water and sewage hookup needed for the new parish center/gymnasium.

Who is in charge of making these decisions?

The Archbishop, the pastor, and parishioners, along with the parish pastoral council and finance council all have a place in making this decision. It's agreed that the parish must move forward with a capital campaign to address our pressing financial concerns. A recently concluded parish-wide campaign planning assessment reinforced that thinking. The feedback from that study confirmed the need to conduct a major fundraising effort.

How can I help?

PRAY. It always helps to pray for guidance from the Holy Spirit. All parish families will be asked to prayerfully consider how they may financially support our capital campaign to the best of their abilities. To build the physical structures for our community, we must join together as a community. It is our responsibility as a parish family to come together as one and accomplish this goal.



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