

## St. Anne NEW SCHOOL Capital Campaign Launch Weekend • May 20-21, 2023

### In This Document You Will Find:

- A summary of the feedback received through the Feasibility Study completed last July 14, 2022, along with key messages heard from meeting attendees, and those interviewed and surveyed.
- Endorsement (by the Diocese of New Ulm Bishop Chad Zielinski) to proceed with raising funds for a new school.
- Updated new school conceptual options and revised cost estimate.
- Next steps as we move forward with our capital campaign.

### Prayer for Our New School Building Project

Loving God, we who support St. Anne Catholic School, are grateful for all the blessings you have bestowed on us. We are thankful to all who have preceded us, who supported our programs and services, built and improved our current facility, and created the education community we now benefit from. We know that we are stewards of this legacy, and we ask for your wisdom and guidance as we strengthen the future of our education programs by constructing a new school. We join together as we [enter to learn Christ and exit to serve Christ](#). We pray this in Jesus' name. Amen.

### Dear St. Anne and St. Catherine Catholic Communities,

We completed our Feasibility Study last July, and now it is time to move forward to try to raise the funds to build a new school building. After nine months of patient, persistent, prayer-filled conversations with the Diocese of New Ulm, we are excited to reignite our capital campaign plan to build a new space for our Catholic School and Faith Formation programs.

We are grateful for those who attended the presentation meetings, participated in the interviews, and returned a survey. By thoughtfully sharing your observations, concerns, questions, and recommendations, you have provided a clear direction to move forward with trying to raise the funds for a new building. Your love for our children, grandchildren and the future of our Catholic faith was evident by your responses.

A vibrant faith community is one whose members take ownership of their future by sharing their perspectives and desires. We have listened and, after prayer and dialogue, we now respond with our recommendations which incorporate many of your ideas. The revised conceptual floor plan, potential exterior design options, and projected cost estimate can be found inside this document.

By working together, and with God's blessings upon our endeavor, we hope that we will be able to reach our goals of financial support and participation to successfully build a new education facility. **Make no mistake; our firm objective is to construct a new school building!**

However, if we are unable to raise the necessary funds to construct a new building, we will consult with all who have offered their financial support to decide how we will spend the funds we have raised to repair and renovate our existing building. Thank you for your trust and confidence.

**Father Tony Hesse**  
Pastor

**Mary Franta**  
Principal

**Bruce Plaetz**  
Trustee

**Carole Remiger**  
Trustee

## Feedback from the May 2022 Presentation Meetings

- Pulse poll results indicated that 87.5% of participants want to act now to remedy the current education facility deficiencies.
- Of those who participated in the four presentation meetings, 66% preferred the construction of a new school building.
- 86% of that same group agreed that once a preferred option is determined, a capital campaign should be initiated.
- 70.2% of that same group said they would be willing to support the effort to build a new school with a financial commitment.

## Feedback from the June 2022 Interviews and Surveys

- A high value was placed on St. Anne School by those who were interviewed and those who completed a written/online survey.
- 33% of those interviewed and survey attended St. Anne School.
- Of those participants, 75% were in favor of building a new school and described their rationale on why that option was the most favorable
- 82% of those interviewed or surveyed intend to support a potential capital campaign with a financial commitment.
- Interview/Survey participants offered varied levels of financial support.
- The grand majority of those interviewed or surveyed believe that we have the capacity to raise the necessary funds to build a new school.
- With the capacity evident, is there the **will** to accomplish that goal?

## Actions Steps Since the Feasibility Study Report

- Parish leaders determined there was enough consensus to move forward with a capital campaign to fund a new school.
- After 9 months of patient, persistent, prayer-filled conversations with the Diocese of New Ulm, we were granted permission to proceed.
- The parish contracted with Bladholm Construction in Marshall and their architect Engan and Associates in Willmar.
- The parish also contracted with Hal Johnson and Associates, the firm that managed our feasibility study, to direct and guide our forthcoming capital campaign.
- A Capital Campaign Cabinet was established. Their role will be to ensure that all campaign steps, materials, and messages are well-organized, dignified, and respectful of Area Community parishioners.

## New School Capital Campaign Cabinet

**Nate Baune**  
(320) 444-4280

**Paul Daub**  
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**Mary Franta**  
(507) 342-5389

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**Gary Rohlik**  
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**Matt Samyn**  
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**Cathy Schwarz**  
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**Kris Tetrick**  
(507) 342-5389

## Bishop Chad Zielinski's March 2023 Letter Granting Permission to Raise Funds For Our New Catholic School

Rev. Anthony Hesse and Mrs. Mary Franta  
St. Anne School Stakeholders 1054 Cedar Street  
PO Box 239 – Wabasso, MN 56293

Dear Fr. Tony, Mrs. Franta, and the Stakeholders of St. Anne School,

Thank you for the opportunity to meet with you on March 21, 2023. You have demonstrated well a strong commitment to Catholic education and your support of St. Anne School. Administrative Council Member Don Schwarz shared that this area faith community is aptly named "Light of the World." As we look at the proposed capital campaign, it is obvious that you take seriously this mission to be a light in a sometimes-dark world.

The objective of our meeting was to help the stakeholders and administration of the parish and school understand that: We affirm the passion and desire to see St. Anne succeed and thrive well into the future. We acknowledge this flame needs to be fanned and encouraged - with balance.

We recognize the renovation needs of the school. Depending on the financial commitment demonstrated by the community, this may take the form of a remodel or a rebuild. We understand and need to address the legitimate concerns of diocesan advisory boards, including prudent stewardship, teacher recruitment and retention, and school enrollment and marketing initiatives.

As a Diocese, we want to see the mission of the Church lived out in practice. We feel that this is a project that supports the mission of the church and is to be encouraged in balance. As I get to know the diocese, I understand the reservations of my consultants. This is a rural area with parish and town populations dwindling. Wabasso has maintained relatively consistent in their population, but there is minimal projected growth.

Therefore, the school needs to establish a marketing and enrollment plan that stretches the borders beyond Wabasso. Your school strategic plan addresses this need, but I feel a need to underscore the urgency of this endeavor. As we approach the 2023-24 academic year, a thorough, rigorous marketing and recruitment plan needs to be put in full force by summertime.

During the meeting we highlighted the diocesan *Plan for Schools*, specifically requesting you respond to the vitality study. We have received your responses and ask you to continue to pursue this study beyond the leadership - with your advisory board, administrative council, and your stakeholders.

We addressed the concern and agreed that in the event that somewhere in the future when the school may unfortunately need to close, the parish will be responsible for seeing that the building is sold (i.e. to the school district located in the adjoining property) or be maintained for ongoing parish use and religious education programming.

This really is a parish project, a parish investment, and the parish needs to understand their role and choice in deciding where to invest their funds. Therefore, transparency in communication with stakeholders must be made a priority. While they have demonstrated a commitment to support the school in the past, they must also understand that the diocese makes this agreement with caution. The responsibility falls on the parish to decide if a renovation or a rebuild provides the best option. It is also the responsibility of the parish to support the project for the long-term.

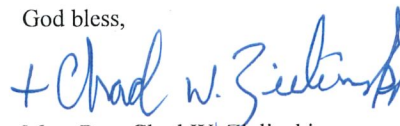
**As Bishop of the Diocese of New Ulm, I accept your proposal to follow the lead of the people of Saint Anne Parish and School. If stakeholders are able to raise the funds for a new building, intend to accept responsibility for the future of said building, and clearly communicate this responsibility with transparency, I give my consent to move forward.**

**If funding for a new building is not acquired following the timeline of consultant Hal Johnson and Associates, I give my consent for the renovation of the current Saint Anne's school building to serve the community.**

All this is stated in an effort toward transparency, but also know that the Diocese of New Ulm is inspired by your witness of the faith, your genuine energy and excitement to use your personal resources to support the mission of Jesus articulated in Matthew 28 "to go and make disciples of all nations."

As you seek to do the will of God, I have faith that He will continue to direct your path. Once again, I thank you for your commitment to the mission of Catholic education. Be assured of my prayers for the success of this project and for continued growth and faith in this community.

God bless,



Most Rev. Chad W. Zielinski  
Bishop of New Ulm

Proposed Conceptual New School Building Front View



**ENGAN ASSOCIATES**  
ARCHITECTS | INTERIOR DESIGNERS  
shared vision. innovative design.  
311 4th Street SW | PO Box 956 | Willmar, MN 56201

**ST. ANNE CATHOLIC SCHOOL**  
**WABASSO, MN**  
PROJECT #880.01

**RENDERED IMAGE**  
DATE: 05/16/2023

Proposed Conceptual New School Building Two Front Views

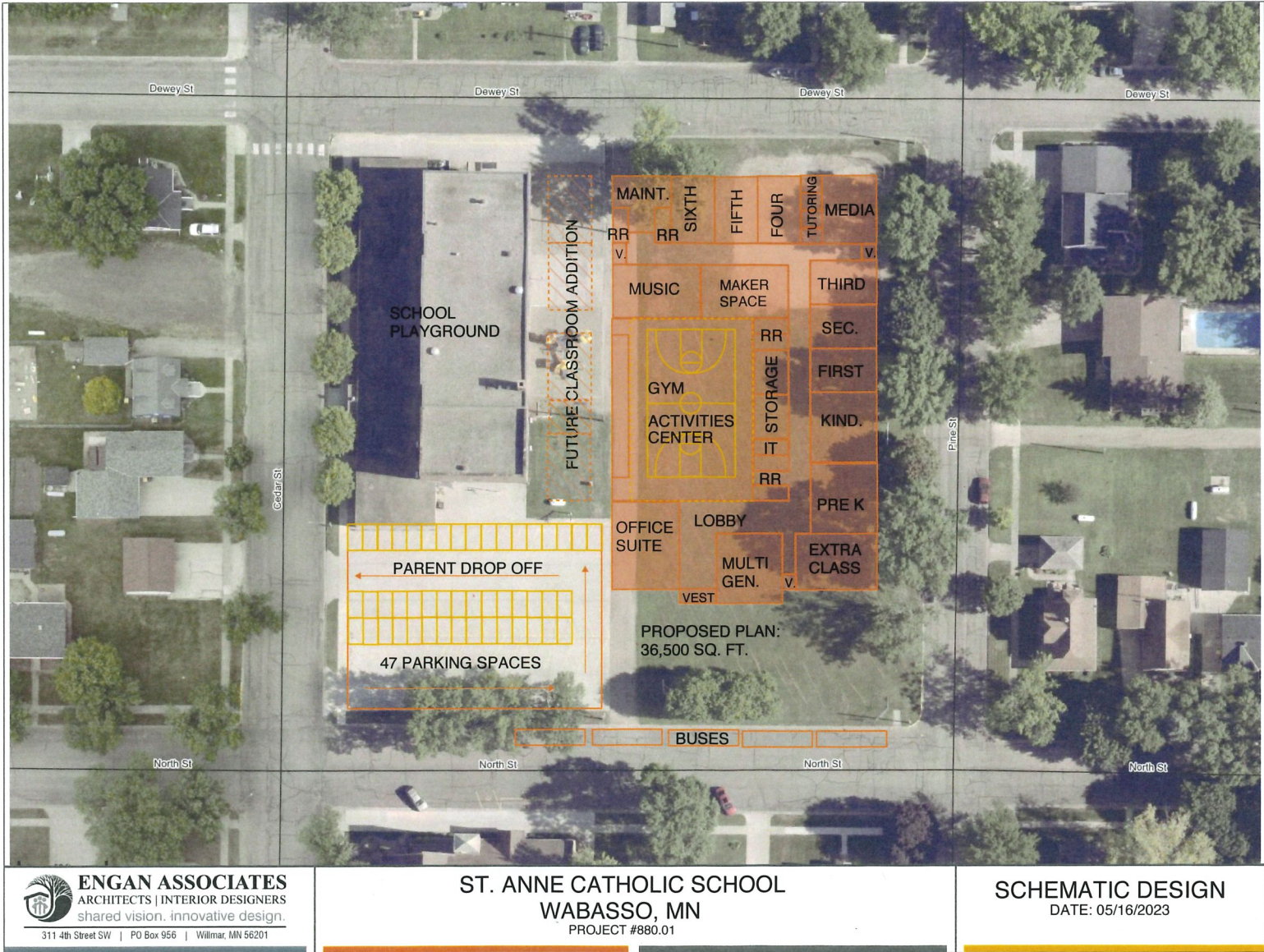


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**RENDERED IMAGES**  
DATE: 05/16/2023

# Proposed Site Plan For New School Building




**ENGAN ASSOCIATES**  
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 shared vision. innovative design.  
 311 4th Street SW | PO Box 956 | Willmar, MN 56201

**ST. ANNE CATHOLIC SCHOOL**  
 WABASSO, MN  
 PROJECT #880.01

**SCHEMATIC DESIGN**  
 DATE: 05/16/2023

## Preliminary Cost Estimate For Our New School Building

<p>May 2023 Schematic Design Plan</p> <p>36,500 sq ft @ \$219.00/sq ft                      \$7,993,500</p> <p>Old School Demo &amp; Site Work Allowance                                      \$1,000,000</p> <hr style="width: 100%;"/> <p style="text-align: right;">\$8,993,500</p> <p>Contingency 10%    \$899,350</p> <p>A/E Fees 6.5%     \$584,577</p> <p>Misc expenses, survey, soil test                      \$50,000</p> <p>Parish Soft costs 3%                                        \$269,805</p> <p>FFE Allowance     \$800,000</p> <hr style="width: 100%;"/> <p style="text-align: right;">\$11,597,232</p> <p>Inflation 5%     \$579,862</p> <p style="text-align: right;"><b>\$12,176,094</b></p>	<p>June 2022 Previous New School Design</p> <p>Construction = 31,500 sq ft @ \$270/sq ft</p> <p>Demolition and Site Preparation</p> <p>Additional Soft Costs</p> <p>Total Project Cost: \$12,851,475</p>	
 <p><b>ENGAN ASSOCIATES</b> ARCHITECTS   INTERIOR DESIGNERS shared vision. innovative design. <small>311 4th Street SW   PO Box 956   Willmar, MN 56201</small></p>	<p><b>ST. ANNE CATHOLIC SCHOOL</b> <b>WABASSO, MN</b> <small>PROJECT #880.01</small></p>	<p><b>COST ESTIMATE</b> <small>DATE: 05/16/2023</small></p>

## What Is A Capital Campaign?

A capital campaign is a targeted fundraising effort that takes place over a defined time frame. Typically, there are two major phases: the quiet phase and the public phase.

During the quiet phase, 40% -50% of the funds are raised through initial invitations to those who, due to their blessings, may have a higher financial capacity to offer their generous support.

During the public phase, the balance of the funds is raised by inviting financial support from the remainder of the faith community. Capital campaigns differ from other forms of fundraising in that they are massive projects that can span multiple years and cost thousands of dollars. As such, capital campaigns often require a targeted fundraising effort with specific phases.

Before contributing, those invited know exactly what it is they're helping to accomplish. While other types of campaigns will have general goals and benchmarks to aim for, the goals of a capital campaign are more specific and clearly laid out as the campaign progresses through its phases of invitation.

**Our capital campaign will likely take 4-5 months to raise the necessary pledge commitments. For this reason, we ask all parishioners to be patient as you await your invitation to participate in the campaign.**

When St. Anne and St. Catherine parishioners share their financial gifts on a weekly, monthly, or annual basis through the general collection at each Mass, these funds support the annual operating fund, what's needed for the day-to-day operation of its church ministries and programs. These sacrificial gifts are given, most often, from individual and/or family annual income, not necessarily household assets.

When addressing issues that are outside the scope of day-to-day operations, such as building a new facility, churches and schools typically create an additional revenue source to fund these non-operating fund objectives.

The conventional approach for a community is to conduct a multi-year capital campaign to provide funding for large scale capital improvements that are outside the scope of the parish operating budget.

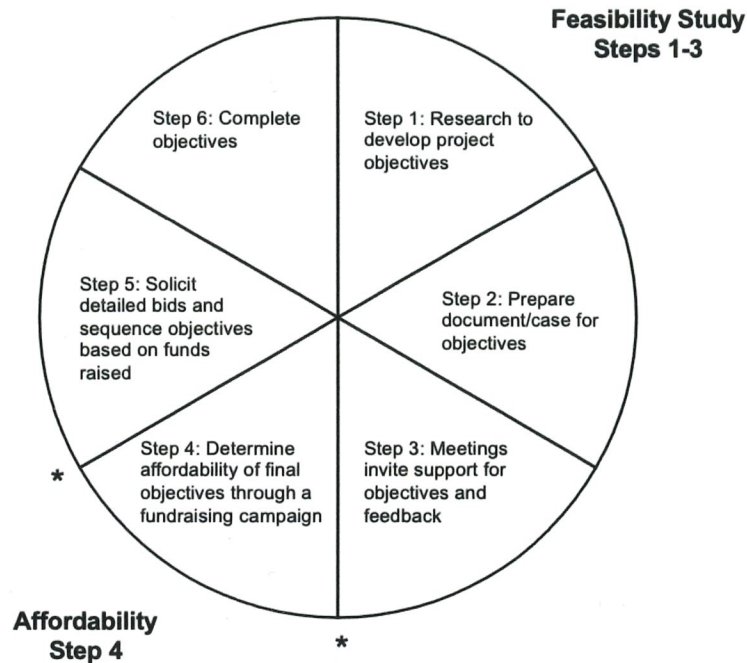
## Guiding Principles For Our St. Anne New School Capital Campaign

- The invitation for financial support will be well organized, dignified, respectful, and confidential.
- **No one would be told whether to or what to contribute.** The process will be based on inviting your financial support, not pressuring anyone to contribute a specific financial amount.
- All financial commitments and contributions, regardless of size, will be welcome and appreciated.
- Contributions for the capital campaign objectives must be **above and beyond** regular weekly or monthly support for the annual operating budget and fees for our education program.
- Since St. Anne School is a non-profit 501(c)3 charitable organization, contributions will be tax-deductible, based on how current federal/state tax laws affects your circumstances.
- Campaign commitments will be recorded in the household confidential contribution record and acknowledged with a thank you and contribution receipt.



## Steps in Determining the Feasibility and Affordability of Proposed Objectives

\*Decision/Approval Points



**After we have tried to raise funds for the new school (step 4), then a decision is reached in conversation with the Diocese of New Ulm (step 5) to obtain the final legal “proxy” to build. If we are unable to raise the needed funds to build, then we must shift our focus to repairing and renovating the current building.**

## Timeline For Our Capital Campaign Activity

**May 2023 – June 2023:** Capital Campaign begins with a quiet phase to invite Advance Gifts that will “jumpstart” our efforts.

**June 2023 – July 2023:** Circles of Support invitation to entire Area Faith Community.

**September 2023:** In-Church invitation to invite financial support from all those who have not responded.

**September 2023:** Invitation to non-parishioner Alumni.

**September 2023:** Follow up efforts to encourage additional financial support.

**October 1, 2023 – September 30, 2026:** Three-year pledge term for payment of capital campaign financial commitments.

**To begin construction of our new school we will need 75% of the total project cost in cash and the remaining 25% in pledges to be paid toward the project during the 36-month pledge term.**

**"Store up treasure for yourselves in heaven...for where your treasure is, there will your heart also be." [Matthew 6:20-21](#)**

**"The Diocese of New Ulm is inspired by your witness of the faith, your genuine energy and excitement to use your personal resources to support the mission of Jesus articulated in Matthew 28 "to go and make disciples of all nations." [Bishop Chad Zielinski, March 2023](#)**

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