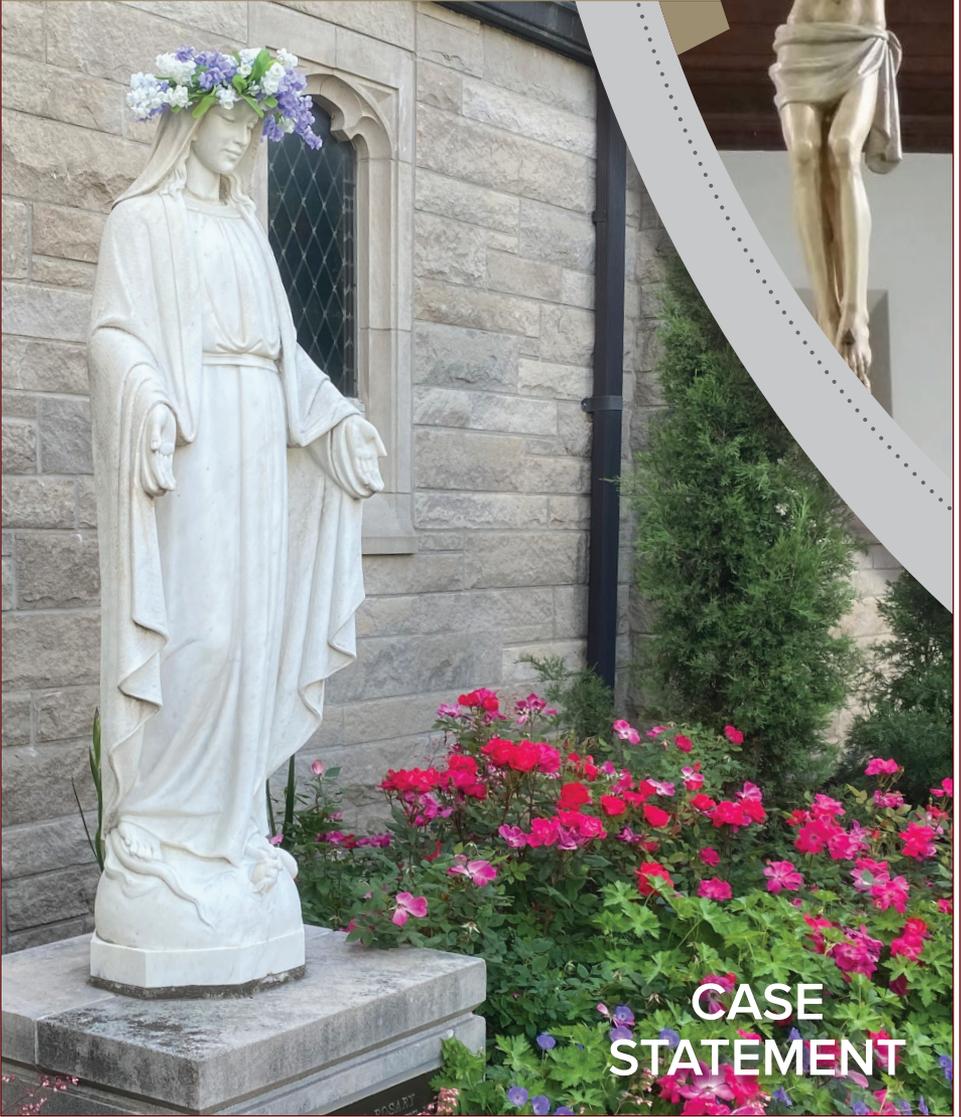




COMMUNITY of HOPE

*A Campaign for
Blessed Sacrament*



**CASE
STATEMENT**



CAMPAIGN PRAYER

Heavenly Father,
every good thing comes from You.

We have confidence that You give us
only what is for our own good.

With a sure and certain hope
we beg You to send Your blessings
upon all of us working on this capital campaign effort,
that our parish family may always live
as a *Community of Hope*.

May all that we do be for Your honor and glory.

Amen.

A MESSAGE from FR. MORIN



When I came to Blessed Sacrament one year ago, I was really struck by the people coming to pray, the perpetual adoration, and how somebody was always in the church. It was immediately apparent to me how much people loved the parish.



Blessed Sacrament also had worked its way out of borrowing and was living within a budget through recent years, improving its financial picture. But I knew we had to deal with the debt we were still facing, and I learned over time there were issues with the roofs and some other projects that we could address and consider to best prepare for the future.

That led us to the *Blessed Sacrament: A Community of Hope* capital campaign. You can read about our plans in the following pages, but to me it all comes back to what our parish family does best: Pray!

We must always maintain that faith and remain *A Community of Hope*. Your previous support and generosity have made Blessed Sacrament a beacon of prayer, sacrament and service in our community, and my hope is that our campaign does this for the generations to follow.

This will not be easy, but let us join together in prayer that your contribution and mine will help us achieve something truly special as we live our mission to know, love and serve God.

God bless you,

Rev. Michael Morin
Pastor

THE BACKGROUND

Blessed Sacrament accumulated debt over the years to meet operating costs. During that time we also saw the need arise for facility maintenance and improvements, plus opportunities to make our church and school better places to worship and learn. To address those factors, leaders conducted a strategic planning process and created a master plan for the future. After completing a planning study, we took the community's feedback and decided to move forward with a campaign – one of the first major fundraising efforts by Blessed Sacrament in years.



The hope is to complete the entire master plan, but at this time we will prioritize the most pressing needs.

“A *Community of Hope* really expresses what this campaign is about for our family. We are excited, and hope-filled, for the future of Blessed Sacrament Parish and School. By supporting this campaign, we can do our part to leave a legacy for generations to come. We hope you will join us with your support – and take great pride when we all say – ‘We’re from Blessed Sacrament!’”

BEN AND MAUREEN
MATTERN
General Chairs

THE RIGHT TIME

Blessed Sacrament can become financially solvent by paying off a Diocese of Lincoln loan and the mortgages on parish-owned rental properties, and also prioritize some improvements for the present and future. We also considered the timing of the ongoing recovery from the COVID-19 pandemic and parishioners returning to Mass, as well as completion of the Joy of the Gospel pledge period and our intention of finishing our campaign before a potential Pius X campaign. Ultimately, there is no “perfect” time to conduct a campaign, but our recent planning study indicated there is broad parish support to move forward with the effort now. This is the right time for Blessed Sacrament to take this important step.

THE CALL

To be successful in reaching our goals in the *Blessed Sacrament: A Community of Hope* campaign, we need your help! We are inviting each member of our parish to reflect on what this church and school mean to your own faith journey and discern how you are called to participate in achieving our goals.



THE NEEDS (Phase One)

We can create financial solvency and stability by:

PAYING OFF OUR DEBT: We owe \$1,035,716 on loans secured between 1998 and 2015 for school and church operating expenses. An agreement with the Diocese of Lincoln will allow us to retire that debt for **\$296,000** – meaning that every \$1 we pay will result in \$3.50 coming off the loan.

PAYING OFF MORTGAGES OF RENTAL PROPERTIES:

Blessed Sacrament owns six rentals that were acquired at reasonable and sometimes below-market prices, and as purchases made with the long-term hope of expanding the parish footprint. We will pay off remaining mortgages with **\$230,000** – and move forward with plans to utilize the properties in a way that will better our community and leave a legacy for future generations.

REPLACING THE CHURCH AND SCHOOL ROOFS: These are obvious necessities, due to age and deteriorating conditions. The church roof was installed in 1949, and the roof on the west wing of the school is prone to standing water and the cause of drainage issues and damage to foundations and structures. Those replacements will cost **\$221,000** and protect us from future repair and maintenance billings.

THE UPGRADES *(Phase One)*

We can improve our parish campus and efficiency by:

IMPROVING PARKING AND

TRAFFIC FLOW: If you have ever tried to park in the lot east of the school or attempted to cross Lake Street after Mass, you are familiar with the congestion, traffic and danger associated with both. Turning the vacant lot east of the current lot into paved parking will add 22 stalls (an increase of nearly 50%) and create an entry/exit redesign that will ensure better flow. In addition to the **\$120,000** cost, we also will review other possible safety measures and school drop-off zone options.

COMPLETING RENOVATION OF THE SCHOOL KITCHEN:

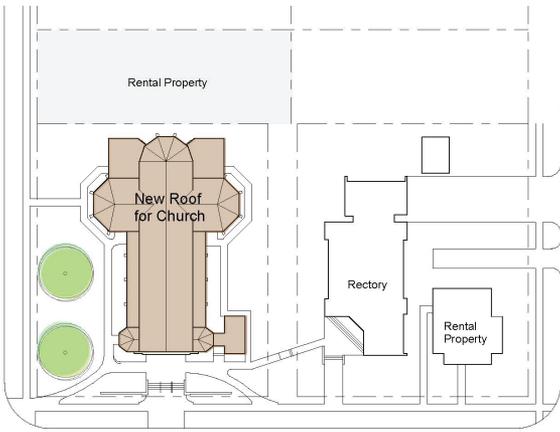
The next phase of the kitchen remodel will cost **\$200,000** and include additional bathrooms, addition of a walk-in refrigerator/freezer and a new serving line.

EXPANDING THE PARISH FOOTPRINT AND CREATING GREEN AND RECREATION

SPACE: With removal of the three properties to the south of the school, we will create green space and a recreation area that will not only beautify our campus but help make the school an attractive option to future families. It also will meet a need to expand the playground area for our current students and be available for other parish activities such as Fest Quest. This **\$110,000** element of the campaign also will include some form of curb appeal that enhances entry onto the Blessed Sacrament property.



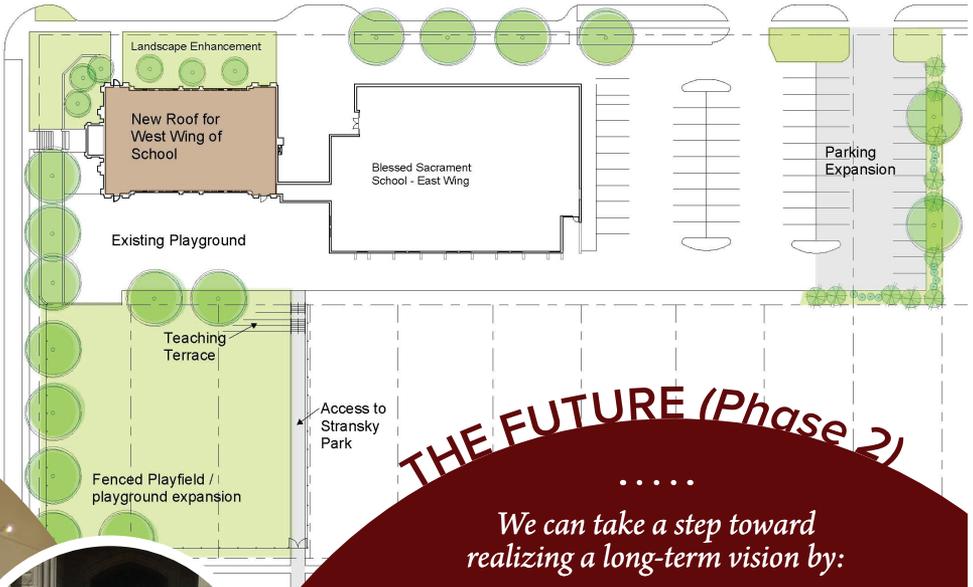
SOUTH 17TH STREET



SOUTH 18TH STREET



LAKE STREET



THE FUTURE (Phase 2)

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We can take a step toward realizing a long-term vision by:

CREATING A FUND FOR THE EVENTUAL CONSTRUCTION OF A PARISH HALL: Our long-term plans have always included a parish hall that connects to the east side of the church. It is anticipated that the hall will seat 250, include new parish offices and serve more uses than we can imagine. After we reach just under \$1.2 million to meet our Phase One needs, our hope is to raise an additional \$800,000-plus to put towards eventual construction – but with prayerful hopes that we can do more! If we can reach 40% to 50% of the anticipated cost of \$2.1 million, the less we have to raise in order to complete this much-needed facility.



THE COSTS

We have tiered our goals so that we can prioritize the order in which these projects will be funded. For instance, we will pay off our debt and fix the roofs before we tackle the parking and kitchen projects. These tiers will also allow us to celebrate our progress and pause to thank God for his abundant blessings. Those landmarks:

PHASE ONE

Celebration Goal

Diocese of Lincoln loan	\$296,000
Mortgages of rental properties	\$230,000
Church and school roofs	\$221,000

Total: \$747,000

Challenge Goal

Parking and traffic flow	\$120,000
School kitchen remodel	\$200,000
Green and recreation space	\$110,000

Subtotal: \$430,000

Cumulative Total: \$1,177,000

PHASE TWO

Pinnacle Goal

Parish hall fund	\$1,000,000
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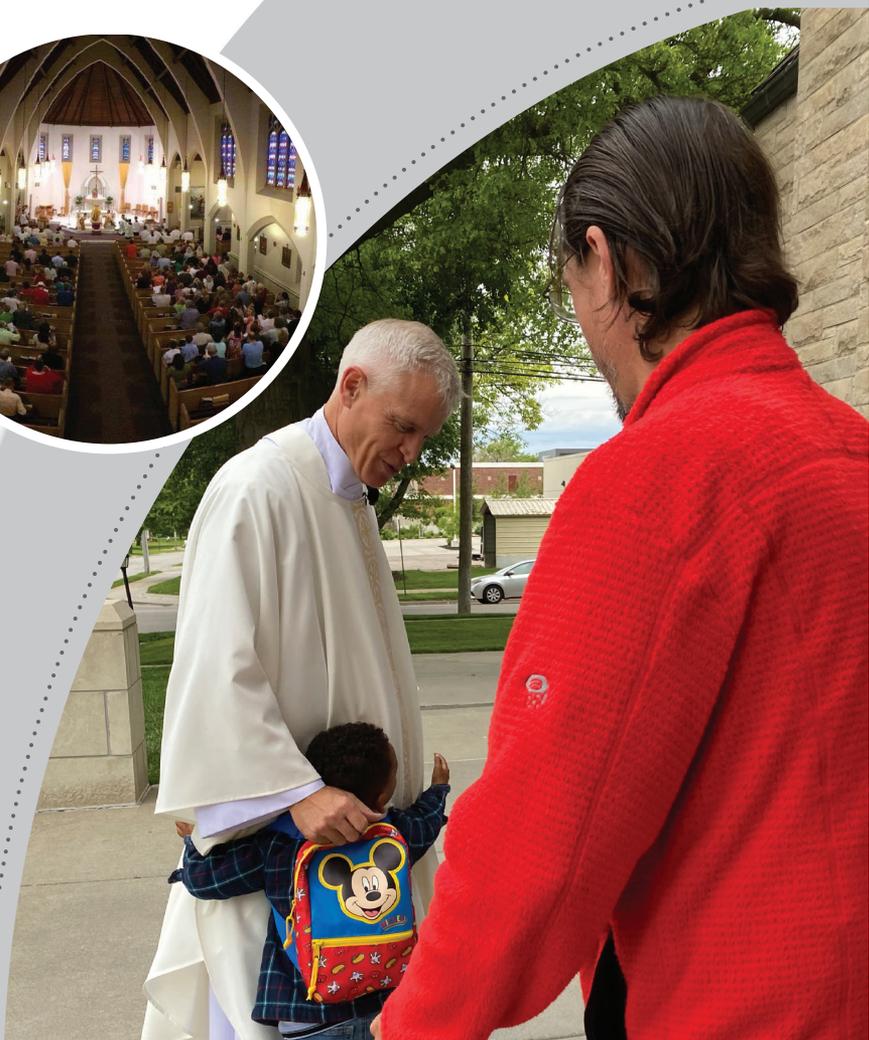
Subtotal: \$1,000,000

Cumulative Total: \$2,177,000

“As Blessed Sacrament parishioners for 43 years, we are thrilled and honored to be part of the *Community of Hope* campaign. We live in a great and prosperous country, and it is important that we honor God by giving him the credit for being so generous and providing for all of our needs. We are thankful for all He has done for us and are privileged to be able to give back. Praise be to God.”

TOM AND DEB CABELA
Honorary Chairs





THE BENEFITS

We believe that our plans have benefits for all parishioners. We will become financially solvent, address critical maintenance issues, and enhance our fellowship and ministry spaces – all while making our campus safer and more beautiful. We also believe this campaign will allow us to meet our goal of remaining *A Community of Hope* – both now and for the decades ahead. And we all benefit from any improvement that helps us in our journey to *know, love and serve God*.

THE WAY to HELP

A pledge is a non-binding commitment made in good faith.

To make it easier for donors to complete a pledge, we encourage commitments fulfilled over the three-year pledge period. A donor may satisfy his/her commitment through monthly, quarterly, semiannual or annual installments.

CASH/CHECK

The most common gifts received in a campaign are gifts fulfilled by cash or check. This allows Blessed Sacrament to address its immediate needs. Make checks payable to Blessed Sacrament Catholic Church with Capital Campaign in the memo line.

CREDIT CARD/ AUTO-WITHDRAWAL

Auto-withdrawal either by a checking account or credit card through online giving allows for convenient donations to be made automatically and consistently. This is convenient for both the donor and Blessed Sacrament. This may be set up online or by contacting the parish office.

SECURITIES

Appreciated charitable gifts of stocks, bonds or mutual funds offer special tax advantages and can be a great way to provide a significant gift to Blessed Sacrament.

REAL ESTATE

Gifts of property entitle a donor to an income tax deduction equal to the full market value with no tax on any capital gains.

LIFE INSURANCE

Donate an old policy by simply naming Blessed Sacrament Catholic Church as the owner and beneficiary. Or consider donating a new policy.

PLANNED GIFT

Planned giving is the process of carefully selecting the best method and assets for making a charitable gift. Such a gift can enable a donor take full advantage of the tax laws to accomplish their financial and charitable goals. A bequest contained in a will is the most common form of planned giving.

CORPORATE MATCHING GIFTS

A matching gift program provided through an employer or board membership may allow the donor to increase the value of their gift. Many companies match charitable gifts of employees, retirees or board members.

Note: *Please do not interpret this information as legal advice. Instead consult your own qualified professional adviser for specific recommendations.*



FULFILLING Your OBLIGATION

This chart serves as a guide as you prayerfully consider your level of support.

Total Gift	Initial 10% Investment	Balance	Monthly	Quarterly	Semi-annual	Annual
\$50,000	\$5,000	\$45,000	\$1,250	\$3,750	\$7,500	\$15,000
\$30,000	\$3,000	\$27,000	\$750	\$2,250	\$4,500	\$9,000
\$15,000	\$1,500	\$13,500	\$375	\$1,125	\$2,250	\$4,500
\$9,000	\$900	\$8,100	\$225	\$675	\$1,350	\$2,700
\$7,200	\$720	\$6,480	\$180	\$540	\$1,080	\$2,160
\$5,400	\$540	\$4,860	\$135	\$405	\$810	\$1,620
\$3,600	\$360	\$3,240	\$90	\$270	\$540	\$1,080
\$2,700	\$270	\$2,430	\$68	\$202	\$405	\$810
\$1,800	\$180	\$1,620	\$45	\$135	\$270	\$540

Note: The incremental payment examples are based on an initial 10 percent investment followed by the preferred payment plan for three years.

TO KNOW, LOVE, AND SERVE GOD.



CAMPAIGN LEADERSHIP

Pastor

Rev. Michael Morin

General Chairs

Ben and Maureen Mattern

Aaron and Becky May

Tom and Ann Safranek

Jason and Sherri Suelter

Honorary Chairs

Erich and Janet Broer

Tom and Deb Cabela

Campaign Committee

Chad and Mary Baker

Andy and Jennifer Barry

Mary Jo Bousek

Jon and Pat Burkey

David and Mary Caudy

Jacob Champoux

Tim and Janet Diedrichsen

Troy and Angela Euse

Marvin and Bonnie Evert

Nick Fielder

Andrew and Audrey Jenn

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Ken and Judy Kerkman

Katie Kudron

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Rich and Gail Lowery

Mark and Julie Main

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Curtis and Angela Nosal

Tuan and Thippy Nguyen

Kevin Ostdiek

Scott and Cassandra Paseka

Kurt and Jennifer Ramaekers

Michael and Jessica Reeb

Kenneth and Lynn Reuter

Jeff and Sara Sharp

Matthew and Meredith Stegman

Mark Tate

Mark and Mary Tvrdy

Derek Wietjes

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Development Counsel

Steier Group

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