

**Questions of Importance Related to the Capital Campaign  
Saint Michael and All Angels  
December 2005**

*When will the campaign begin?*

While a lot of preliminary work will go forward this fall, the actual campaign will not get underway until after the first of the year (2006).

*Is it prudent or wise to have such a campaign at this time, given the financial and other challenges represented by our stewardship needs and our bold response to Katrina?*

We have had little or no control over the timing of this acquisition. The Michaelson family, to whom the current property belongs, has been approached by a number of purchasers of late and, after many years of deferring consideration of a sale, chose this time to place it on the market. While in the history of our parish a few such opportunities for the acquisition of the current property have presented themselves, we believe that this particular opportunity will perhaps never again present itself.

*Are there current plans to build on the property now occupied by the apartments to be acquired?*

At present and for the foreseeable future no such plans have been formed. This acquisition represents an effort on our part to gain control of this property so that future generations will have the opportunity to “*dream dreams*” and act upon them.

*Does the anticipated campaign not conflict with our continuing support of our Jubilee Ministries and a desire within the parish to help in building new churches in our diocese?*

We are led to believe that in both the short term and the long term **all** of our ministries will be enhanced by these acquisitions. The native capacity of Saint Michael and all Angels Church to expand its programs and better nurture its communal life has been and will continue to be connected to our ability to reach out to others. We believe that you cannot have one without the other. As at various times in our past history, this is a time to when we are challenged on a number of fronts and our response needs to be both bold and faithful to what it is that we believe God in Christ desires of us.

*How much property to the north do we currently own and what will be the impact of the Michaelson purchase on our overall land holdings?*

We currently hold title to slightly one half of the existing property to the north. In acquiring the Michaelson’s property and buying from the City of Dallas the current street we will almost double the land size of our existing campus, going from 4.5 acres to 9 acres.

*Tell me specifically about the other properties to the north that we already own?*

In 2000 we quietly acquired the first and smallest of the approximately eight plots which compose the then existing apartment complex. The cost at that time was approximately one half million dollars, money quietly given by a number of faithful parishioners.

In 2002 a second, larger body of the apartment complex became available. Because the property, along with the earlier acquisition, directly abutted our current campus and because of its availability, a generous family in the parish provided us approximately 1.1 million dollars to acquire this particular parcel.

Because both of these properties were constructed in the late 1940's and early 1950's and had not been maintained to the level of the current Michaelson units we were forced to demolish both apartment complexes this past summer. The immediate advantage to the parish has been the addition of some twenty new parking spaces that have proven particularly helpful to our recently expanded Mother's Day Out Program.

In 2003 we had quiet word that the two story office building on the corner of Frederick Square and Lomo Alta was going to be put on the market for 5.6 million dollars. In the short amount of time available to us, a number of generous parishioners contributed 1.9 million in order for us to gain title to that complex. At present it is 90% occupied by for profit businesses, allowing us just enough earned income to both service our current mortgage and make minor necessary repairs.

*If the Michaelson property is available to us for 0.5 million, why has the campaign targeted a 12 million dollar figure?*

There are a number of critical reasons for this decision:

We are very anxious to retire the entire 3.6 million dollar indebtedness on the office building so that in the short term it will create a positive cash flow, allow us to be in a position to address any unforeseen capital needs and, in the long term, allow the parish to make necessary use of the space.

Other critical costs follow along these lines:

- anticipated environmental expenses related to the existing creek bed and major city drainage systems which currently run through the Michaelson property.
- acquiring from the City of Dallas the existing street, Frederick Square.
- our sales agreement with the Michaelsons calls for us to cover any and all closing costs.

*Will not this campaign have a negative impact on other necessary giving to the parish?*

On the surface one would think the answer to that question would be “yes.” In fact the historic experience of our parish, the current experiences neighboring churches involved in similar undertakings and the experience of a comparable parish to ours in Houston, Saint Martins, indicate that the reverse is true. While immediate giving may suffer slightly, in the long term it is clear that general giving only improves as a result of a capital campaign and the positive atmosphere it creates within the Christian community.

*How long will the campaign last and who will compose the leadership?*

It is anticipated that shortly after the first of the year we will begin a process of approaching every member of our parish family, asking them to make a one time gift, investment in our future. We are hopeful that our goal will be attained and the formal campaign completed by mid March, 2006.

Rita and Bill Clements have graciously agreed to act as our honorary chairs and Sylvia and C.A. Rundell have kindly agreed to take the lead as the hands on chairs of the campaign. We are deeply indebted to both these households. As we move into the actual campaign phase, hundreds of parishioners will be included in our efforts. Specifically, persons will be asked to handle responsibility for prayer, education, communication, calling and a gala celebration of our success.

*Will we be using a professional fund raising organization?*

No. Currently we believe this will not be necessary. Prior to the Michelson property coming on the market, we had contracted with an experienced fund raising consultant, Julie Siegel, to aid us in both improving our ministry of stewardship and encouraging greater support for the Saint Michael’s Foundation. Our timing could not have been better, for Julie’s experience at Saint Phillips School and other local non profits has been very helpful in the formation of our campaign plans. We are confident that her part time assistance and the vast experience of many members of the parish will provide the wisdom and creativity that such an enterprise demands.

*Is there a maintenance and/or space crisis at Saint Michael and All Angels?*

Over recent years your Vestry and Properties Committee have employed a variety of well regarded firms to analyze our actual needs, in terms of both properly maintaining the current facilities and projecting the existing needs of the parish. Available on our website, these analyses make for interesting reading. In their totality, they leave little doubt that if this generation intends to be good stewards of the parish we have much to do in both caring for our current property and also responding to conditions which currently prohibit numeric and programmatic growth.

Perhaps even more importantly, a close study of the parish's history reveals similar places in our life when much was needed to "*play catch-up ball*" in terms of building maintenance and, at the same time, there existed a need to prepare for future growth. The latter is in response to the truth/idiom that churches only grow or diminish, never staying perfectly stagnant.