



The Building *of* St. Mary's

PAST PRESENT FUTURE



In the latter years of the 20th century, Jackson was transforming from a small, quiet Southern town into a vibrant, growing regional center. This modernization, and its accompanying population expansion, ushered in new challenges for Jackson's only Catholic Church, St. Mary's. Anticipating growth, parish leaders embarked on an ambitious building plan for the St. Mary's campus. In 1998, a long-range planning process yielded a "wish list" of about 30 projects that parishioners believed would be needed to keep St. Mary's in line with Jackson's community growth. Major building projects on this parishioner-generated list included a ministry center with meeting rooms, a parish hall with kitchen facilities, a youth center, a new administration building, and a new gymnasium for St. Mary's School.

The Parish Building & Grounds Committee developed a construction plan called BUILDING OUR FAITH AND FUTURE. By the end of the first decade of the 21st century, however, it was clear that the initial goal of a single campaign to construct multiple new buildings could not be funded with parishioner donations.

PHASE I

Building St. Mary's campus would take "phases" - multiple capital campaigns spread over many years. ...wise stewardship was the goal.



Holy Family Hall

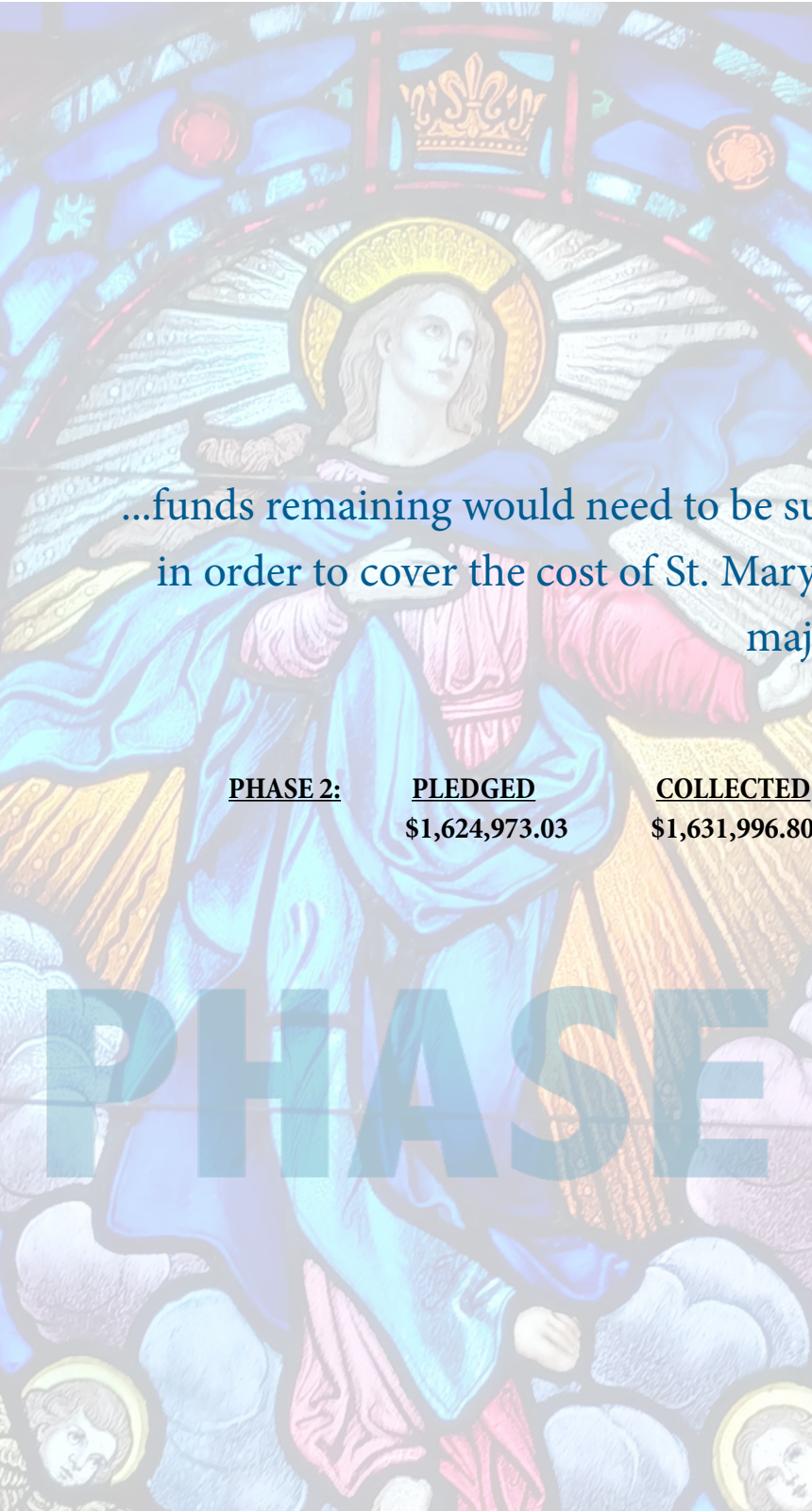


Divine Will and Mercy Adoration Chapel

PHASE 1: As collections were received in the initial BUILDING OUR FAITH AND FUTURE campaign, the challenge became matching the various needs of our parish family with available and anticipated resources. Parishioner participation through the Finance Committee and the Building & Grounds Committee was essential to managing the campaign funds; wise stewardship was the goal.

By 2010, collections for Phase 1 yielded sufficient funds to construct the ministry center (with a Perpetual Adoration Chapel) and the Holy Family Hall in a building that wrapped around the existing church. The parish was blessed, and has continued to be blessed as these facilities enjoy constant regular use.

<u>PHASE 1:</u>	<u>PLEDGED</u>	<u>COLLECTED</u>	<u>INCURRED COSTS (Ministry Center, HFH, Chapel)</u>
	\$2,470,536.61	\$2,353,182.80	(\$2,352,190.00)



...funds remaining would need to be supplemented
in order to cover the cost of St. Mary's remaining
major projects...

<u>PHASE 2:</u>	<u>PLEDGED</u>	<u>COLLECTED</u>
	\$1,624,973.03	\$1,631,996.80

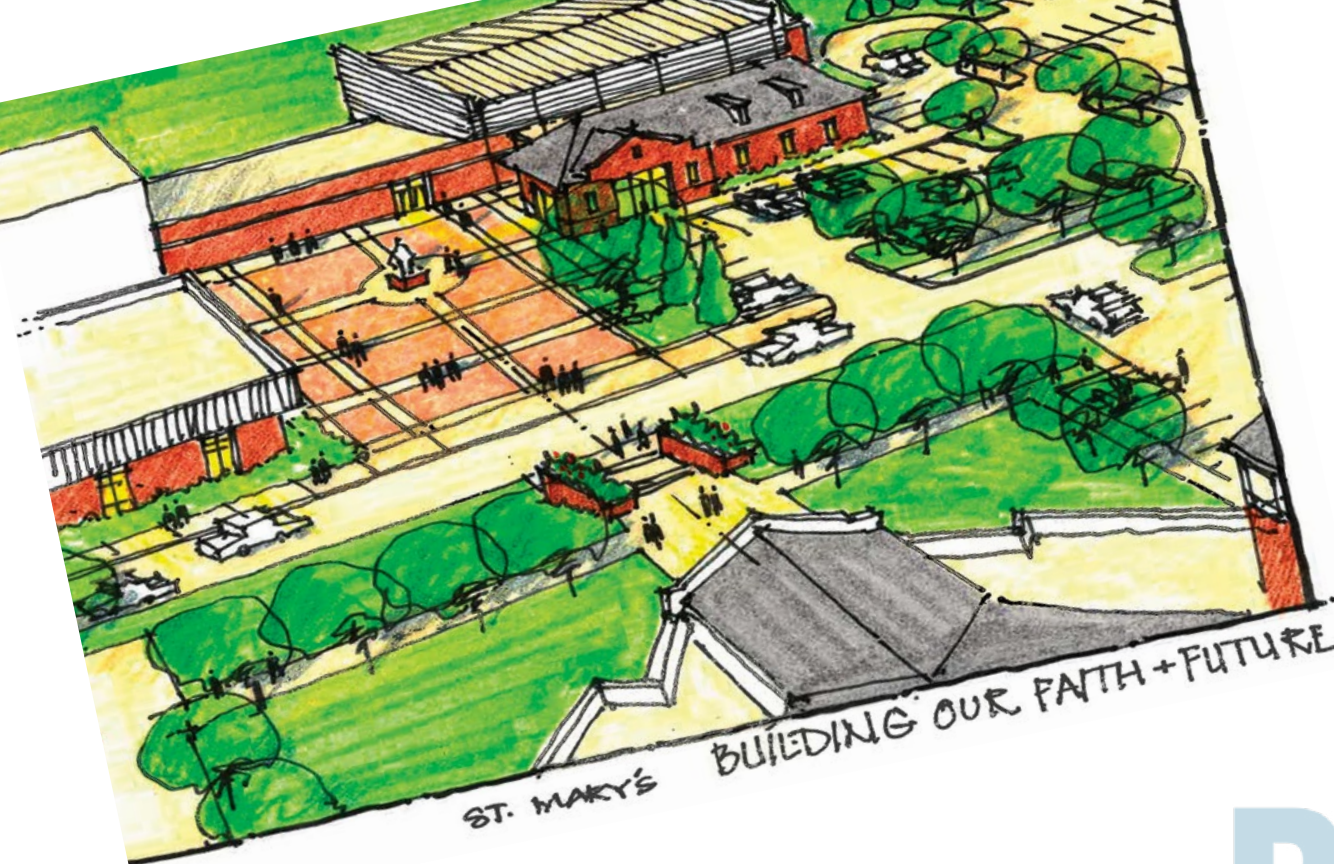
PHASE 2: Even as the new ministry center was dedicated in January 2012, the BUILD-ING OUR FAITH AND FUTURE Capital Campaign continued without interruption. As reported in the WestTennessee Catholic newspaper, "...more work needs to be done..." Phase II will include completion of a parish gymnasium complete with showers and dress- ing rooms, as well as a youth center... Phase III will fulfill the need to build new staff offices." However, as Phase 2 pledges were made and collections were received, it became apparent the parish lacked sufficient funds to cover all of these desired construction pro- jects.

While St. Mary's leadership team was contemplating the wisest way to prioritize these projects, Sacred Heart of Jesus High School parents and School Board stepped forward and expressed interest in launch- ing a separate capital campaign for construction of a new gym build- ing on the SHJHS campus. St. Mary's decided to re-focus its collected Phase 2 funds on other planned and desired projects, while SHJHS moved forward. Some parishioners had made BOFF Phase 2 pledges because of a particular interest in a new gym on this campus; those individuals were offered the option of transferring their pledges and donations to the SHJHS campaign, and some decided to do that.

<u>TRANSFERS TO SHJHS</u>	<u>NET PHASE 2 FUNDS</u>
(\$339,843.40) Donor Pledges	\$1,292,153.40

PHASE III





It was recognized that the Phase 2 funds remaining would need to be supplemented in order to cover the cost of St. Mary's remaining major projects, so it was decided to hold those collected funds in place while a next phase campaign was planned. Key projects, including the youth activity center and a new administration building, remained to be done. Whether sufficient funds could be raised to also build a new gym on the St. Mary's campus, and whether such a gym was still needed in light of the SHJHS action, was a matter for consideration by the Finance Committee, Pastoral Council and the Building & Grounds Committee.

PHASE III



PHASE 3: BOFF Phase 3, named THE CAPSTONE CAMPAIGN and launched in early 2017, set a goal of \$1,200,000 with the intention to combine the new money raised with the Net Phase 2 funds carried over from that campaign. It was hoped that sufficient funds would be available to build the Youth Activity Center, the new administration building, and possibly a new gym – but as planning progressed, it was clear that adding a new gym building would prove too costly. There also was concern about donor fatigue and the prospect that collections would fall short of the amounts pledged. That proved to be the case, so plans for the new gym were set aside in favor of dedicating some funds to renovate the existing school gym.

<u>PLEDGED</u>	<u>COLLECTED</u>	<u>GYM RENOVATION COSTS</u>	<u>PHASE 2 + PHASE 3 NET FUNDS</u>
\$1,129,675.24	\$888,985.16	(\$111,631.53)	\$2,069,507.03 (after gym work)

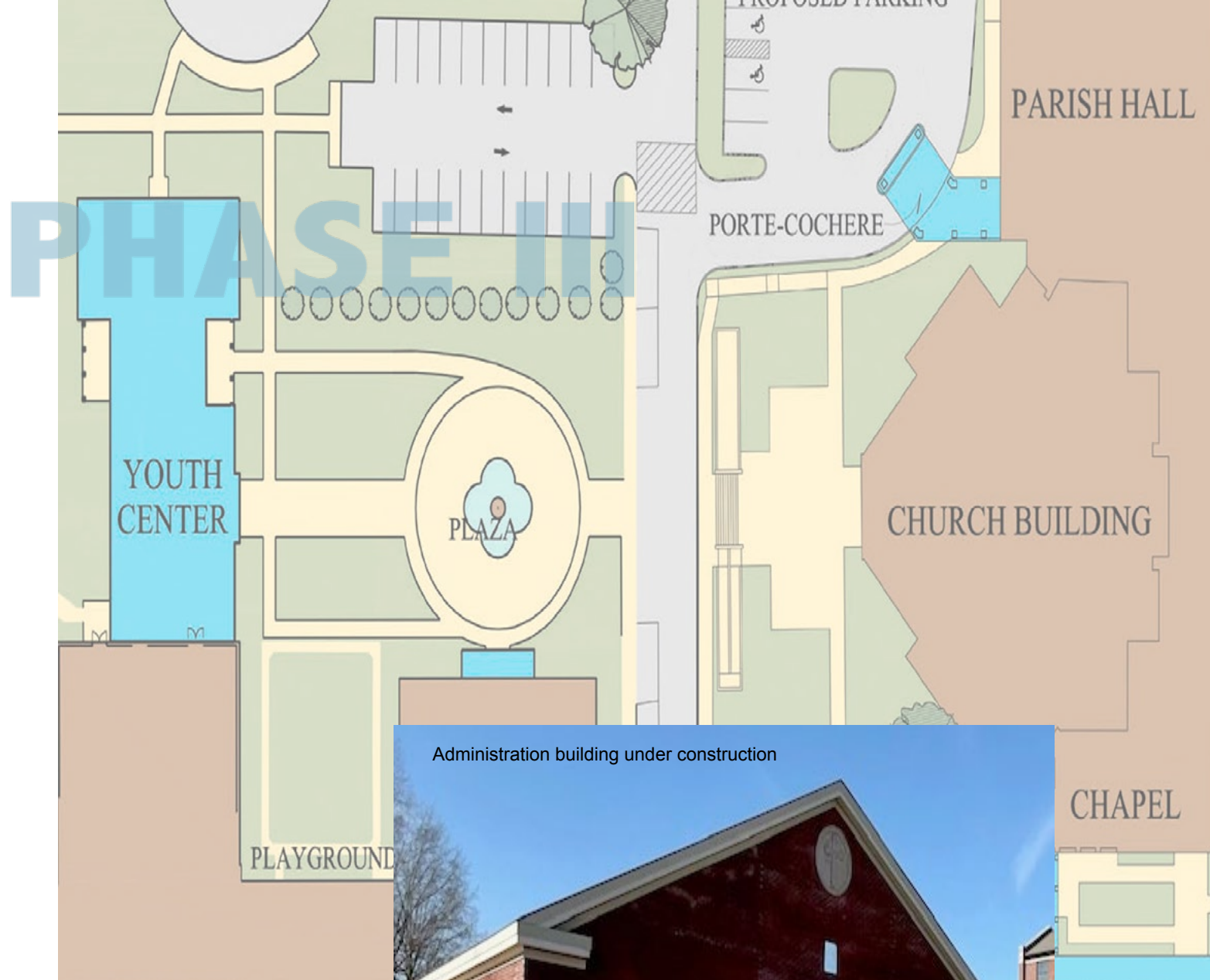
The combined Phase 2 and Phase 3 collections, reduced by the gym renovation expenses, was not sufficient for construction of St. Joseph Activity Center, so the primary focus shifted to a new administration building, improving access to the church and HFH (including new “handicap access” doors being installed in January 2023), and expansion of parking areas.

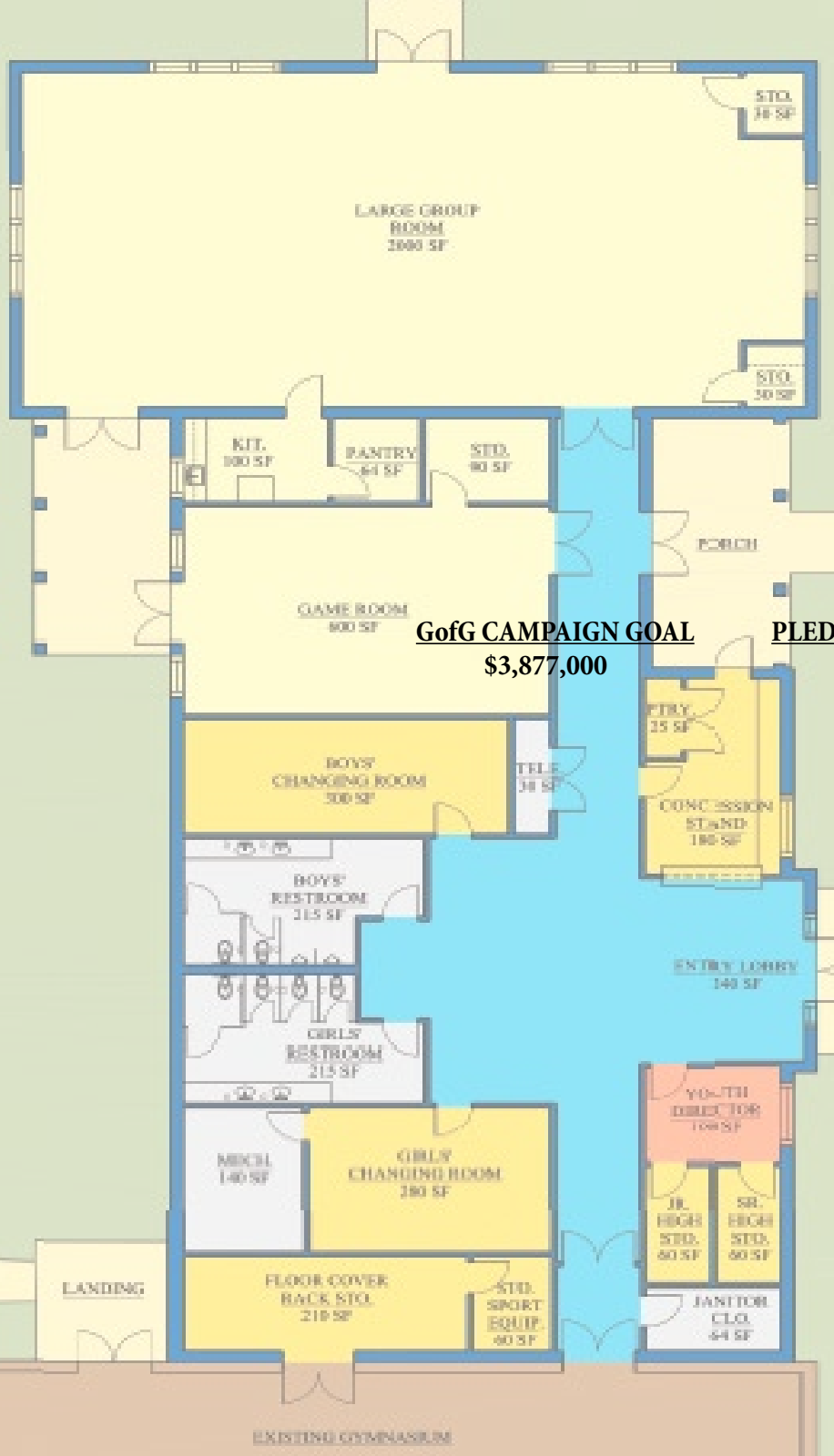
Despite the COVID pandemic, supply-chain impediments, and inflated construction costs, the new administration building will be occupied in early 2023 and construction of the improved drop-off entrance to the church and HFH will begin as soon as winter weather subsides. Those projects are contracted and paid with funds on hand. Additionally, HVAC is currently in process of being added to the SMS gym. A modest surplus of about \$175,000 exists that can be used to start the needed roof repairs.

PHASE III TOTAL FUNDS

(includes ongoing BOFF donations & interest on savings):
\$2,827,356.15

TOTAL COST of ADMINISTRATION BUILDING & HFH DROP-OFF:
\$2,651,346





GofG CAMPAIGN GOAL
\$3,877,000

PLEDGES (thru 12/31/22)
\$2,675,312.00

ST JOSEPH CENTER COST
\$2,900,000 (est.)

FLAT ROOF REPAIRS
\$500,000

PHASE 4: The Diocese of Memphis announced that in 2022 it would conduct a capital campaign, named UNITED IN FAITH, with a primary focus on funding four new endowments: Seminarian training; Deacon training; Priest retirement support; and youth/young adult outreach activities. Individual parishes were permitted to combine the diocesan campaign with their own 2022 capital campaigns, and several parishes determined to do that.

One of those parishes is St. Mary's, which launched the GENERATIONS OF GENEROSITY - United in Faith Capital Campaign in November 2022. This campaign, set for a 3-years duration, has as its primary new construction objective the long-delayed youth center, named the St. Joseph Activity Center. An additional important objective is repair of all flat roofs on the campus buildings, a critical step to prevent damage, mold, and other building rot from occurring.

To St. Mary's two capital projects is added the parish's contribution to the Diocese of Memphis United in Faith Campaign, a sum of \$477,000, which will be paid quarterly over the next three years (2023-2025).

The St. Joseph Activity Center for youth and families has been designed, and the campaign was kicked off with a major in-kind donation of \$1 million of the center's construction costs – a true blessing!

Several other necessary capital projects, totaling about \$410,000 to complete, have been recognized by the Building & Grounds Committee and will be accomplished if the funds raised exceed the GofG Campaign goal. However, these smaller projects are being deferred in favor of completion of the St. Joseph Activity Center.

For more information on Building St. Mary's or the Generations of Generosity-United in Faith Campaign, please visit [Generations of Generosity-United in Faith](https://www.generationsofgenerosity.org) --[St. Mary's Catholic Church \(tn.org\)](https://www.stmaryscatholicchurch.org) or call the parish office at 731.668.2596.