

ST. JAMES CATHOLIC CHURCH

Case for Support

Dated: June 21, 2026

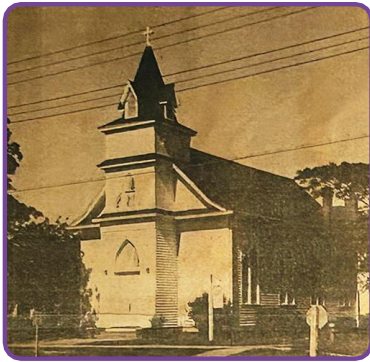




A Call to Build Future Blessings

St. James has always been a parish built by the faith of its people. Every generation has given generously so that others could encounter Christ, grow in community and experience the love of God written within these walls. Today, we are invited to step into that same legacy.

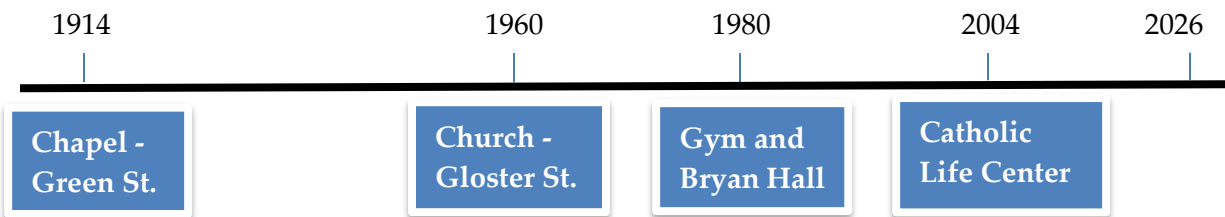
Our Legacy of Faith and Our Strength for the Future



Our St. James legacy started the moment the first chapel was built in 1914 on Green Street with about 20 families. Those early families gathered in homes long before a church building existed. Their dedication laid the foundation for our next, larger church that was built on Gloster Street in 1960 when the parish had grown to over 460 families. Continued growth led to the construction of the gymnasium and Bryan Hall in 1980, and then the Catholic Life Center in 2004, which remains a thriving hub for ministry, formation, and community life.



Today, St. James serves more than 900 households across six weekend Masses. We are a multilingual, multi-generational parish shaped by active ministries, thriving families, and strong sacramental life. It is our hope that our people are engaged, committed, and devoted to building a church where all are welcomed and strengthened in their walk with Christ.



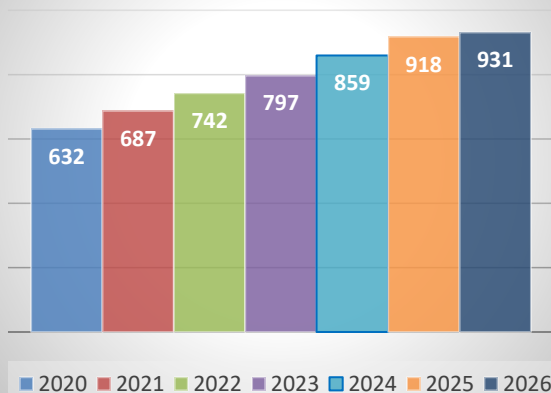
This history reveals a clear pattern. St. James has always stepped forward when God opened the door for growth. We have built before. We have expanded before. We have invested in our future before. Every time, the parish emerged stronger, more unified, and more capable of serving the community around us.



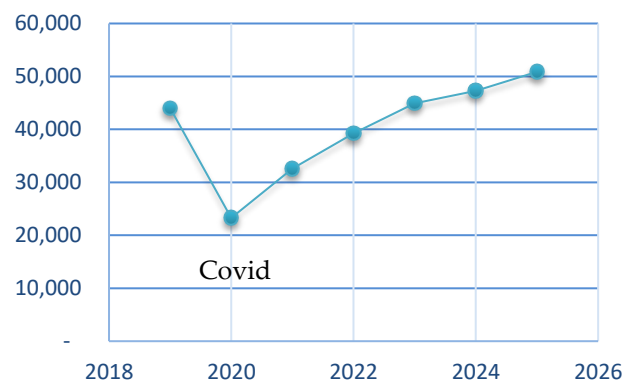
Building Up the Body of Christ

St. James is growing! For the recent five months, Jan 2026 – May 2026, Mass attendance is up 19% over last year. Since 2022 (post Covid), registered households have increased from 742 to 931, a 26% increase. Overall Mass attendance for this same period has increased 30%. Even after adding two additional Masses, our sanctuary still exceeds our 250-person capacity about 80% of the time, leaving more than 140 parishioners (on average) without seating at these two services.

Registered Households

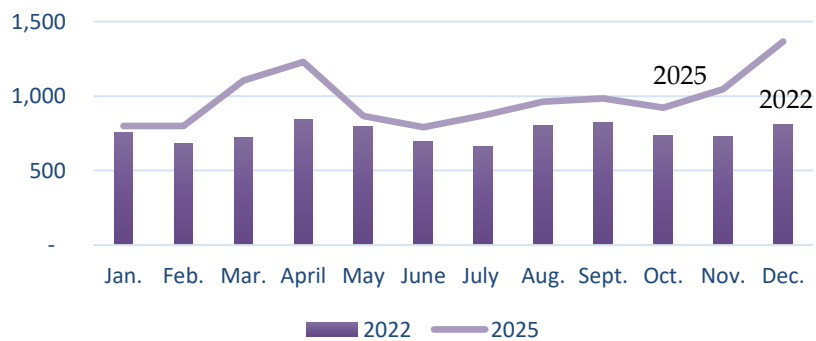


Mass Attendance by Year 2019-2025



Avg. Weekend Mass Attendance by Month 2022 vs. 2025

Overall 30% Increase



Growth is also overflowing into Youth Faith Formation, OCIA, Baptisms, Confirmations, and family events. This growth is a blessing and a clear sign that our community is fully alive.



Our Challenge: A Sacred Space That Is Not Serving Our Entire Family

Our church facilities and worship space no longer meet the needs of our expanding parish. Every week, the campus struggles to support the energy and vitality of our ministries.

- Attendance regularly outpaces sanctuary seating at two of our most critical and largest Masses, at special large sacramental gatherings (i.e. weddings, funerals, First Communion, Confirmation), as well as Masses for ACTS celebrations, Christmas, Easter, Ash Wednesday, etc. At times, attendance can be as high as 700 people! This is causing families to leave or just not come at all. Lack of seating also presents challenges with fire code regulations and building security. Even though some of these larger Masses are moved over to Shelton Hall, we also exceed the 400 person seating capacity of Shelton Hall. Over the past 12 months, there have been 10 Masses that have more than 400 people in attendance. We also believe a “hall” is not a true sacramental place of worship, nor is it a great first impression for visitors.
- There are only two toilets, with only outside access that are small and outdated that insufficiently serve over 900 people at the weekend Masses.
- There is a lack of vestibule space for parishioners to gather, connect, and form relationships.
- We have many families with young children gathered in a cry room that fits only a few. Also, bridal parties make a long trek from the CLC to the Church without privacy and sometimes in the rain, snow, and ice. A combination Cry Room and Bride’s Room would make more sense.
- Confessionals are too few, lack privacy, and are hard to access for the handicapped.
- A Chapel would be more appropriate when there are small gatherings for Adoration and daily Masses, to save on heating, cooling, and electrical costs.
- Our choir, which lifts the hearts of all, sing from a space that is cramped and needs better acoustics and electrical logistics.
- Storage space is very limited for altar supplies, seasonal décor, usher supplies, etc,
- There is a steady flow of traffic between the Church and the CLC and yet there isn’t any protection from the weather. People do not have a place to gather and visit after Mass in church or outside in a finished “green space”. Parking needs to be improved as well.

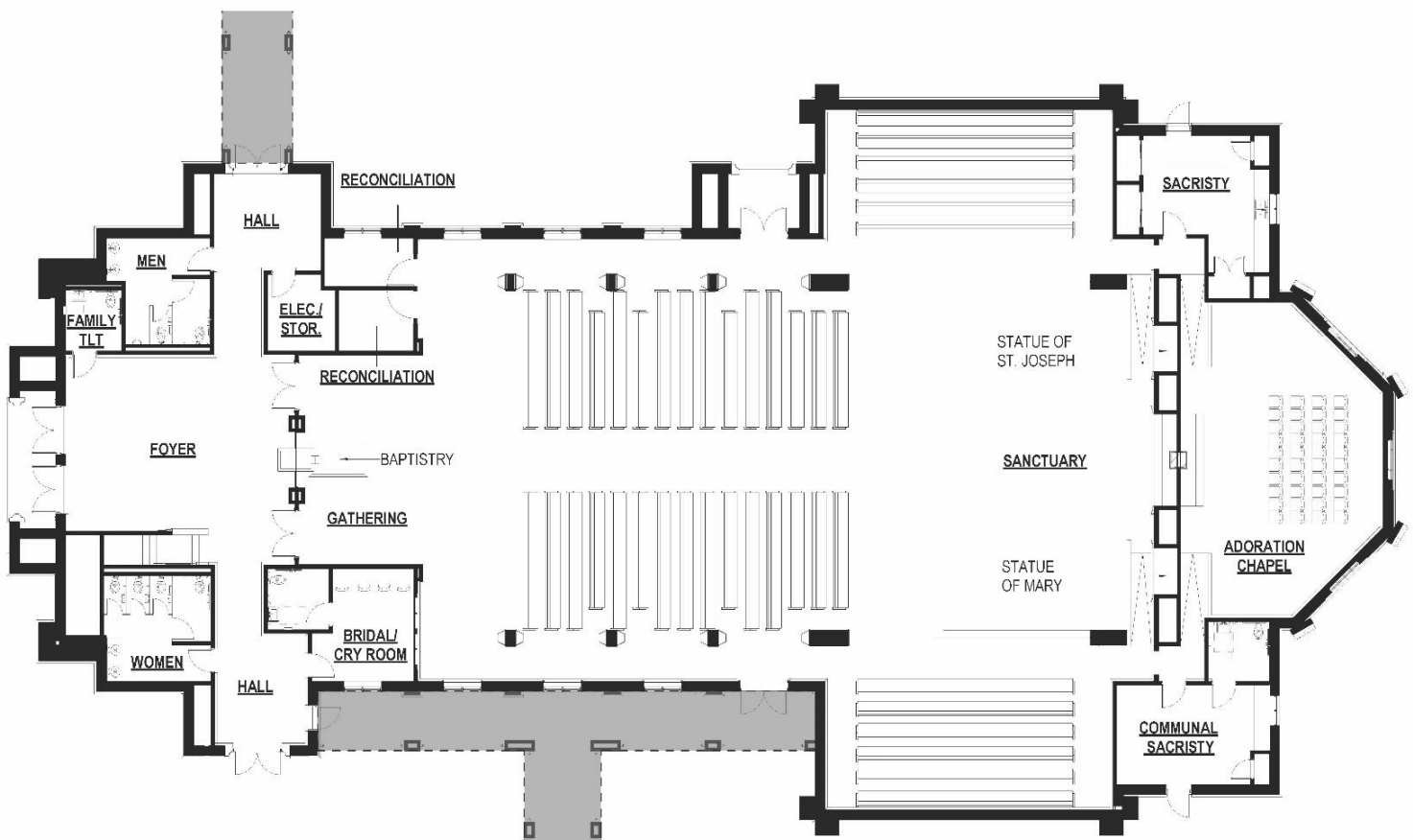


Expand and Create a Home That Welcomes and Lifts Every Heart

Our plan is simple. We want to create a space and a table that is big enough for the whole family! However, this plan isn't just about a bigger building. The real story is about a better worship experience – reduced crowding, room for future growth, and strong worship environments for both English and Spanish-speaking parishioners.

Since October 2025, our Building Design Team has been working very diligently with JH&H Architects, based out of Flowood, MS, to help us devise a building plan. We believe they have proposed an exciting plan that overcomes all of the challenges in our current space.

The **Interior First Floor Plan** is presented below. It more than doubles our seating capacity, taking it from 250 to 650.



Note, the Choir Loft is not presented here.
It will be located on the second floor.



Why Now?

St. James is experiencing a moment of grace and growth. Our parish family is larger, more active, and more diverse than ever before. Our church building no longer matches the vitality of our parish life. The limitations are not occasional inconveniences. They are weekly realities. If we wait, we risk turning people away - not intentionally, but simply because we lack the space to welcome them well. Also, as the shortage of priests continues, we too must be prepared to possibly consolidate masses in the future into a larger worship space.

Our parish is spiritually vibrant, financially stable, and debt-free, and construction costs are always rising. We believe we have the leadership, the momentum, and the shared desire to build a church home that can serve all who come to worship and grow in faith. Every generation before us has responded to God's invitation to build. Now it is our turn.

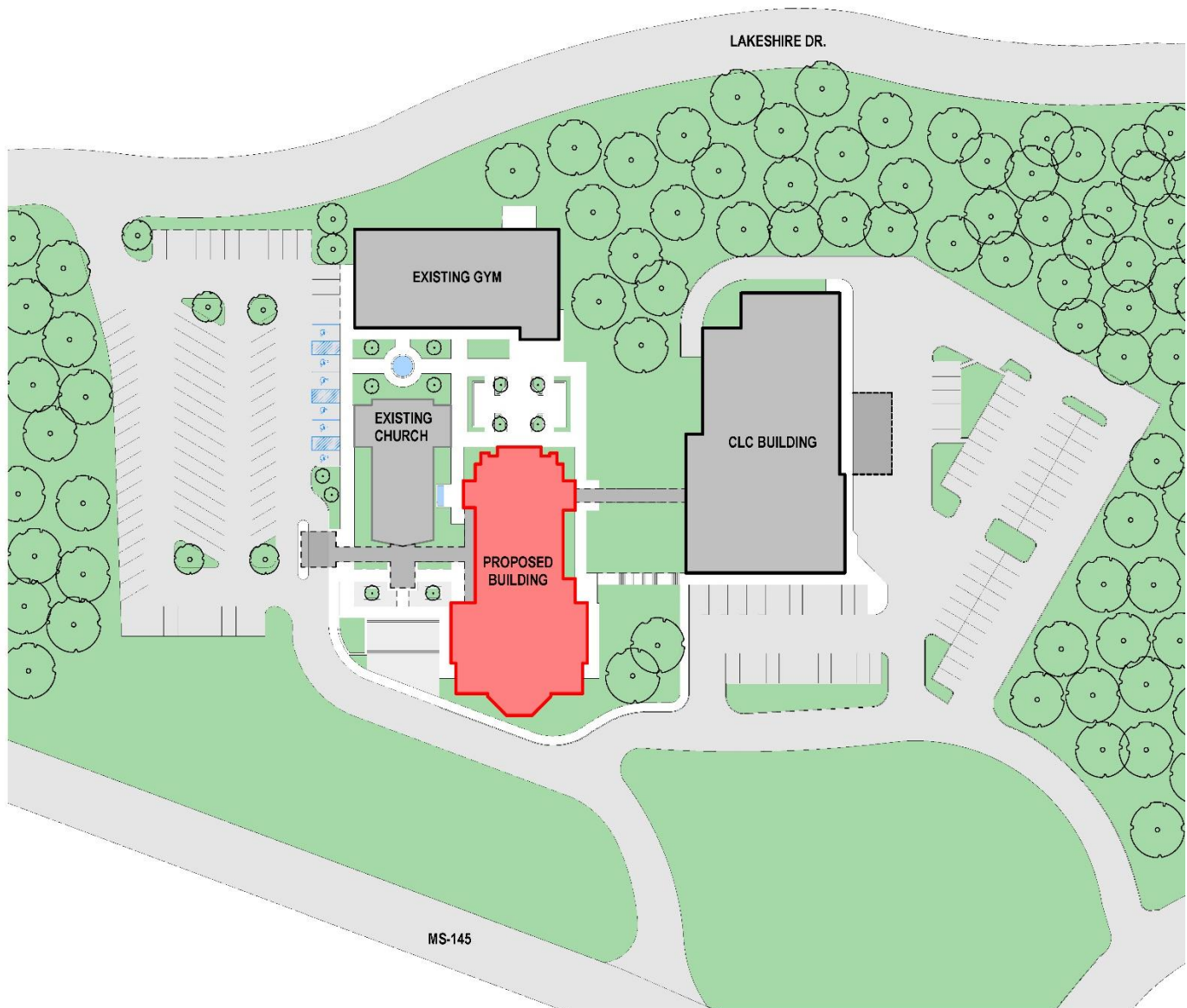
This is an **Exterior, Gloster Street Rendering** of the proposed new church design provided by JH&H Architects:





Site Plan

This is the proposed **Arial View of the Site Plan**, as provided by JH&H Architects:





Investment Summary

JH&H Architects has prepared an estimate to construct a new Church. The all-inclusive total is **\$12,500,000**. This includes the funds to transform the current Church building into **Saint Carlos Acutis Hall**, a center dedicated to youth ministry and faith formation.

The existing Church cannot accommodate our present needs and growth. It is a historically important part of our Catholic community, and its beautiful stained-glass windows will be preserved to inspire a new generation of Catholics. The renovation will be minimal, functional, and practical. A bathroom will be added, the pews will be removed, and overhead/ roofing needs will be evaluated. This immediately transforms the interior into an inviting and inspiring space that can also be used for small receptions, workshops, and meetings. This allows Shelton Hall to be used for other activities during peak Faith Formation periods.

The Knights of Columbus building will be torn-down to make room for more parking. Their future space will be relocated to another campus building, possibly the CLC. A summary of the Building Components Costs is as follows:

Investment Summary	
BUILDING COST COMPONENTS	\$ AMOUNT
New Church Structure	6,850,000
Covered Connectors and Parking	1,250,000
Landscaping, Courtyard, & Statuary	750,000
Pews, Audio and Video Equipment	565,000
Architect Fees	726,000
Total New Church Building Costs	\$ 10,141,000
Contingency for price increases over the next three years (15%)	1,523,000
Tear-down the Knights building and re-purpose the existing church	170,000
Generis Consulting Fees and Marketing Fees	70,000
5% Diocese Cathedraticum Fee (computed at a 50% discount during the first 3 years of giving)	596,000
TOTAL PROJECT COST	\$ 12,500,000



What Is My Financial Commitment?

The goal of the Capital Campaign is to seek 100% engagement from all of our St. James parishioners over a three-year period. Construction will then take place in years four and five. This project will only be successful with transformational and sacrificial gifts.

The left-hand side of the table below outlines our financial plan with various giving levels (tiers) to reach \$12.5 million. The right-hand side of the table indicates your pledge for each tier based on an annual, monthly, or weekly amount. For example (see * below), we are asking eight people to each give \$100,000 over a three-year period. That means \$33,333 per year, \$2,778 per month, or \$649 per week. Please prayerfully consider which tier below you can commit to (above your current offertory donation) on an annual, monthly, or weekly basis.

# of Gifts	3 Year Gift	Total of Level	Your Pledge Annually	Your Pledge Monthly	Your Pledge Weekly
2	\$1,500,000	\$3,000,000	\$500,000	\$41,667	\$9,740
1	\$1,000,000	\$1,000,000	\$333,333	\$27,778	\$6,494
5	\$500,000	\$2,500,000	\$166,667	\$13,889	\$3,247
5	\$250,000	\$1,250,000	\$83,333	\$6,944	\$1,623
* 8	\$100,000	\$800,000	\$33,333	\$2,778	\$649
10	\$75,000	\$750,000	\$25,000	\$2,083	\$487
14	\$60,000	\$840,000	\$20,000	\$1,667	\$390
22	\$30,000	\$660,000	\$10,000	\$833	\$195
30	\$15,000	\$450,000	\$5,000	\$417	\$97
40	\$9,000	\$360,000	\$3,000	\$250	\$58
50	\$6,000	\$300,000	\$2,000	\$167	\$39
100	\$3,000	\$300,000	\$1,000	\$83	\$19
MANY	< \$1,000	\$290,000			
\$12,500,000					



How Did We Get Here?

Where we are here today is the result of four years of study, prayer, committee work, architect review, and financial analysis with many people involved in the process. Please see the major milestones recorded in the following timeline.

March 2022	A Site Use & Planning Team (SUPT) of 9 individuals is formed and meets biweekly to assess the building needs for the entire campus. Many staff and parish volunteers are interviewed to determine the needs. SUPT walks the entire campus assessing the needs and future potential in a variety of scenarios. A local architect is employed to draw up rough site plans.
October 2022	SUPT presents their Master Campus Plan (MCP) recommendation, including the architect drawings to the Finance Council.
March 2023	Finance Council responds back, basically saying that because there isn't an immediate building need, everything is on hold and the MCP is to be kept confidential until a true need arises.
May 2024	The Staff starts to realize building needs are becoming a reality and obtains permission from the Finance Council to move forward with a more formal assessment.
June -July 2024	The Staff meets to discuss and prioritize needs with Fr. Tim and Mark Williams (Finance Council Chair). Fr. Tim invites all SUPT members to serve again.
Aug - Dec 2024	SUPT resumes and gets up to speed. They discuss the needs and priorities in conjunction with Staff recommendations and with Fr. Tim. The main driving issue of a new church is the dire need for bathrooms. Alternative solutions are researched to include an addition to the current church, adding new bathrooms only, or installing a Covered Walkway between the church and the CLC (that already has excellent bathroom facilities). Bids from contractors are solicited. SUPT also evaluates 5 different Capital Campaign consulting firms.
Oct - Dec 2024	Numerous questions were raised by the Finance Council and meetings ensued to gain a better understanding of the project at hand and what would be the best use of funds.
January 2025	SUPT presents their final recommendations to both Councils and Fr. Tim.
February 2025	Fr. Tim and both Councils agree to move forward with a Capital Campaign Consulting firm to assess our readiness to move forward with a Capital Campaign.
March 2025	The Day of Discovery event is conducted at St. James with Generis leading the event. They spend the whole day interviewing various stakeholder groups to obtain their opinions on the general spiritual, leadership, and financial health of the parish. Rhonda Swita prepared and submitted over 30 reports to support their study.
May-July 2025	The results of The Day of Discovery is shared with St. James parishioners electronically and at two Q&A sessions.
September 2025	Contract is signed with Generis to move forward with a Feasibility Study, to discern with wisdom and unity whether St. James is ready and able to move forward with building a new church.

How Did We Get Here? - Continued

Oct 2025 - Apr 2026	A Building Design Team of seven members is formed and meets weekly with Fr. Tim to collaborate with newly hired JH&H Architects to develop a conceptual layout and preliminary cost estimates. Three different designs are entertained: 1) <u>Add the new church to a re-purposed church building.</u> (Not chosen because it would severely limit design options. The current church is an A-frame and was constructed in 1960.) 2) <u>Demolish the existing church and build a new church in its place.</u> (Not chosen because the existing church is still structurally sound and can be converted into another purpose that will have synergy and flow with the new church.) and 3) <u>Re-purpose the existing church and build a new church in the "green space" between the existing church and the CLC</u> (Option chosen as it offered the best overall solution). Various seating capacities and church designs were also considered.
December 2025	A Donor Capacity Study is conducted by Generis to determine the collective "giving capacity" of our parishioner base to support the project.
Sept 2025 - June 2026	A preliminary Marketing Team of five individuals is formed to help create a logo, theme, and a Case For Support document that will be shared with the parish during the Generis 25 interviews and the Parish-wide Survey. It was reviewed and edited by Generis Consultants, Fr. Tim, the Marketing Team, the Capital Campaign Co-Chairs, and Mark Williams (Finance Council member), close to a hundred times to make sure it included all relevant information.
May 2026	Generis consultants conduct one-on-one interviews with 25 thoughtfully selected, diverse parishioners to gather honest feedback and spiritual insights about our parish's direction and readiness.
June 2026	The Case for Support document is updated again to include significant comments from the 25 interviews.

All throughout this process, when appropriate, a variety of professionals were consulted, i.e. engineers, architects, construction professionals, financial experts, marketing professionals, fund-raising experts, and diocesan experts. We relied on the help of many outside experts in our decision-making process.

We also consulted internally with many of our St. James parishioner groups at various times throughout the entire process. We are extremely grateful to each of them.

Parish Staff – 12 members

Finance Council – 7 members

Pastoral Council – 9 members

Building Design Team – 7 members

Marketing Team – 7 members

Prayer Team – 10 members

Site Use and Planning Team – 9 members

Capital Campaign Team – 2 Co-Chairs (Robin Haire and Rhonda Swita)



Other Considerations

- 1. Who will be on the Capital Campaign Team?** Robin Haire, a Certified Financial Planner and business owner, and Rhonda Swita, a retired CPA, will both serve as Co-Chairs. Robin and Rhonda both have prior fundraising experience and are excited to take on this challenge. If we move forward with the Capital Campaign, they will recruit others to assist in these efforts. They will also work closely with the consultants to implement a sound and proven fundraising plan.
- 2. Where will Mass be celebrated while construction is in progress?** Mass will continue to be celebrated in the current church. If construction makes it prohibitive, Shelton Hall can always be used as a backup.
- 3. What is the plan for parking?** To accommodate a church capacity of 650, we estimate about 200 parking spaces are needed (3-person average per vehicle). With the tear-down of the Knights building, 95 spaces will be available on the south side of the church. We also have 50 spaces at the bank and 79 spaces on the lower level of the CLC. That makes for a total of 224 available spaces. Other parking options include: 1) Work with Huntington Bank to firm up the previous parking agreement, 2) Provide golf cart service to transport parishioners to/from longer distances (i.e. lower level of the CLC). 3) Have access to the CLC for parishioners to travel to/from the church, and 4) Consider adding more parking to the driveway that accesses Gloster St.
- 4. How are parishioners being called to participate?** It is our goal to have 100% pledge participation, above the regular offertory contribution. Our Capital Campaign Team will reach out to parishioners in a variety of ways. Many volunteers are also needed to help solicit these pledges and help in other important ways.
- 5. How do I know my Capital Campaign contribution will be used for the new church and not another expense?** Contributions to the St. James Capital Campaign are classified as restricted donations. This means that under nonprofit accounting rules, these funds are legally restricted for use in building a new church and cannot be redirected to other expenses without donor consent. If for any reason the Capital Campaign or construction is put on hold, these restricted donations will be moved from the separate Parish Capital Campaign bank account to a diocesan interest-bearing savings account until the project resumes. To ensure proper accounting is followed, this will become an added item to the Finance Council's normal meeting agenda and will require sign-off by the Office Manager, Director of Parish Development and the Chair of the Finance Council.
- 6. How can we be assured there will be an accurate accounting of these funds?** Our Capital Campaign funds and construction expenses will be managed by our Business Manager with oversight by the Capital Campaign Co-Chair, a retired CPA. A separate bank account will be established to receive these funds as well as to pay for the new church building expenses. During



Other Considerations - Continued

the first couple of years as funds are being raised, these funds may be temporarily transferred to a separate diocesan interest-bearing savings account. For transparency, detailed reports will be provided regularly to the Pastor and the Parish Finance Council, with progress updates shared periodically with the parish. Furthermore, the Diocesan Office of Temporal Affairs maintains real-time access to our ParishSoft accounting records. Our finances are also internally audited by the Diocese with reports reviewed by the bishop, diocesan leadership, our Pastor, and members of the Parish Finance Council. Restricted donations and related expenditures are subject to rigorous review. Donations are traced from donor contribution statements to the parish bank account and in reverse to ensure accountability. Once the construction of the new church begins, the Parish will require American Institute Architects (AIA) draws or other acceptable billing forms be used to evidence all work has been performed in a satisfactory manner and dollars spend adhere to the construction budget.

- 7. How much will be financed with debt?** Our goal is to raise the full amount needed through the generosity of our parish family. By doing so, we can move forward without relying on financing. However, as we discern together and see how the parish responds, we will carefully consider all available options to complete this important work. One option could possibly include funding from the diocese at a rate that is typically below the market rate.
- 8. Our vision for a new church is inspiring, but how can we consider building a new church when not everybody gives?** We are currently making a concerted effort and progress towards increasing parishioner awareness to tithe regularly. (For the last ten months of our fiscal year, our offertory contributions are up 18% over last year!) We will strategically solicit for the Capital Campaign, asking parishioners to give from their “fixed assets” (as annual contributions usually come from earned income). Also, many times people find it more exciting to invest in a physical, tangible building rather than an operating budget. Finally, over the financial history of St. James, God has provided enough income for all of our needs, and we believe He will continue to do so into the future.
- 9. What if the comprehensive building plan exceeds our ability to fund it?** If our fundraising results fall short of funding the entire plan, we will proceed thoughtfully and take the next strategic step based on the parish’s priorities and the generosity of the gifts received.

NOTE: This proposal did not emerge from a single meeting. It is the result of years of prayerful discernment, professional consultation, financial analysis, and volunteer leadership. These people responded to God’s Will of faithfully serving future generations of our St. James community. We greatly appreciate everyone who participated in this process.

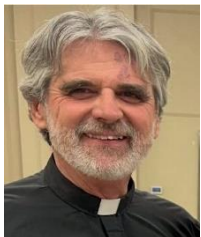
Summary

We invite every family to enter into this effort with prayer, trust, and hope. Your participation matters. Your generosity, no matter the size, builds something lasting. Each contribution becomes a blessing that will echo long after today, shaping the lives of all who will worship, learn, and grow at St. James in the years ahead.

The *Building Future Blessings* campaign is more than a building project. It is a spiritual invitation to continue the mission Christ gave us: to build up the Body of Christ. It is our legacy.

Together, we can continue this legacy. May what we build today become a blessing for tomorrow.

With utmost gratitude and excitement for our future,



Fr. Tim Murphy
Pastor



Rhonda Swita
Director of Parish Development

Our current and future blessings...

