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FAQ'S: our new property

Incarnation Parish Capital Campaign/ 818-242-2579

When (and Why) did we purchase the new property?

When Father Paul first came to our parish in 1999, he met with our ministries to ascertain our needs. The overwhelming response was, "We need more space!" Fr. Paul began investigating the feasibility of building a new parish center on our existing property. The first plan involved tearing down the rectory and building a new center on the site of the parking lot and rectory on Brand Boulevard. The plan proceeded with parish support, and a vigorous capital campaign began in 2002 to raise \$4 million. Meanwhile, construction costs in our area were skyrocketing, and the projected costs were rising accordingly. We, therefore, had to scale back the size of our building plan. In 2006 our

neighbors across the street, the First United Methodist Church, decided to sell their property as the membership of the congregation had plummeted. They wanted their property to remain a religious site, and offered to sell it to us at a bargain price. With this purchase we were able to keep our rectory and parking lot, and our priests would be able to continue to live on site. We were also able to acquire expanded grounds and much more building space. Our parish, with the advice of the Archdiocese, agreed that the purchase would be a wise investment. The property was acquired in 2006 for \$7.1 million, using the capital campaign funds (\$3,277,034) as a sizeable down payment. The Archdiocese loaned us \$3,375,219.

Why are renovations taking so long to complete?

The prior owners, the First United Methodist Church, had been experiencing a marked decline in membership for many years. There was a great deal of deferred maintenance that needed to be addressed for safety and health reasons before we could use the property. The first building to be renovated was our rectory, which had been slated for demolition before the new property became available. The next focus was the Church on Central Street, so that we could begin renting it and benefiting from that income. Problems with the outside fences and landscaping were then addressed and corrected. Work began on the Education Building in 2007. The pre-school has been completely renovated. A large room in the basement has been remodeled and the confirmation class is

using it every other week. Currently we are finishing the remodeling of the classrooms, new additional bathrooms near the gym, a brand-new kitchen, and a media center.

All of these projects required extensive planning in order to get the many necessary renovations done in a logical sequence. The Archdiocese requires all parishes to use an approved list of contractors for work on parish properties. That is why we cannot simply call upon parishioners to do the work. Former parishioner and school parent Ed Farrage, who is a contractor, has gone through the process of being approved by the Archdiocese. We contracted with Mr. Farrage for work on the rectory, the Central Church, and the Education Building.

Incarnation Parish Capital Campaign

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If you would like to
help, we welcome
you!

We're on the Web!

See us at:

www.incaglendale.org

What is the financial status of the new property?

July '06 Purchase Price: \$7.1 million.

Down Payment: \$3,277,034

Archdiocesan Loan: \$3,375,219

1st Trust Deed payable to First United
Methodist Church: \$450,000—due 7/08
and paid 7/08

Last summer, after retiring the First Trust Deed of \$450,000, we were unable to make our second principle payment of \$479,000 to the Archdiocese, and we have another payment due this July for the same amount.

We have been able to make all interest payments, thanks to the income being generated by the new property.

Current Balance: \$2,879,779

Payment due to the Archdiocese in July of 2009: \$978,000

Renovations to the rectory and the buildings on the new property have come from savings in the Church's Investment Pool at the Archdiocese.

When is the new kitchen going to be ready for banquets?

Soon! The kitchen should be finished by the end of July. The brand-new and expanded bathroom facilities are almost completed—hopefully by the end of May. The new Fireside Room, which will house the Media Center, should also be completed by the end of May. When these projects are complete, we will have a wonderful revenue generating space for large parties, wedding receptions, and meetings.

When will the Pre-School be taking applications?

Our new pre-school is generating a lot of interest! We have a wonderful director, Mrs. Muscarella, and the school facility is brand-new and spacious. We are eagerly (and patiently) awaiting final approval by the State Licensing Board. As soon as we are granted the license, we will begin taking applications.

What will be the name of our new property?

Good question! We are in the process of taking suggestions for a great name for the property, which will reflect our parish's vision for the future. Any ideas?? Stay tuned—we may initiate a contest to find the perfect name.

I had indicated an interest in establishing a memorial for a loved one during the last capital campaign. Is this still possible?

We have not forgotten you or our promise to acknowledge your donation during the 2002 capital campaign! We will soon be contacting prior donors to have memorials transferred to the new property, and will also be offering additional memorial options. That list will be published soon. As mentioned in our original campaign, there will be a Tree of Life Memorial at our new property that will acknowledge different levels of giving. We are grateful for every donation, no matter how great or how small.

Who should I contact if I have a great idea for fundraising or would like to help with the capital campaign?

Please know that we welcome your help! Feel free to contact Thelma Sugay at 818-246-0529, Ben Aranda at 818-956-9965, Pat Camp at 818-549-9490, or Rita Guild at the Parish Center, 818-242-2579. You can also reach us at www.incaglendale.org. God Bless You!

Watch for updates in the Sunday Bulletin distributed after all Masses.