

Saint Anne Catholic Church

Campus Plan Update &
Construction Fundraising

October 4th & 5th, 2025

*“Faithful in Every
Generation”*





Saint Anne

Catholic Church
Seal Beach, California

“Faithful in Every Generation”

Parish-Wide Meeting

Renewing with Purpose: A Replacement Project

- **Father John Shimotsu**
 - Mission for the Campus Plan
 - Project Update
- **Donald Miller**
 - Construction Fundraising Kick Off



Saint Anne

Catholic Church
Seal Beach, California

“Faithful in Every Generation”

Renewing with Purpose: A Replacement Project





Saint Anne

Catholic Church
Seal Beach, California

“Faithful in Every Generation”

Saint Anne Catholic Church Today in Seal Beach

Parish Offices

Constructed as Rectory

Church
Constructed 1937

1938, Remodeled
with Offices 1966

Parish Hall
Constructed 1967

Parking
Restriped 1967

Priest Residences
Constructed 1944
Purchased 1966



10th Street



Chapel



Parish Hall



Parish Offices



Priest Residences

FOUR NEW BUILDINGS ON CAMPUS

10/04 & 05/2025



VISION OF THE FUTURE HOLISTIC CHURCH CAMPUS

10/04 & 05/2025



Saint Anne

Catholic Church
Seal Beach, California

“Faithful in Every Generation”

Mission: *Do Campus Plan Now*

❖ Pastoral Effectiveness:

- Long overdue for purposely-designed Priest Residences for our clergy—*active and retired*—to live in community
 - . . . **healthy, safe and secure** residence with room enough for all clergy, for *many years* to come
- More Campus facilities to support **Spiritual Growth & Faith Formation**

❖ Temporal Assets: Current buildings are very old . . . *and already over capacity*

- Offices were built **87** years ago as single-story, wood frame house
- Priest Residences were built **81** years ago as single-story, beach cottages
- Hall was built **58** years ago as a single-story building, *with movable partitions*

❖ . . . *and we have the Pastoral leadership that is needed for this project*



Saint Anne

Catholic Church
Seal Beach, California

“Faithful in Every Generation”

Mission: *Faithful In Every Generation*

- ❖ **“Good indeed is the LORD, His mercy endures forever, His faithfulness lasts through every Generation.” Psalm 100:5**

1st Generation: Founding of Saint Anne Catholic Church

2nd Generation: Building Church and Rectory

3rd Generation: Building Hall & Expanding Campus

4th Generation: Church Earthquake Retrofit / Hall Upgrade

❖ **5th Generation: Campus Plan**

... for the many Generations to come



Saint Anne

Catholic Church
Seal Beach, California

“Faithful in Every Generation”

**Display Boards are available outside in the Courtyard
... but first let's look at 2 key features**

SAINT ANNE CHURCH **GUIDING PRINCIPLES**



1. PROVIDE A POSITIVE PARISH EXPERIENCE,
INCLUDING IMPROVING ACCESSIBILITY

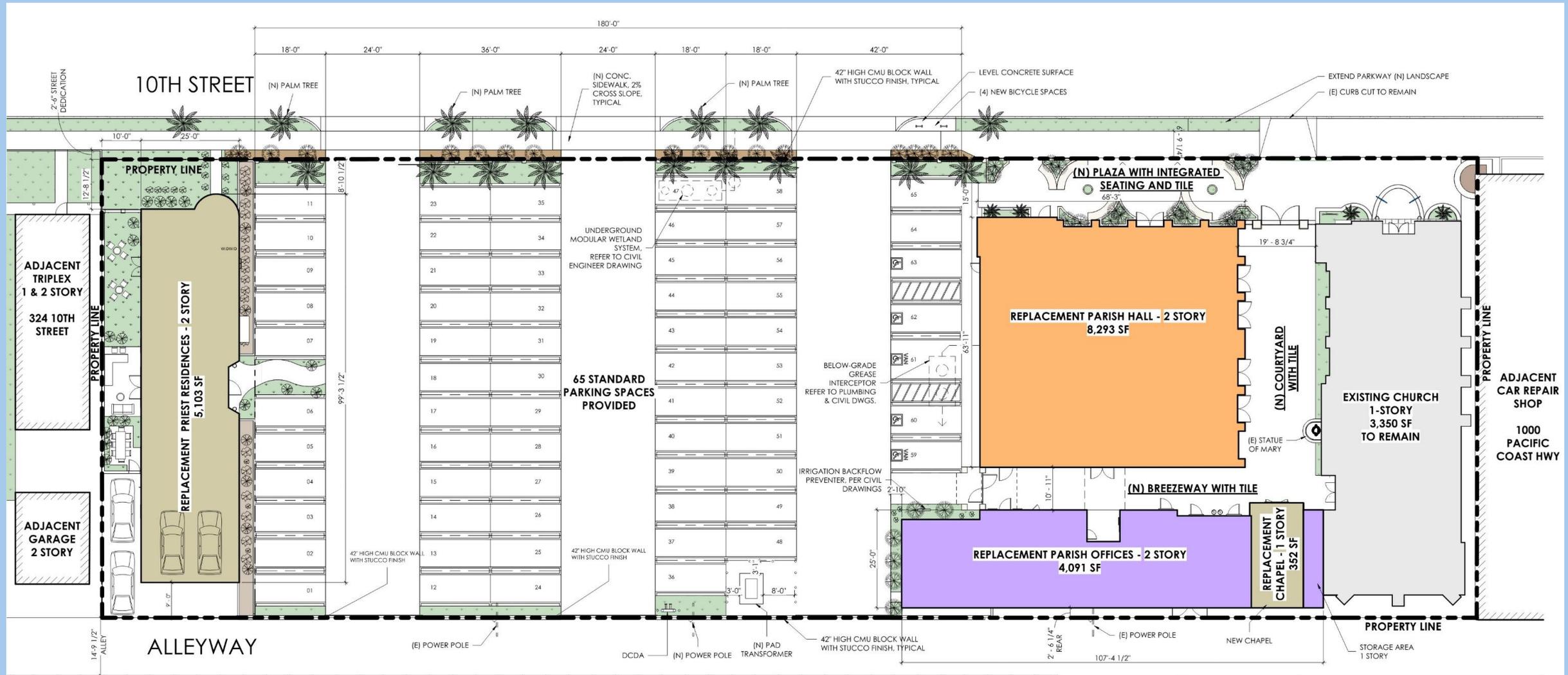


2. PROMOTE SPIRITUAL DEVELOPMENT AND
FAITH FORMATION



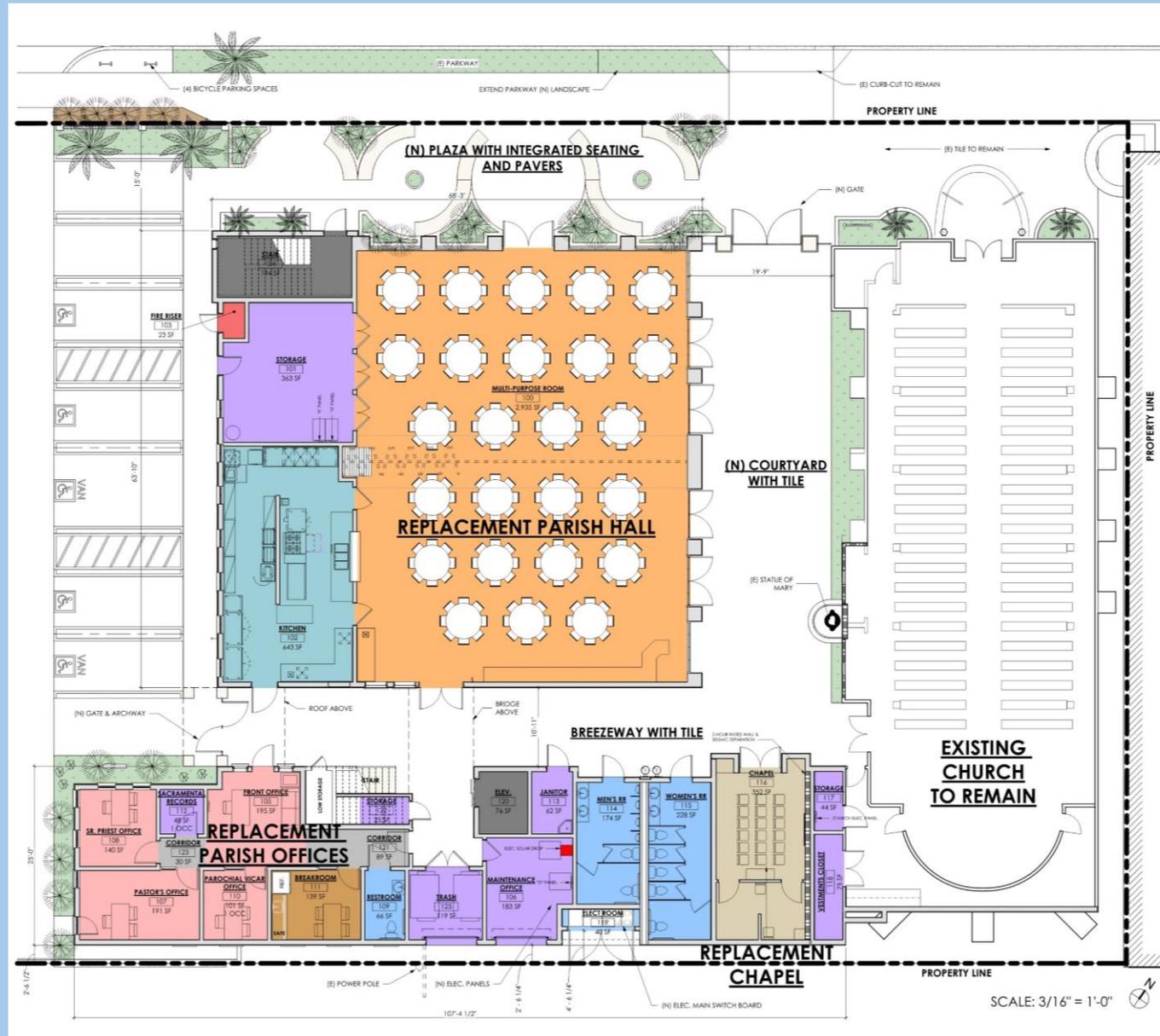
3. HONOR THE PAST BY PRESERVING THE
PARISH'S CHARACTER AND HERITAGE

NEW PARKING PLAN – 65 PARKING SPACES



SCALE: 3/32" = 1'-0"

NEW FLOOR PLAN – PARISH HALL MULTI-PURPOSE ROOM & KITCHEN – LEVEL 1





Saint Anne

Catholic Church
Seal Beach, California

“Faithful in Every Generation”

Parish-Wide Meeting

Renewing with Purpose: A Replacement Project

- **Father John Shimotsu**

- Mission for the Campus Plan
- Project Update



- **Donald Miller**

- Construction Fundraising Kick Off



CONSTRUCTION - NEW PARISH HALL AND NEW PARISH OFFICES

10/04 & 05/2025



CONSTRUCTION - NEW CHAPEL

10/04 & 05/2025



CONSTRUCTION - NEW PRIEST RESIDENCES - 5 ACTIVE & RETIRED PRIESTS

10/04 & 05/2025



Saint Anne

Catholic Church
Seal Beach, California

“Faithful in Every Generation”

Campus Plan: Overall Scope, Schedule & Cost

- **Phase 1:** Entitlement Processing & Schematic Design (*in progress*)
 - ✓ **\$616,000** budget / start **August 2024**
- **Phase 2:** Building Permits, Design Development & Construction Documents
 - ✓ **\$1,538,000** budget / start **April 2027**
- **Phase 3:** Construction & Construction Management
 - ✓ **\$17,000,000** budget / start **March 2028**
- **Phase 4:** Furniture, Furnishings & Equipment / Project Closeout
 - ✓ **\$538,000** budget / start **February 2029**



Saint Anne

Catholic Church
Seal Beach, California

“Faithful in Every Generation”

Construction Fundraising: \$17 million Goal

- **Phase 3: Construction & Construction Management**
 - ✓ **\$17,000,000 budget / start March 2028**

Construction Costs = \$12,837,000

Contingency = \$ 1,902,000

RCBO Construction Fee = \$ 127,000

Construction Cost Escalation = \$ 2,134,000

Phase 3 TOTAL = \$17,000,000

PHASE 3 - \$ 17,000,000 Cost Estimate / 25 mo. Schedule Estimate		
NEGOTIATION & CONTRACT AWARD FOR CONSTRUCTION - PRIEST RESIDENCES	Mar. 2028	Mar. 2028
CONSTRUCTION & CONSTRUCTION MANAGEMENT - PRIEST RESIDENCES (12 mo.)	Apr. 2028	Mar. 2029
NEGOTIATION & CONTRACT AWARD FOR CONSTRUCTION - CHAPEL, HALL & OFFICES	Dec. 2028	Jan. 2029
CONSTRUCTION & CONSTRUCTION MANAGEMENT - CHAPEL, HALL & OFFICES (15 mo.)	Jan. 2029	Mar. 2030

Saint Anne Catholic Church, Seal Beach, CA / October 2025
Faithful In Every Generation Construction Fundraising
Pledges & Gifts To Fund Construction In the Campus Plan

“I am the Good Shepherd, and I know Mine and Mine know Me. They will hear My voice.” **John 10:14 & 16**



1. Campus Plan Construction. The Campus Plan for Saint Anne Catholic Church is a project to take place on the current holistic church campus to replace existing buildings with four new buildings—**Chapel, Parish Hall, Parish Offices, and Priest Residences**—as well as to renovate the parking lot for more parking, but not to make any construction changes to our beloved, 88-year old Mission Revival Style Church. This Campus Plan is forecast to begin construction in April 2028 and to take 2-years to complete construction of all four new buildings. The result will be a church campus that continues as a *sacred place of simple beauty*, welcoming the faithful for many generations at this *landmark parish* in Old Town Seal Beach.



Chapel



Parish Hall



Parish Offices



Priest Residences

2. Donor Intent. The intent of pledges and gifts to the Campus Plan at Saint Anne Catholic Church is to fund construction in the Campus Plan of four new buildings—**Chapel, Parish Hall, Parish Offices, and Priest Residences**—shown in the renderings above, along with additional parking and disabled access parking. If a change in plans results in gifts to the Campus Plan not being used for the Donor Intent described in this Pledge Statement, then individual donors shall have the right to request their gift be returned to them.

3. Fundraising Mission. The mission of the *Faithful In Every Generation* construction fundraising is to raise seventeen million dollars (\$17,000,000) for construction in the Campus Plan. The Pledge Amount for the Campus Plan shall be pledged by **December 31, 2025**.

4. Four Year Gift Payments. While Gift Payments are welcomed during 2025, Gift Payments are expected to be made over four years’ time in **2026, 2027, 2028 & 2029**, so the total Pledge Amount is completed by **December 31, 2029**. Also, the goal is at least one-fourth of the Pledge Amount be received as checks and/or strategic donations in each of the years **2026, 2027, 2028 & 2029**.

All Gift Payments shall be deposited in savings account **St. Anne Church (SB) Campus Plan (SAV)** (“Campus Plan Fund”), at Farmers & Merchants Bank. As the balance increases in the Campus Plan Fund, but before expenditures are made for construction costs, it is possible for funds to be transferred to a secured investment account at Christian Brothers Investment Services, Inc.

5. Designation for Pledges. This is the designation for Pledge Amounts to the Campus Plan:

- Pledge of more than \$2,000,000 A Gift of **Faith**
- Pledge between \$1,000,000 up to \$1,999,999 A Gift of **Hope**
- Pledge between \$500,000 up to \$999,999 A Gift of **Love**
- Pledge between \$100,000 up to \$499,999 A Gift of **Grace**
- Pledge between \$50,000 up to \$99,999 A Gift of **Wisdom**
- Pledge between \$5,000 up to \$49,999 A Gift of **Prayer**
- Pledge between \$1,000 up to \$4,999 A Gift of **Peace**

A future Donor Wall, in recognition of gifts received, shall use this Designation for Pledges.

6. Participating in Naming Opportunities. In consideration of pledges of *extraordinary generosity*, there is the opportunity to *leave a lasting legacy* by participating in the name that applies to each new building, which is done in collaboration with parish and diocese officials:

- Pledge of \$2,500,000 Participation in Naming the **Parish Hall**
- Pledge of \$2,000,000 Participation in Naming the **Parish Offices**
- Pledge of \$2,000,000 Participation in Naming the **Priest Residences**
- Pledge of \$1,500,000 Participation in Naming the **Chapel**

Please contact Father John Shimotsu to discuss interest in Naming Opportunities.

7. Recognition for Fourteen Largest Pledges. For donors that make a pledge prior to **December 31, 2025**, donors for the fourteen (14) largest pledges will be invited by Father John to join *Via Crucis Guild*, in recognition of their *major donor pledges*.

Membership in the *Via Crucis Guild* includes the donor’s household name being associated with one of the new Stations of the Cross, currently under custom design and production. These new Stations of the Cross are planned for Church installation during **Lent 2026**.

Please contact Father John Shimotsu to discuss interest in joining the *Via Crucis Guild*.

Pledge Statement

1. Campus Plan Construction (define)
2. Donor Intent
4. Fundraising Mission pledge made by 12/31/25
5. Four-Year Gift Payments 2026–2029
6. Designation for Pledges
7. Participating in Naming Opportunities
8. Recognition for Fourteen Largest Pledges by 12/31/25 (*Via Crucis Guild*)

PLEDGE CARD: Faithful In Every Generation Construction Fundraising

I / We wish to support construction in the Campus Plan at Saint Anne Catholic Church:

DONOR INFORMATION

First Name _____ First Name _____

Last Name _____ Last Name _____

Cell Phone _____ Cell Phone _____

Email _____ Email _____

Street Address _____

City _____ State _____ ZIP _____

YOUR TOTAL PLEDGE AMOUNT & SCHEDULE FOR GIFT PAYMENTS

I / We would like to Pledge a total of \$ _____

In 2025, I / We plan to make a cash and/or a strategic Gift of \$ _____

In 2026, I / We plan to make a cash and/or a strategic Gift of \$ _____

In 2027, I / We plan to make a cash and/or a strategic Gift of \$ _____

In 2028, I / We plan to make a cash and/or a strategic Gift of \$ _____

In 2029, I / We plan to make a cash and/or a strategic Gift of \$ _____

For Gift Payments made by check, please make checks payable to Saint Anne Catholic Church, using the memo line to indicate "Campus Plan". Please mail the check to:

Saint Anne Catholic Church
Attention: Father John Shimotsu
340 10th Street
Seal Beach, CA 90740

For Gift Payments made by Credit Card, Debit Card, Google Pay, PayPal, Venmo, or Bank Account ACH, see <https://www.stannesealbeach.org/> website, and click  **Donate** on the Home Page and then go to **Campus Plan Construction Fund** for Gift Donations powered by **WeShare**.

For the purpose of this Pledge Statement, strategic donations shall include non-cash charitable donations in the form of stocks & securities, real estate, or retirement assets.

To donate stocks and/or securities, contact Father John Shimotsu for our Stock Donation Form.

To donate real estate or retirement assets, contact Father John Shimotsu for customized directions.

To donate a Qualified Charitable Deduction from an Individual Retirement Account (IRA), or to donate a grant from a Donor Advised Fund, contact your investment advisor.

Saint Anne Catholic Church (Tax ID #95-219-3570) is a juridic person entity, classified as a California unincorporated nonprofit association ("the parish"), which is under the direction of Father John M. Shimotsu ("the pastor").

Each person signing below, in appreciation for God's gifts, states a good-faith intent to complete their Pledge set out above. However, this document is not a binding legal agreement to fulfill a person's or family's Pledge.

Donor Signature

Donor Signature

Donor Signature Date

Donor Signature Date

Father John M Shimotsu Signature

Date of Pledge Statement Received

PLEDGE CARD

1. Cash on-hand already:

Phase 1 = \$ 616,000

Phase 2 = \$1,538,000

Phase 4 = \$ 538,000

2. Phase 3 Fundraising:

Parish-wide kick off **Sat Oct 4th & Sun Oct 5th**

3. Status: Pledge Statements

To date, **8 Pledges** received for a total of **\$3,005,000** pledged

4. Status: Campus Plan Fund

Current cash balance is **\$521,182**



EXISTING HOLISTIC CHURCH CAMPUS

10/04 & 05/2025



CAMPUS PLAN WHEN COMPLETED

10/04 & 05/2025



Saint Anne

Catholic Church
Seal Beach, California

“Faithful in Every Generation”

Mission: *Faithful In Every Generation*

❖ **Restore the House of the Lord: King Joash gathered together the priests and Levites and said to them: “Go out to all the cities of Judah and gather money from all Isreal that you may repair the House of your God over the years. You must hurry this project.” 2 Chronicles 24:5a**

❖ **5th Generation: Campus Plan**

... give until it feels good!

