



# GATHERED

PEOPLE. PLACE. MISSION.

# CAMPAIGN PRAYER

Eternal Father,

We give you thanks and praise for accepting us into your family,  
For building your kingdom in our midst these 21 years,  
For the Christ-centered worship, unique callings, mutual suffering, and covenant membership of New St. Peter's.

Blessed Son,

As the Father sent you, so you are sending us to the places we inhabit and the people we neighbor.  
You have made us members of yourself and members of one another  
And you have others in our city to be brought into this membership.

Holy Spirit,

May you stir in our hearts a love for the people and places around White Rock Skate.  
And may you take the feeble plans we have made and work mightily for your glory in our time and place.  
Send us out to live and to witness for you in this corner of the city and to the ends of the earth.

Come Quickly, Lord Jesus, Amen.

### **EPHESIANS 3:14–21**

For this reason I bow my knees before the Father, from whom every family in heaven and on earth is named, that according to the riches of his glory he may grant you to be strengthened with power through his Spirit in your inner being, so that Christ may dwell in your hearts through faith—that you, being rooted and grounded in love, may have strength to comprehend with all the saints what is the breadth and length and height and depth, and to know the love of Christ that surpasses knowledge, that you may be filled with all the fullness of God.

Now to him who is able to do far more abundantly than all that we ask or think, according to the power at work within us, to him be glory in the church and in Christ Jesus throughout all generations, forever and ever. Amen.

### **PHILIPPIANS 4:4–7**

Rejoice in the Lord always; again I will say, rejoice. Let your reasonableness be known to everyone. The Lord is at hand; do not be anxious about anything, but in everything by prayer and supplication with thanksgiving let your requests be made known to God. And the peace of God, which surpasses all understanding, will guard your hearts and your minds in Christ Jesus.

# PASTORAL LETTER

Church,

In what I suppose is one of the nicer hotel bars in Cambodia, Stephen and I sat near dusk after a long day of travel and ministry, and we shared an Angkor—the pride of the Khmer people much as Shiner Bock is for Texans. It was January, so it was a mild 90 degrees and the light lager was refreshing. It was over this light beer that I made the case for Stephen to partner with me on mission in our city for the long haul. Being a skilled linguist, he had picked up on the Khmer language in just a few days, so naturally the missionaries were making their pitch for him to stay!

Here's the pitch I made. I think God is on the brink of doing something at New St. Peter's that is special, to conform us more and more to the image of Jesus and to the imagining of the picture of his church in heaven: people from every nation (and state!) who are coming to our city to study, to work, to find refuge, prosperity, and hope. In this time and place, we have a strategic opportunity to invite people into life on the road with Jesus right here in our international mission field.

What about native Dallasites? I am one after all, and quite proud of it. But all of us need to know that for as much as we love our city, the things we love about it really are echoes from heaven, and more to come as we pray "Your kingdom come!"

This capital campaign is about the people, place, and mission God has for us, and I wholeheartedly believe that White Rock Skate is the place. This property will give us opportunities for Christian hospitality like we've not yet known. It will serve as a hub for diaconal and mercy ministry and outreach, and it will even help to galvanize and clarify our scattered parish outreach. It will also help us to steward one of the most precious resources we have been entrusted with: our covenant children. We are bursting at the seams with children, and we need space to nurture them on the Christian journey, to allow for places to play, to grow, and to engage beyond just Sunday mornings.

I hope that you have seen the genuine efforts of so many on our property team and have joined us in imagining what Christ's kingdom could look like in this little corner of our city. I would like to invite you now to join our leadership, including Alicia and me, in giving sacrificially according to all the Lord has given to you.

One final note...as you have heard, we will contribute a percentage of our campaign funds to MTW Cambodia to build a church building in the Smith's Village. New St. Peter's has deep roots with the Smiths in Cambodia, and I am so excited to return one day and see a church building for the saints there which was made possible by your generosity!

It is a joy to be your pastor—Alex  
(alex.dean@newstpeters.org)





# LETTER FROM CAMPAIGN CHAIRS

Dear New St. Peter's Church Family,

I am happy to serve as co-chair for New St. Peter's capital campaign committee. Throughout my eleven years at NSP, I've seen God's goodness on display to our congregation and I've grown spiritually alongside my brothers and sisters in Christ. I have experienced many life transitions while a member of this church: I joined as a single post-grad, found my husband via a church member's matchmaking, and have now joined the esteemed ranks as mother of little children.

While I've always enjoyed witnessing the transformation of stage sets at the Dallas Children's Theater, we now have the opportunity in front of us to buy a building and witness an even bigger transformation (skate rink to church!). Will we miss having those whacky sets in the background of baptism photos? Perhaps. Will we miss having our children run around in front of a parking lot with a wall blocking our sight lines of them? Unlikely.

Nostalgia for these things aside, I encourage you to join me in this capital campaign for our own church building in Dallas. Let's move forward together and see what God will do for our church family.



Sincerely —Sarah Opgenorth  
(sarahopgenorth@gmail.com)



Dear church family,

I've had many opportunities to serve at NSP: worship training for the 4s & 5s, teaching SOLD with third to fifth graders, leading a group of middle grade boys with RYE, setting up and running our COVID livestream, leading a home group, and so many others. At their heart, these are many different ways I've gotten to connect with and be blessed by our community at NSP.

By serving as co-chair for our capital campaign, I now have the opportunity to practice generosity in a way that directly challenges the idols of our culture (and my own heart) and asks something of my faith. It is simultaneously uncomfortable and exhilarating. I'm looking forward to encouraging all of you to join me in that place of faithful tension.

My kids all skated at the White Rock skating rink. I even gave it a few laps on one or two occasions (turns out roller skating is not like riding a bike... you really can completely forget how to do it over enough years). I am excited to work together to transform a tired looking building that has served a community for several decades into a place of worship and fellowship. May God bless our efforts to provide a fresh new service to that same community in the decades to come.

In Christ —Jay Horne  
(jay@horne.org)

# HISTORY OF NSP

New St. Peter's was planted in 2003 with the hope of being a Reformed and Presbyterian church for the Lake Highlands and broader northeast Dallas communities. From our earliest days, the vision was always to have a place of our own that compliments the high value of worship at New St. Peter's, along with our new core values of calling, suffering, and membership. We believe White Rock Skate is that place.

As you might have noticed, we are bursting at the seams with children and families, and we need the space to shepherd them faithfully! Since we have begun the School of Life and Doctrine (Sunday school) on Sunday mornings, we are already in need of more children's space! This property has ample space that will be dedicated for a children's wing in order to serve our young families well. It will also allow for space for men's and women's Bible studies, a large lobby for fellowship, and our growing youth group. There are also great operational benefits to owning a place of our own: no more weekly set up and tear down and plenty of time to expand our programs and have post-worship fellowship!

But perhaps the most exciting thing to imagine is the outreach that can happen from this place. The property is surrounded by apartments with opportunities to reach the physical and spiritual needs of our neighbors. It gives us a presence in a neighborhood, a place to invite pilgrims and skeptics into our community. We want this property to serve as a community center on the town square.





For more than a year, over a dozen people have been at work to understand this property and present what we know to the church. So, what is next? We are asking you to join the property committee, staff and session in praying for and supporting this work. It is exciting to imagine what the Lord may do among us as we move toward a permanent home from which we could minister not just on Sundays but throughout the week. May the Lord guide and direct our hearts as we seek to be obedient to his will.

## MINISTRIES OF NSP

- Weekly worship
- Weekly School of Life & Doctrine (Sunday School) for all ages
- RYF (youth ministry to grades 6-12)
- NSP Kids, classes & fellowships
- 20somethings, thriving ministry to grad students & young professionals
- Mens & Women's Bible Studies and Small Groups
- Geographically oriented Neighborhood Groups for fellowship & outreach
- Spanish language translation of liturgy and sermons
- Robust mercy ministry led by the deacons



SITE PLAN





PRELIMINARY

## STREET VIEW



PRELIMINARY

## EXTERNAL

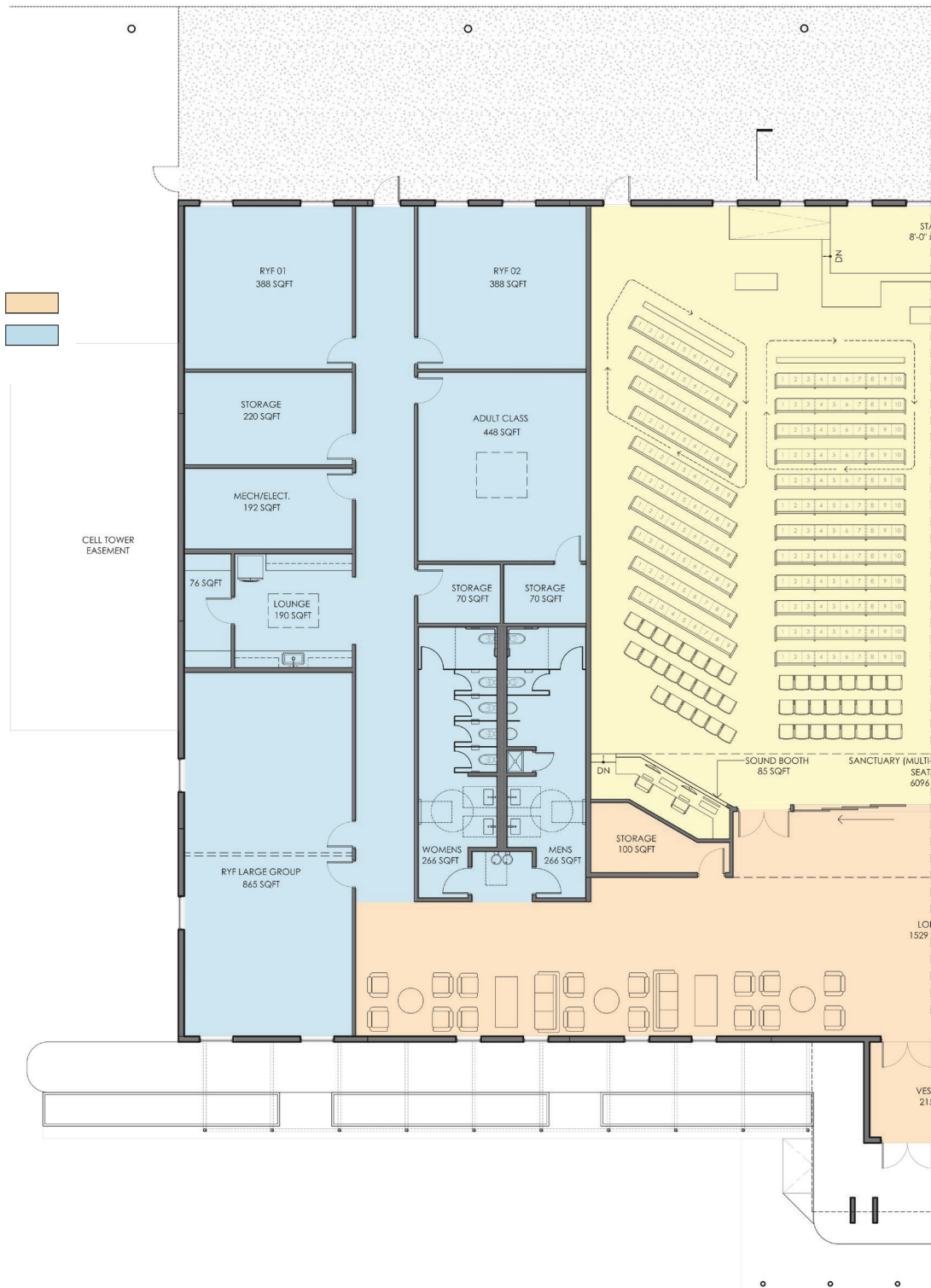


# FLOOR PLAN

SANCTUARY  
KIDS



LOBBY  
ADULTS









PRELIMINARY

## SANCTUARY



## LOBBY

PRELIMINARY



## COST OVERVIEW

### **Purchase Price | \$ 4,850,000**

This price has been negotiated with the seller together with a 7-year interest-only loan and a down payment of \$1,250,000. There is no prepayment penalty on that loan.

### **Construction Costs | \$ 2,300,000**

An estimate based on renovations to the existing facility and grounds.

### **Contingency, Financing, & Current Leases | \$ 1,200,000**

Will help cover fluctuations in *construction costs*, *financing* on the new space, and *rent* of our current spaces (the Dallas Children's Theater and our office space).

### **Capital Campaign & Due Diligence | \$ 200,000**

Fees related to inspections and various studies on the property (such as HVAC, environmental, etc.) as well as fees for the running of our capital campaign.

**TOTAL COSTS | \$ 8,550,000**

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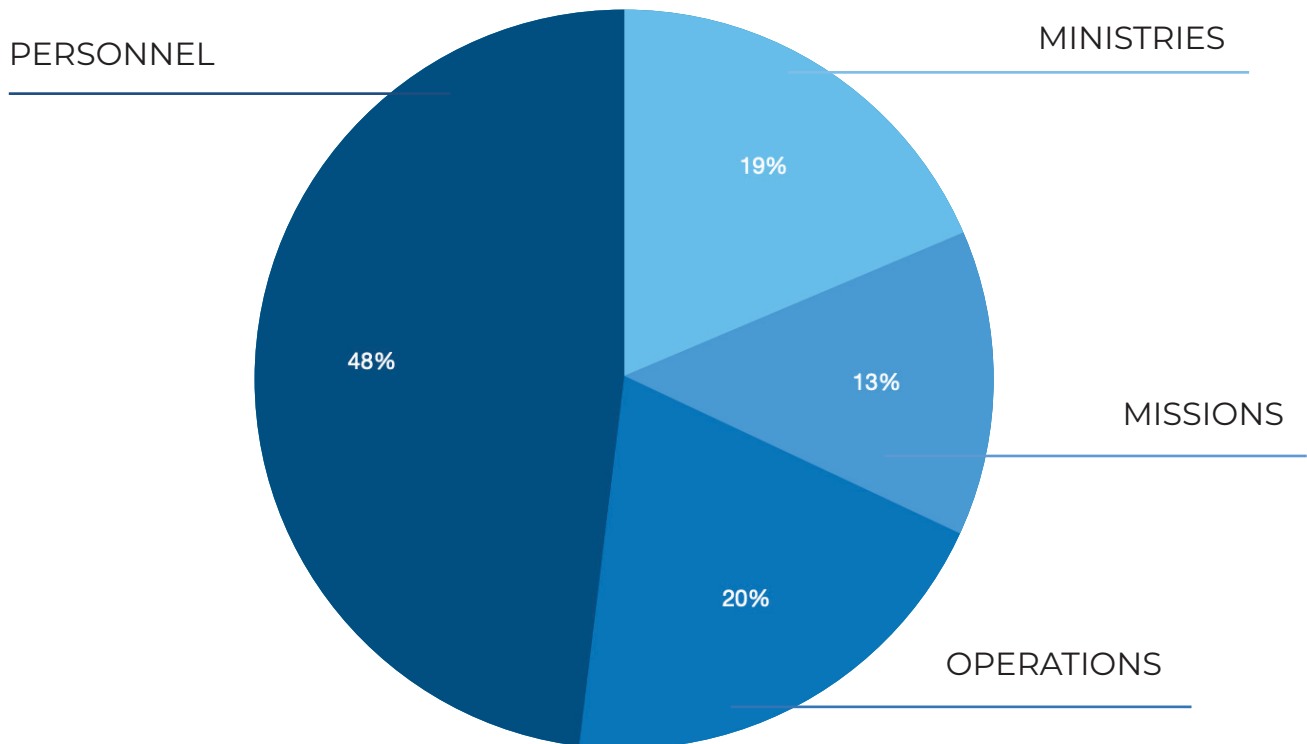
### **Current Property Fund Balance | \$ 3,400,000**

Accrued over the lifespan of NSP.

**TOTAL TO RAISE | ~ \$ 5,000,000**

# BUDGET OVERVIEW

FY 2023-24



**BUDGETED INCOME**  
\$ 835,000\*

**YTD INCOME**  
\$ 747,904

\*includes giving and investments

# MISSION PARTNERS



As part of our ongoing partnership with MTW Cambodia, New St. Peter's will give a percentage of all funds raised toward the project to build a church building in the Smith's village in Cambodia. This building will serve as a ministry hub in Angkjeay village—housing after-school ESL classes, Bible studies, living quarters for interns and short-tern teams, and weekly Sunday worship.



# CAPITAL CAMPAIGN

*A capital campaign has certain unique features,  
distinguishing it from annual giving.*

- It is in response to a matter of **SIGNIFICANT** need and, therefore, takes place **ONLY** when necessary.
- It invests its returns typically in **PERMANENT PROPERTIES**.
- It seeks much larger amounts of money than a planned budget can meet.
- It requires planned **SACRIFICIAL** and **INSPIRATIONAL** effort, often involving gifts of annuities, real estate, stocks, life insurance, IRAs, securities, or other assets.
- The Bible speaks of equal sacrifice in our giving, not equal gifts.
- A pledge is a faith commitment. It is what you believe you can give to support this campaign. It is not a contract.

Gifts	Gift Amount	3 YEARS			5 YEARS		
		Annually 3 Payments	Quarterly 12 Payments	Monthly 36 Payments	Annually 5 Payments	Quarterly 20 Payments	Monthly 60 Payments
1	\$ 500,000	\$ 166,666.67	\$ 41,666.67	\$ 13,888.89	\$ 100,000	\$ 25,000	\$ 8,333.33
1	\$ 300,000	\$ 100,000.00	\$ 25,000.00	\$ 8,333.33	\$ 60,000	\$ 15,000	\$ 5,000.00
4	\$ 250,000	\$ 83,333.33	\$ 20,833.33	\$ 6,944.44	\$ 50,000	\$ 12,500	\$ 4,166.67
7	\$ 100,000	\$ 33,333.33	\$ 8,333.33	\$ 2,777.78	\$ 20,000	\$ 5,000	\$ 1,666.67
7	\$ 75,000	\$ 25,000.00	\$ 6,250.00	\$ 2,083.33	\$ 15,000	\$ 3,750	\$ 1,250.00
8	\$ 50,000	\$ 16,666.67	\$ 4,166.67	\$ 1,388.89	\$ 10,000	\$ 2,500	\$ 833.33
10	\$ 40,000	\$ 13,333.33	\$ 3,333.33	\$ 1,111.11	\$ 8,000	\$ 2,000	\$ 666.67
14	\$ 30,000	\$ 10,000.00	\$ 2,500.00	\$ 833.33	\$ 6,000	\$ 1,500	\$ 500.00
20	\$ 20,000	\$ 6,666.67	\$ 1,666.67	\$ 555.56			
15	\$ 15,000	\$ 5,000.00	\$ 1,250.00	\$ 416.67			
13	\$ 10,000	\$ 3,333.33	\$ 833.33	\$ 277.78			
	\$ 5,000	\$ 1,666.67	\$ 416.67	\$ 138.89			
	\$ 2,500	\$ 833.33	\$ 208.33	\$ 69.44			
<b>TOTAL:</b>	<b>100</b>						

[www.newstpeters.org/property](http://www.newstpeters.org/property)

(Contact info on pages 4 and 5)