

Phase 1: Property Acquisition & Church Development

VAMCC Project Scope
& Strategic Blueprint



The Journey



August 2006

A handful of families gather with Fr. Peter Chinnappan.



September 2025

Bishop of Dallas grants Canon 216 recognition.



Today

A vibrant 501(c)(3) community of 150+ families (91 currently pledging).

The Objective: Acquire 10+ acres (fee-simple) and establish a permanent Vailankanni Arockia Madha Catholic Church for ~500 worshippers.

In Scope

Property search & due diligence; site prep, repurposing, or modest construction; financing; capital campaign execution.

Out of Scope

Future phases
(These strictly require separate Board authorization, budget, and Diocesan consultation).

The Sacred Blueprint

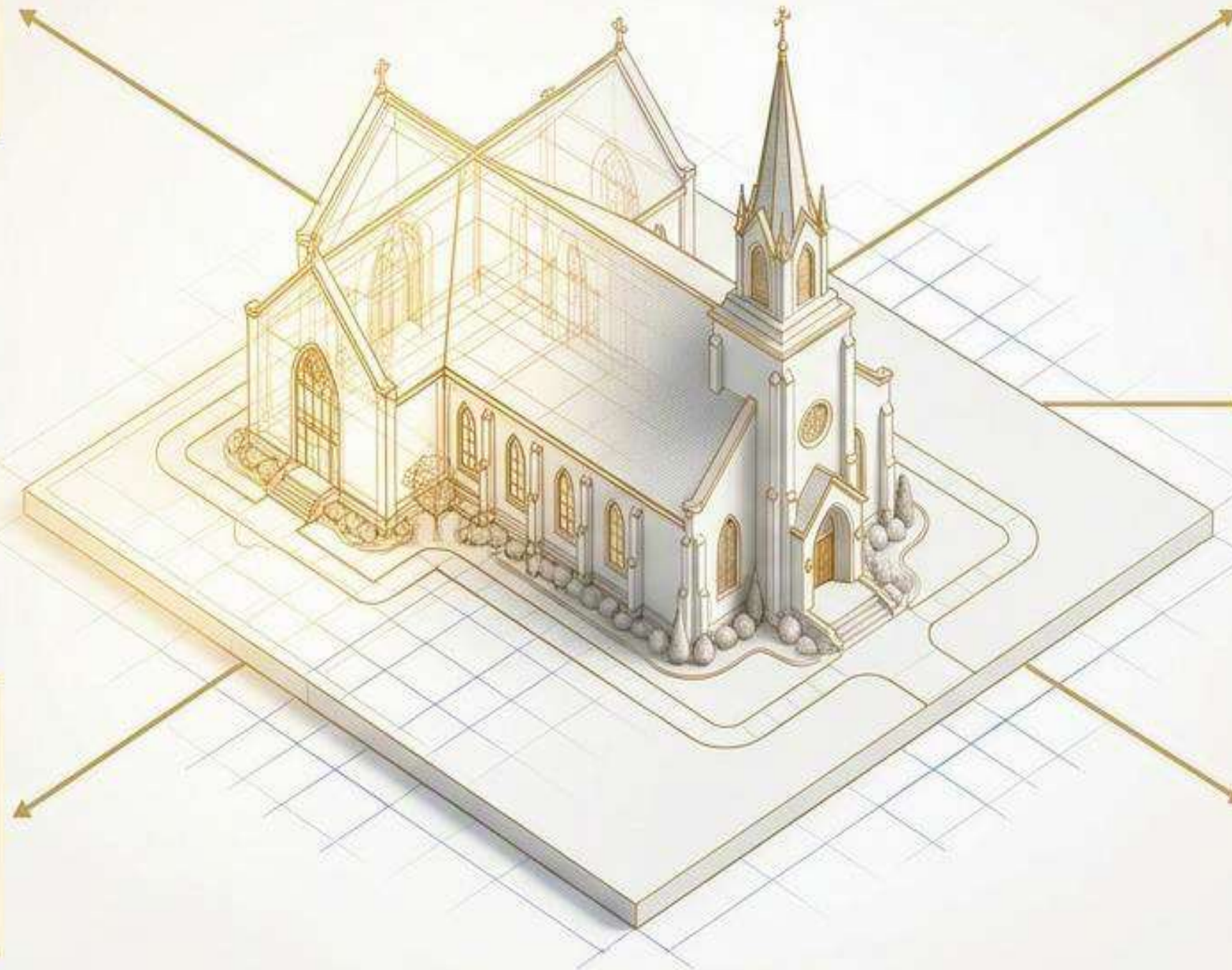
Size & Ownership:
Minimum 10+ Acres in
fee-simple ownership.

Zoning:
Religious use permitted
(ETJ or County preferred;
strictly no restrictive HOAs)

Infrastructure:
Feasibility confirmed for
water, sewer/septic,
electricity, internet, and gas.

Location:
North/NE DFW
(North Dallas / Collin
County corridor)

Facilities Base:
Capacity for 500-seat
worship space
+ Priest accommodation
+ Safe parking/access



Total Phase 1
Authorized
Project Budget
= **\$1,700,000**

\$300,000

Contingency,
reserves, and
financing costs

**\$1,000,000 –
\$1,150,000**

Church Building
& Development
(~60% of Project
Budget)

**\$550,000 –
\$700,000**

Land Acquisition
Allocation (~40%
of Project Budget)

**Total Capital
Campaign Goal
= \$2,000,000**

The Golden Rule:
All campaign proceeds
prioritize loan payoff
until the balance is \$0
before funding any
other project element.

Phase 1 is complete when:

-  10+ acres acquired in fee simple by VAMCC, Inc.
-  Total expenditure remains within the authorized \$1.7M budget.
-  Church is operational and hosting regular Tamil Masses.
-  Safe access and parking are established.

The God of heaven will give us success.
We His servants will start rebuilding.
— Nehemiah 2:20

