



INFORMATION PACKAGE FOR THE PURCHASE OF THE ARK & THE DOVE

Prepared by the National Service Committee of the Catholic
Charismatic Renewal

I cannot but rejoice over the decision of the National Committee of the CCR of the States to buy The Ark and The Dove retreat house where the Catholic Charismatic Renewal had its first visible manifestation back in 1967. How we would be happy if we could purchase the Jerusalem Cenacle where the first Pentecost took place! Let us at least purchase the humble place where the "new Pentecost" in Catholic Church began. I encourage all brothers and sisters of CCR worldwide to contribute generously to this project which will help in keeping the flame burning till it reaches the whole Church.

Fr. Raniero Cantalamessa
Preacher to the Papal Household

ABSTRACT

This Information Package reflects the key structure, fundraising needs and proposed business plan of The Ark and The Dove, assuming a successful purchase of the retreat center by a newly-formed nonprofit whose constituents would be principal organizations and individuals in the Catholic Charismatic Renewal. The National Service Committee has spearheaded the purchase, fundraising and business planning efforts on behalf of the Catholic Charismatic Renewal worldwide. For more information, please refer to the website:

[www. TheArkAndTheDoveWorldwide.org](http://www.TheArkAndTheDoveWorldwide.org).

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September 2015

THE ARK AND THE DOVE

TABLE OF CONTENTS

1. Title Page / Abstract
2. Letter from Johnny Bertucci
3. Introduction
4. The Duquesne Weekend
5. The Opportunity
6. Information Statement
7. Business Plan
 - a. Map of Area and Photos
 - b. Timing and Key Events
 - c. New Nonprofit Board of Directors
 - d. Fundraising Campaign
 - e. Pro Forma Business Plan
 - f. Operational Considerations
8. How to Donate / Donation Form

August 31, 2015

Greetings from the National Service Committee (NSC) of the Catholic Charismatic Renewal!

I am writing to you on behalf of the NSC to invite you or your organization to participate with other individuals and leading organizations in the Catholic Charismatic Renewal in the purchase of The Ark and The Dove, as described more fully herein and on the website www.TheArkAndTheDoveWorldwide.org.

BACKGROUND AND PURPOSE FOR PURCHASE. In February of 1967, at a Retreat Center north of Pittsburgh called The Ark and The Dove, the Holy Spirit fell in power on a handful of Duquesne University students. Many in the Catholic Charismatic Renewal trace our beginnings back to this event.

Recently, the NSC was notified that The Ark and The Dove (currently called Providence Villa) is for sale and that we have the opportunity to compete in the bidding process.

We hope that our purchase of The Ark and The Dove will help unify the various expressions of the Renewal worldwide and rally Charismatics to a greater fulfillment of the commission given by the recent popes, and most recently Pope Francis, to actively carry out the New Evangelization to rebuild the Church using our charismatic gifts.

FUNDRAISING AMOUNT AND TIMETABLE. In this regard, the NSC is coordinating the process to raise \$1.5 million to fund the purchase. This fundraising effort must be substantially completed by October 19th, which is 60 days after the NSC's execution of the agreement to purchase the property. If such fundraising is not substantially complete by then, the NSC may be put into the position of terminating the purchase agreement, which would open the purchase to other interested bidders outside of the Renewal. If the purchase is terminated, donations will be returned. Assuming sufficient fundraising, it is expected that the purchase will be completed by yearend 2015. The NSC has already paid a 5% earnest money deposit, and is covering the initial legal, title, inspection and other costs.

FORMATION OF NEW NONPROFIT FOR PURCHASE. Although the NSC is spearheading the purchase, due diligence and fundraising efforts, the intent is to form a new nonprofit company to acquire The Ark and The Dove, and all funds raised by the NSC for this purpose will be provided to the new nonprofit. The Board of Directors of the new nonprofit will be composed of leaders of various Renewal groups worldwide and other individuals, with a preference given to those making major contributions. The fundraising campaign has several components, but the first and most important is identifying major Renewal partners to participate in this purchase. There will be an ongoing effort to raise funds from individuals extending beyond closing.

HOW YOU CAN HELP. We seek your participation in executing this vision in the following ways:

- **Contribute significantly to fund the purchase.** We are seeking several major donors, both individuals and groups, to each contribute at least \$100,000. Such donors will be invited to participate on the Board of the new nonprofit. Contributions should be made to the National Service Committee and the funds will be deposited in a special purpose account pending the purchase.
- **Invite others to donate.** We would request that major donors support the fundraising effort by contacting their communities and networks to encourage others to donate.
- **Share your ideas.** As the Body of Christ, we recognize that we must work together, led by the Holy Spirit with Christ as the Head. Accordingly, we encourage you to share your ideas for fundraising and the future business plan of The Ark and The Dove.
- **Pray.** We humbly ask for your prayers as we seek to execute this vision to rally the Renewal worldwide and build the Kingdom.

The Holy Spirit is doing something new. Clearly Pope Francis has called the Catholic Charismatic Renewal forward to bring the charisms and the baptism of the Holy Spirit to the heart of the Church. With The Ark and The Dove as a rallying point, Renewal groups worldwide can unify efforts to be more effective in carrying out the mission to preach the Gospel to all nations, and to encourage others to experience the love of God, to enter into a personal relationship with Jesus Christ and to use the charismatic gifts to build the Kingdom.

God bless you.
Sincerely in Christ,

Johnny Bertucci
Chairman
National Service Committee of the Catholic Charismatic Renewal
Chariscenter USA
PO Box 628
Locust Grove, VA 22508

Enclosures

The Ark and The Dove

Historical Site of the "Duquesne Weekend"

Introduction. In response to Pope Francis' commission to the Renewal, in the hopes of unifying the many expressions of the Renewal, in anticipation of the Jubilee and the 50th anniversary of the Duquesne Weekend, to reclaim our historical site, to increase the visibility and identity of the Catholic Charismatic Renewal, to proclaim the love of God through His Son Jesus in the POWER of the Holy Spirit, The Ark and The Dove can be that rallying point for the Renewal worldwide!

The Duquesne Weekend. In February 1967, about 25 college students from Duquesne University attended a retreat at The Ark and The Dove Retreat Center near Pittsburgh. It was on this retreat that the Holy Spirit fell in power. Today, we trace the beginnings of the Catholic Charismatic Renewal back to this historic event. For more, see Patti Mansfield's testimony from the Duquesne Weekend herein (reprinted with permission).

Purchase of The Ark and The Dove Retreat Center. In January 2015, the NSC was notified that this retreat center, currently owned by the Sisters of Divine Providence and called Providence Villa, would be for sale. Trusting in God's providence, trusting that we stay in His will, we have begun the process of purchasing the property with expectations of joint ownership with other renewal groups. Our hope is to secure the property and reclaim its identity as The Ark and The Dove.

The Duquesne Weekend

By Patti Gallagher Mansfield

People frequently ask me if I ever get tired of telling the story of the Duquesne Weekend. I never do, because it's a love story – the story of God's gracious and extraordinary response to the prayer of some very ordinary people.

In Luke 11 Jesus says, "Ask and you shall receive, seek and you shall find; knock and it shall be opened to you. If you who are evil know how to give your children good things HOW MUCH MORE will the Heavenly Father GIVE THE HOLY SPIRIT to those who ASK HIM." Here is an unfailing principle: From the first Pentecost on, the Holy Spirit has always come in response to fervent prayer... to prayer that is hungry and thirsty for more of God...to prayer that asks, seeks, and knocks. I describe in my book, *As By A New Pentecost*, how the entire twentieth century was dedicated to the Holy Spirit in a special way. Blessed Elena Guerra, at the turn of the twentieth century, urged Pope Leo XIII to call the entire Church to pray more fervently to the Holy Spirit...to be, as it were, a permanent Cenacle of prayer. And of course you remember the prayer to the Spirit we prayed for the Second Vatican Council: "Divine Spirit, renew Your wonders in this our day as by a new Pentecost."

In the Spring of 1966, two Duquesne University professors were ASKING, SEEKING, and KNOCKING. They had pledged themselves to pray daily for a greater outpouring of the Holy Spirit in their lives using the beautiful Sequence Hymn of Pentecost. In the midst of this time of prayer, some friends gave them two books: *The Cross and the Switchblade* and *They Speak With Other Tongues*. Both books describe the experience of the Baptism in the Holy Spirit. The men from Duquesne realized that this Baptism in the Spirit was precisely what they were searching for.

In January 1967, four Catholics from Duquesne attended their first interdenominational charismatic prayer meeting – the Chapel Hill meeting – in the home of Miss Flo Dodge, a Spirit-filled Presbyterian. Interestingly enough, a few months before these Catholics came, the Lord led Flo to read Isaiah 48 where He announces that He is about to do "a new thing".

Indeed, God was about to do a new thing among Catholics as a result of the prayer meeting. The people from Duquesne were impressed with what they witnessed there. On January 20, two of the men returned. They received the Baptism in the Holy Spirit and began to manifest charismatic gifts. They returned home to pray with the other two who had not attended that night.

At this time I was a member of the Chi Rho Scripture Study group that met on the Duquesne campus. Two of these professors served as moderators of Chi Rho, and although they did not tell us outright about their charismatic experience, those who knew them well noticed that they radiated a new joy. We were planning for our retreat in February and the professors suggested a new theme: "The Holy Spirit." In preparation for the retreat, they told us to pray expectantly, to read *The Cross and the Switchblade*, and to read the first four chapters of the Acts of the Apostles.

A few days before the retreat, I knelt in my room and prayed, "Lord, I believe I've already received your Spirit in Baptism and Confirmation. But if it's possible for your Spirit to be more at work in my life than He's been up until now, I WANT IT!" The dramatic answer to my prayer was soon to come.

On February 17 about 25 of us left for The Ark and The Dove Retreat house on the outskirts of the city. As we gathered for each session, our professors told us to sing as a prayer the ancient hymn, Veni Creator Spiritus, "Come Creator Spirit". On Friday night there was a meditation on Mary. Then we had a Penance Service. In John's Gospel we read that when the Holy Spirit comes He will convict the world of sin. That's what happened among us as we repented in the Sacrament of Reconciliation.

On Saturday a member of the Chapel Hill Prayer Group came to speak on Acts, chapter 2. All we were told was that she was a Protestant friend of our professors. Although her presentation was very simple, it was filled with spiritual power. She spoke about surrendering to Jesus as Lord and Master. She described the Holy Spirit as a Person who empowered her daily. Here was someone who really seemed to know Jesus intimately and personally! She knew the power of the Holy Spirit like the Apostles did. I knew I wanted what she had and I wrote in my notes, "Jesus, be real for me."

In the discussion following her talk, David Mangan proposed that we close our retreat by renewing our Confirmation...that we, as young adults, say our personal "yes" to the Holy Spirit. I linked my arm through his and said, "Even if no one else wants to do this, I do." Then I tore out a sheet of paper and wrote, "I want a miracle!", and posted it on the bulletin board.

Saturday night a birthday party was planned for a few of our members, but there was a listlessness in the group. I wandered into the upstairs chapel...not to pray but to tell any students there to come down to the party. Yet, when I entered and knelt in the presence of Jesus in the Blessed Sacrament, I literally trembled with a sense of awe before His majesty. I knew in an overwhelming way that He is the King of Kings, the Lord of Lords. I thought, "You had better get out of here quick before something happens to you." But overriding my fear was a much greater desire to surrender myself unconditionally to God.

I prayed, "Father, I give my life to you. Whatever you ask of me, I accept. And if it means suffering, I accept that too. Just teach me to follow Jesus and to love as He loves." In the next moment, I found myself prostrate, flat on my face, and flooded with an experience of the merciful love of God...a love that is totally undeserved, yet lavishly given. Yes, it's true what St. Paul writes, "The love of God has been poured into our hearts by the Holy Spirit." My shoes came off in the process. I was indeed on holy ground. I felt as if I wanted to die and be with God. The prayer of St. Augustine captures my experience: "O Lord, you have made us for yourself and our hearts are restless until they rest in You." As much as I wanted to bask in His presence, I knew that if I, who am no one special, could experience the love of God in this way, that anyone across the face of the earth could do so.

I ran down to tell our chaplain what had happened and he said that David Mangan had been in the chapel before me and had encountered God's presence in the same way. Two girls told me my face was glowing and wanted to know what had happened. I wasn't familiar enough with the Scripture to know that passage in II Corinthians where it describes Moses whose face shone when he returned from the mountain. St. Paul writes: "All of us, with unveiled faces, beholding the beauty of the Lord are being

transformed from one degree of glory to another.” I led these two students into the chapel and began to pray, “Lord, whatever you just did for me, do it for them!” That was probably the shortest Life in the Spirit Seminar on record!

Within the next hour God sovereignly drew many of the students into the chapel. Some were laughing, others crying. Some prayed in tongues, others (like me) felt a burning sensation coursing through their hands. One of the professors walked in and exclaimed, “What is the Bishop going to say when he hears that all these kids have been baptized in the Holy Spirit!” Yes, there was a birthday party that night, God had planned it in the Upper Room Chapel. It was the birth of the Catholic Charismatic Renewal!

When we returned to campus, we created quite a stir. One friend told me, “Patti, if I didn’t know you better, I would say you were drunk!” Like the Apostles after Pentecost, we couldn’t help but speak of the things we had seen and heard. We literally stumbled into charismatic gifts like prophecy, discernment of spirits, and healing. One of our professors witnessed to his friends at Notre Dame and Michigan State University in these words: “I no longer have to believe in Pentecost; I have seen it!” In the past 40 years the grace of this new Pentecost has spread from a handful of students on the Duquesne Weekend to millions of Catholics around the world. Why? Because God is determined to send forth His Spirit to renew the face of the earth!

One final word: In his foreword to my book, *As By a New Pentecost*, Cardinal Suenens wrote that “Jesus Christ continues to be born mystically of the Holy Spirit and of Mary,” and that we should never separate what God has joined together. If we in the Renewal want to proclaim Jesus to the world, we need the Holy Spirit and we need Mary, the Mother. Just as Mary was in the Upper Room at Pentecost, she is with us whenever we return to the Upper Room. If only we would welcome her as Mother as did the beloved disciple John, she will teach us: how to surrender to the Father’s will, how to be faithful to Jesus unto the Cross, how to pray with a humble, pure and docile heart for more of the Holy Spirit, how to be one family. She is the Spouse of the Holy Spirit and she knows better than anyone else how to yield to Him. And so, echoing Mary’s Magnificat, I want to proclaim that, “God who is mighty has done great things for us, and holy is His name!” AMEN! © Patti Gallagher Mansfield, 2007, www.ccrno.org



The Opportunity

THE ARK & THE DOVE RETREAT CENTER



SUMMARY. We are excited to announce that the National Service Committee (NSC) of the Catholic Charismatic Renewal has been presented a unique opportunity to purchase the Providence Villa Retreat Center (“Center”), north of Pittsburgh, PA, formerly known as The Ark and The Dove. It was there in February 1967, at what is often referred to as the “Duquesne Weekend,” that there was an outpouring of the Holy Spirit along with the charisms for the renewal of the Catholic Church. Since then, millions have experienced the grace of baptism in the Holy Spirit. Recognizing the

outpouring of God’s grace, the recent popes have heartily encouraged those in the Renewal to use these charisms to build the Kingdom. Upon purchase of the Center, the former name will be restored, and the facility will be used for Renewal purposes, for retreats, pilgrimages and other events, to foster baptism in the Holy Spirit and use of the charisms. Timing is providential as the Renewal worldwide is preparing for the 50th anniversary of the Duquesne Weekend in 2017.

Financial & Other Highlights

Purchase Price (2 buildings on 16.5 acres)	\$1,300,000
Earnest Money Deposit (NSC paid)	\$ 65,000
Donor Financing For Purchase	\$1,235,000
Plus Closing Cost (est.)	\$ 50,000
Total Needed	\$1,285,000

Revenue Sources	Personal & Group Retreats Meetings & Other Functions Pilgrimage & Event Fees Gift Shop (Books, CDs, DVDs) Renewal Publishing
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Business Plan Plan provided upon request.

PURCHASE OF CENTER. Originally offered to the NSC, prayerful discernment led to the conclusion that the Center should not be owned or operated by a single Renewal group, but should be extended to other Renewal service organizations, covenant communities, religious orders, other groups, and individuals. Participation would provide these groups and individuals preferential access before extending Center usage to others. The \$1.3 million price includes the well-maintained retreat house and cottage on 16.5 wooded acres, as well as the existing furniture, fixtures and equipment. The property will be inspected before closing to ensure that deferred maintenance is addressed or the price is adjusted accordingly.

HISTORY. Built in 1924 by Bell Telephone as a respite place for their female employees, it was later sold to become a private boarding school. The Center was purchased in 1964 by the Catholic Diocese of Pittsburgh and was operated by the Ladies of Bethany as The Ark and The Dove Retreat Center; the Diocese later renamed it the Cardinal Wright Center and used it for spiritual renewal for clergy and religious. The Center was purchased in 2000 by the Sisters of Divine Providence, who renovated the buildings and currently operate it as Providence Villa.

The sisters now seek to sell the property and use the proceeds to renovate their mother house. Over the years several parties have expressed interest in acquiring the Center, including the NSC, which has led to this purchase opportunity.

PROPOSED STRUCTURE. After preliminary due diligence of possible structures to acquire the Center, it appears the most appropriate structure would be the formation of a new Pennsylvania nonprofit, either as a free-standing entity or an NSC subsidiary, which would be funded by donations from Renewal groups and individuals (for working purposes this entity is called A&D Co., or “A&D”). This structure would be designed to permit international participation without foreign taxes. Assuming this structure, Form 1023 will be filed with the IRS so all donations to A&D from inception will be deductible.

To expedite the purchase, due diligence and organizational process, the NSC intends to submit the proposal to acquire the Center with 120 day exclusivity, while reserving the right to rename the purchasing entity, i.e., A&D.

The A&D Board of Directors would represent participating Renewal organizations and individuals, with selection based on donation amount and other factors. The board will elect the chairman. Alternatively, if there is a decision to proceed with a lease-to-own arrangement, should large corporate or individual purchasers be identified, then the board composition will include representatives selected from different Renewal groups and individuals.

It is anticipated that the Center staffing will be A&D employees, who would be compensated by the revenue generated from Center activities. A detailed business plan is being prepared for the A&D nonprofit structure.

WEBINAR. To learn more about how to support the purchase of the Center, the NSC will host webinars in September 2015. A second webinar (in English) may be held to accommodate the schedules of interested international parties. Details of the webinars will be forthcoming shortly.

For More Information

- If you or your organization would like more information, please contact the NSC office using the contact information below.
- It is anticipated that many of your questions will be answered during the forthcoming webinars.

Prayer Support

- As we walk by faith and the promptings of the Holy Spirit in pursuing the purchase of the Center, we ask for your prayers.
- If you receive any words of prophecy regarding this matter, please e-mail them to the NSC office using the address below.



THE ARK AND THE DOVE RETREAT CENTER

DESCRIPTION

- **Providence Villa** – Center being sold by Sisters of Divine Providence (Catholic)
- **Location** – 16.5 wooded acres north of Pittsburgh, 10745 Babcock Blvd, Gibsonia, PA 15044
- **Buildings** – 28-room main building (“Providence Villa”) + caretaker’s cottage (“Fern Hill”)
- **Sale Price** – \$1.3 million, including all furniture, fixtures & equipment (“FFE”)
- **Other Expenses** – \$50,000 for estimated legal, closing and miscellaneous costs
- **Other** – long driveway, limited deferred maintenance, septic tank, well water
- **Current use** – none, prior active use ceased June 30th to prepare for sale
- **Contingencies** – no tax liens against property, taxes are current (confirm in due diligence)
- **Title and Environmental issues** – none (confirm in due diligence)

TIMELINE

- **Marketing** – in May Sisters’ realtor contacted 10 parties with prior interest, no public listing
- **Bidding** – 3 parties submitted an Agreement of Sale (“Agreement”)
- **Identity of Other Parties** – 2 other nonprofits (both cash buyers), NSC was only Renewal party
- **Acceptance** – of NSC’s \$1.3 million Agreement, August 21, 2015 by the Sisters
- **Remaining Timetable**
 - **Key dates** – based on acceptance date of NSC’s Agreement of Sale
 - **Due diligence** – 60 days for inspection, title search, appraisal (Note: 30 days is normal)
 - **Fundraising** – 60 days for fundraising domestically & globally (see separate plan)
 - **Closing** – in 120 days (Note: 30-45 days is normal)
- **NSC Proposed Assignment of Agreement of Sale**
 - **NSC Discernment** – the Center should belong to the global Renewal, not just the NSC
 - **Timing** – with the short timetable, the NSC acted to position the Renewal for purchase
 - **New Nonprofit** – assuming sufficient funds in 60 days, the NSC will form a nonprofit
 - **Assignment** – the NSC will assign the Agreement to the new Renewal nonprofit
 - **Closing** – the new Renewal nonprofit will be owner and operator

NEW NONPROFIT

- **Structure** – Pennsylvania 501(c)3 nonprofit corporation (based on NSC legal counsel advice)
- **Formation Date** – during 2nd 60 day period after substantial fundraising phase
- **Fundraising** – coordinated by the NSC and held in escrow on behalf of new nonprofit
- **Proposed Business Plan** – the NSC prepared a plan for consideration (under separate cover)
- **Staffing** – new nonprofit will hire retreat director and other staff
- **Board Members** – selected based on fundraising support (directly or indirectly)
 - **Board Member Number** – to be determined (odd number for tie-breaking)
 - **Inaugural Meeting** – shortly before closing of purchase
 - Adopt Charter and Bylaws
 - Adopt Business Plan
 - Authorize completion of Center purchase per assigned Agreement
 - Open bank accounts
 - Hire Director of Center
 - **Illustrative Board Membership**



The Ark & the Dove Retreat Center

Business Plan Reflecting the Purchase of The Ark & The Dove

Business Plan to reflect the proposed operations and pro forma impact of the acquisition of “The Ark and the Dove Retreat Center” (currently known as “Providence Villa”).



Site of “The Duquesne Weekend”, where the Holy Spirit Poured Out His Charismatic Gifts of Renewal for the Catholic Church in February 1967



Map of Area

Address:

10745 Babcock Blvd, Gibsonia, PA

Distance from downtown Pittsburgh:

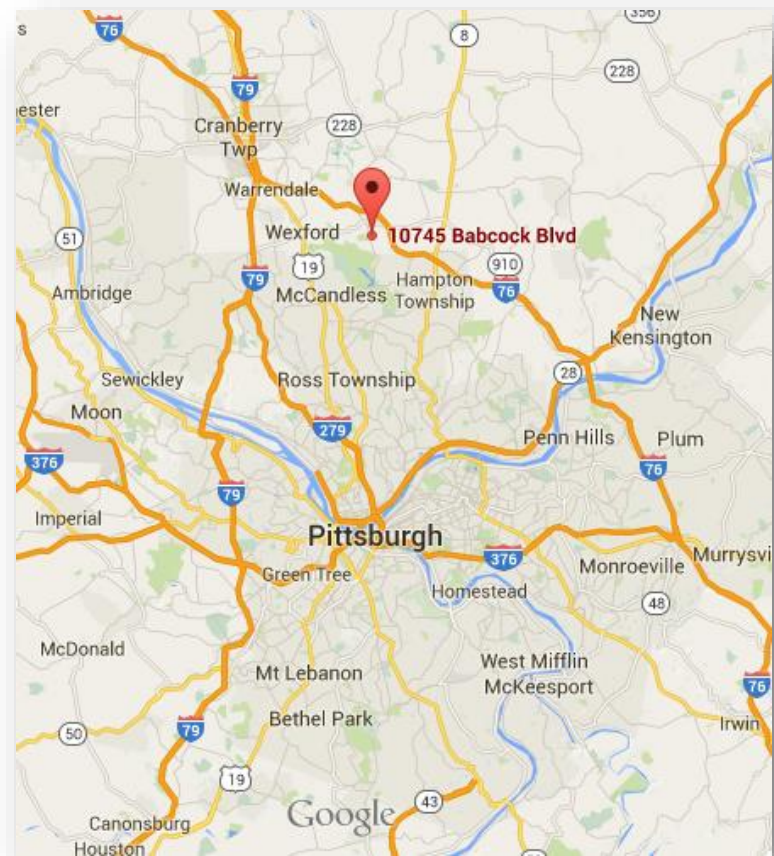
Approximately 15 miles north

Distance from Pittsburgh Airport:

Approximately 33 miles northwest

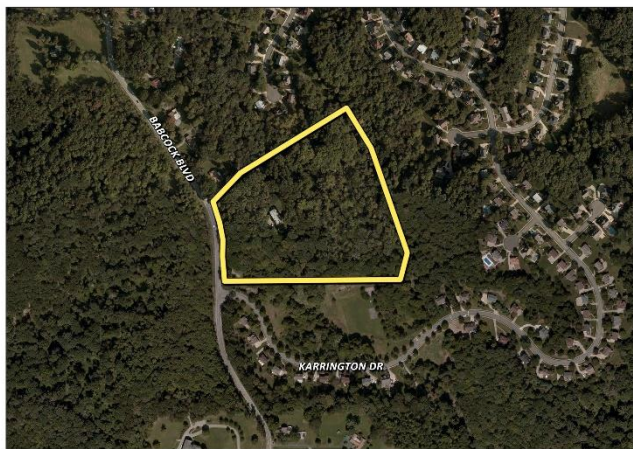
Distance from Franciscan University:

Approximately 51 miles northeast



Location of the Providence Villa

FOR SALE | 16.5 ACRES
PROVIDENCE VILLA RETREAT CENTER
 10745 BABCOCK BOULEVARD | PINE TOWNSHIP



- **TWO STRUCTURES**
 - Main Building**
 - 14 Bedrooms plus offices and multiple common rooms
 - Cottage Building**
 - 4 Bedrooms
- Additional Land For Development
- R-1 Suburban Residential District
 - Place of Worship
 - Recreation Facility

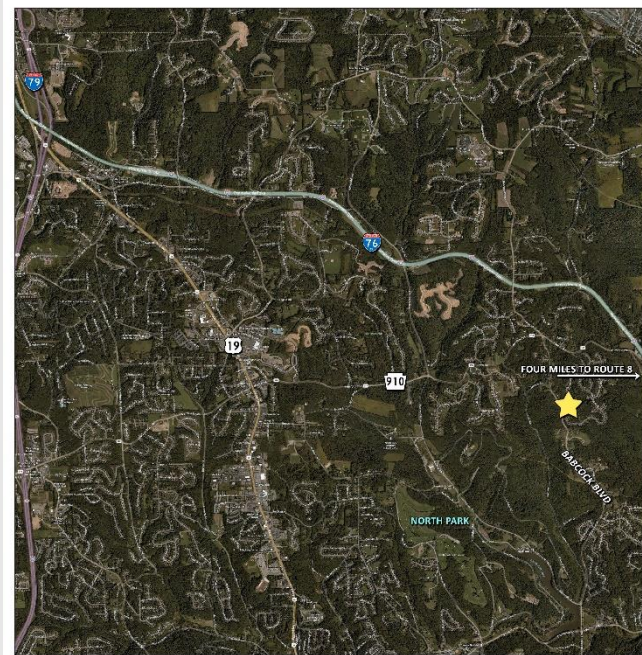


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CHAINLINKS
REAL ESTATE

Koppers Building
 Pittsburgh, PA 15219
 412.471.3311 x204
 howardhanna.com

FOR SALE | 16.5 ACRES
PROVIDENCE VILLA RETREAT CENTER
 10745 BABCOCK BOULEVARD | PINE TOWNSHIP



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof. It is subject to the terms, conditions, design or other conditions of sale from time to time. The information is provided for informational purposes only. Langholz Wilson Ellis, will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on the property.



Past and Current Photo

2015



1967



Providence Villa Facilities

The three-story Providence Villa (the main house) has 13 bedrooms, several meeting rooms, a kitchen, library, and formal dining room, and can accommodate retreats and meetings for up to 20 people.

There is a small nearby cottage, Fern Hill, which has a kitchen and rooms that accommodate six beds.

Other amenities include food service, audio-visual equipment, wireless internet, conference calling, wood-burning fireplaces, a chapel, screened gazebo, and beautiful grounds.



Basis for Preparation of Business Plan

The NSC has entered into the agreement to purchase the property and developed this benefit plan to fulfill the vision of unifying the various expressions of the Renewal and to establish a location of identity for the Renewal worldwide, especially given the importance of The Ark and The Dove in the birth of Catholic Charismatic Renewal.

This plan reflects the \$1.3 million purchase of The Ark and The Dove by a new nonprofit formed by various Renewal groups, covenant communities, other organizations and individuals worldwide.

The NSC entered into an agreement August 21, 2015 to purchase Provident Villa from the Sisters of Divine Providence, and paid a \$65,000 earnest money deposit. This agreement provides for a 60 day due diligence period, and, if there are no material issues and there is sufficient fundraising, a second 60 day period will commence and another \$65,000 will be added to the earnest money deposit. Such deposits will be applied to the purchase price.

In the second 60 day period, the NSC will assign the agreement to the new nonprofit for closing the purchase in late December. Funds raised above the purchase price and closing costs will be deposited into a new bank account of the new nonprofit.



Timing & Key Events Leading to Purchase

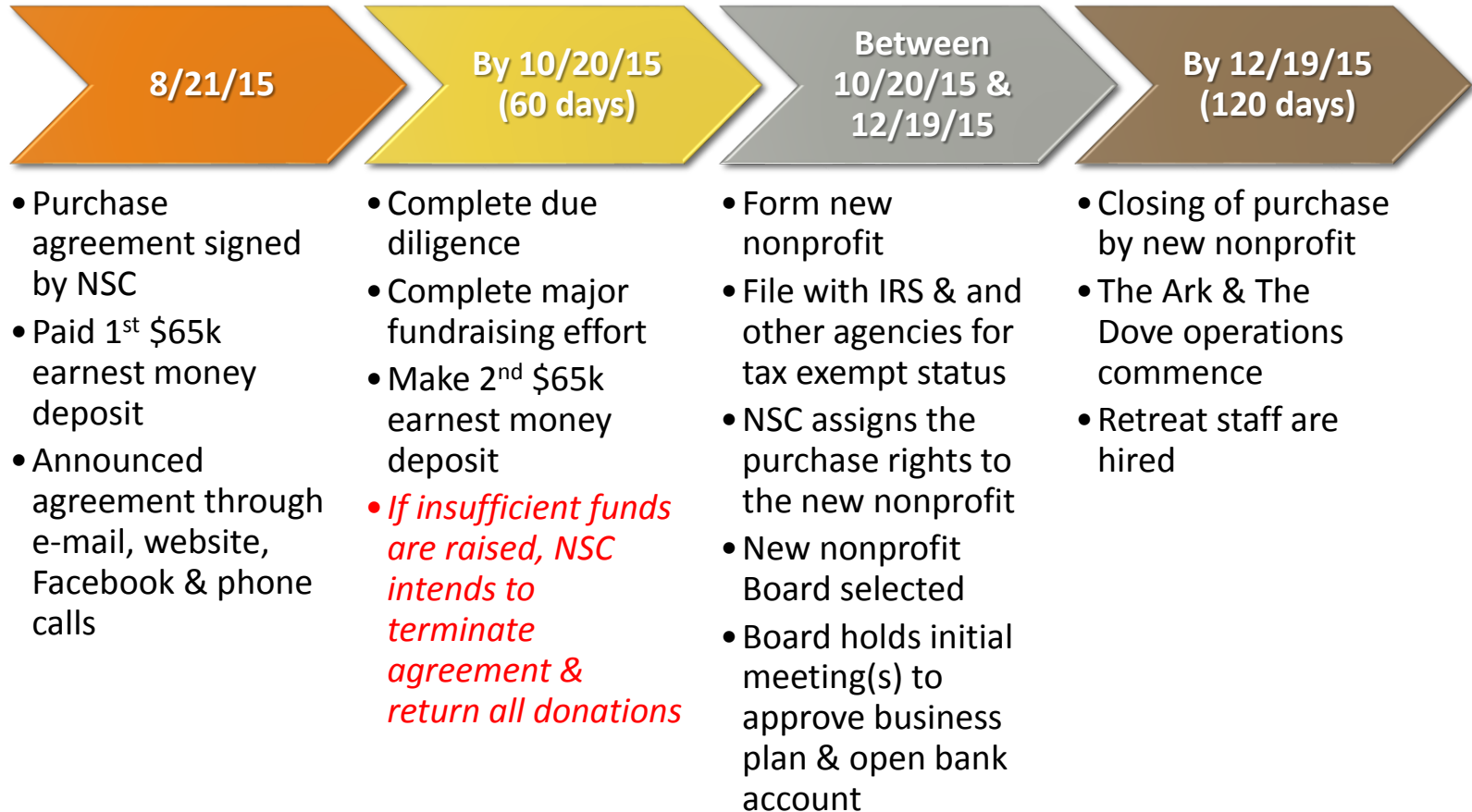
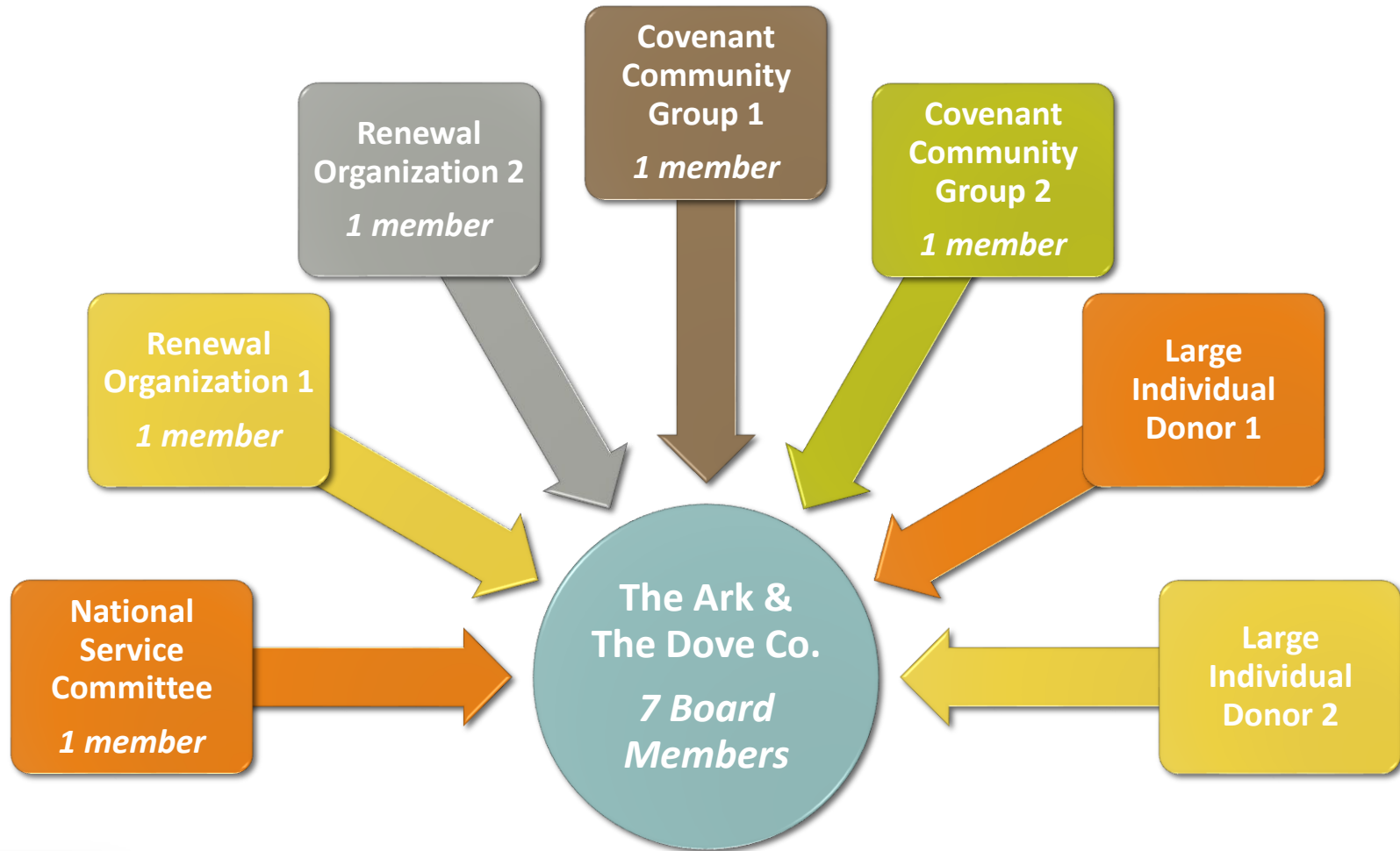


Illustration of Board of Directors of New Nonprofit (501(c)3)



Fundraising Campaign

There is a two-pronged fundraising initiative being conducted to fund the purchase – (1) a wholesale strategy in which major partners will participate and (2) a retail strategy in which individuals and groups can participate with smaller donations

The fundraising campaign is focused on raising \$1.5 million by the scheduled closing date in late December 2015, with a majority of such funds raised in cash before the end of the first 60 day due diligence period.

It is anticipated that there will be several major “partners” who will jumpstart the fundraising campaign to attract other major donors, both organizations and individuals.

Once several partners have been identified, they will assist in the fundraising through their organizations and networks, as well as participating in several fundraising events, such as webinars.

The fundraising campaign is global in scope and includes those involved in the Catholic Charismatic Renewal, covenant communities, and other ecumenical groups.



Fundraising Summary

Overall Fundraising Target

- \$1.300 Million Purchase Price (for property + furniture, fixtures & equipment)
- \$0.050 Million Closing Costs (estimated)
- \$0.150 Million Initial Operating Costs (e.g., legal, furnishing, supplies, salaries)
- **\$1.500 Million TOTAL (estimate)**

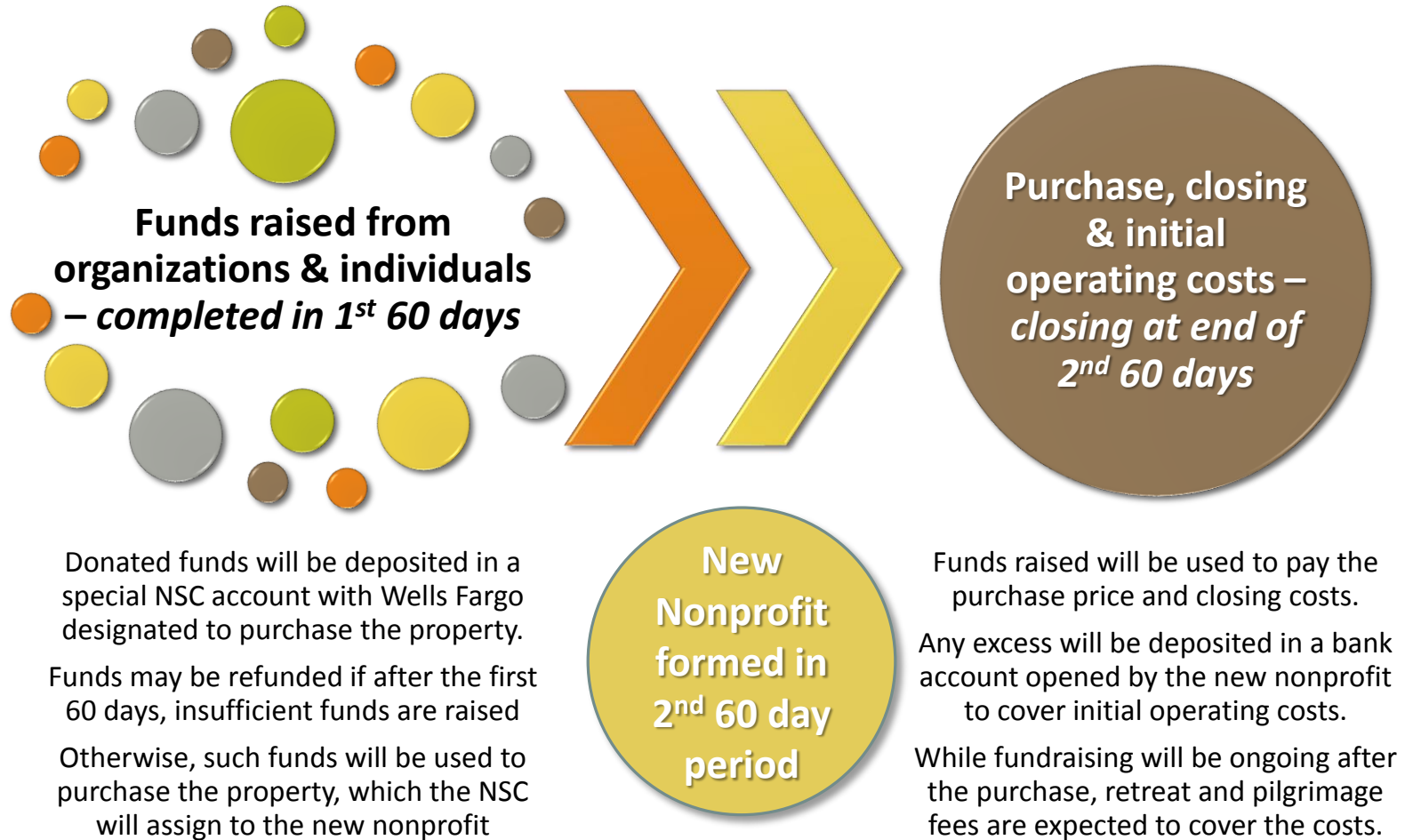
Initial Funds Provided by NSC

- \$0.065 Million Earnest Money Deposit per Agreement – paid by NSC
- \$0.020 Million Legal fees for purchase (\$19k cap + expenses) – paid by NSC

Other Fundraising Objectives

- Limit debt financing to make more sustainable
- Continue ongoing fundraising for expansion, rollout of pastoral plan programs

Flow of Funds to Purchase The Ark and The Dove



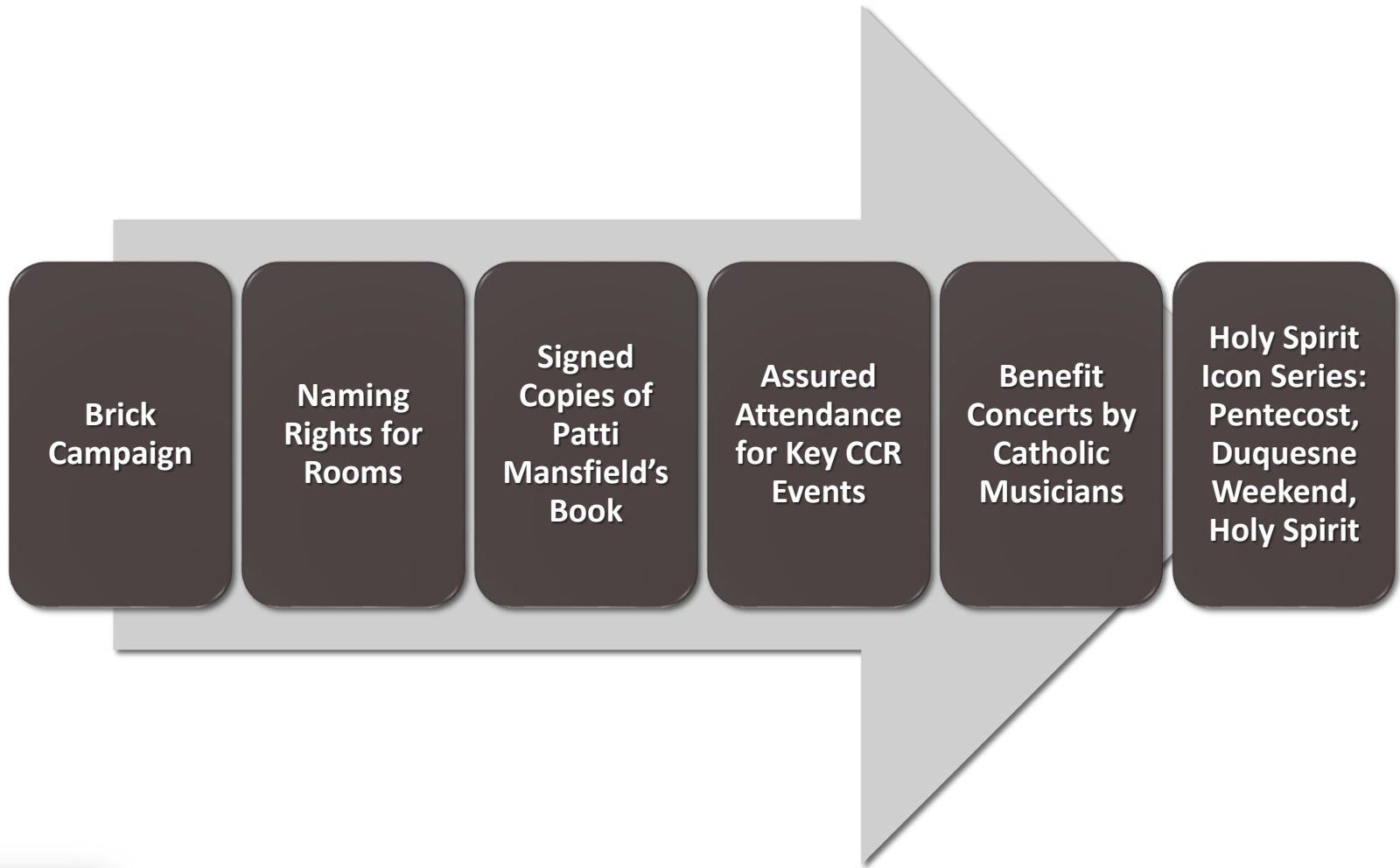
Note: if the initial fundraising does not cover the purchase and closing costs and initial operating costs, it is anticipated third party financing may be used to cover the remainder, including loans from prospective donors.

Fundraising Strategies: Media Strategies (for Initial Campaign)

Media Strategies

- **Website Page (<http://www.TheArkAndTheDoveWorldwide.org>)**
 - Target launch date: 8/31/2015
 - Status: already prepared
- **Videos (Bishop Sam Jacobs & Patti Mansfield)**
 - Target launch date: 8/20/2015
 - Status: Bishop Sam, posted on website; Patti Mansfield, forthcoming
- **Facebook & Twitter campaign**
 - Target launch date: 8/31/2015
 - Status: in process (Tammie)
- **Webinar campaign**
 - Target launch date: 9/3/2015
 - Status: correspondence going out
- **Personalized packages or visits to Renewal Leaders or individuals**
 - Target launch date: 8/28/2015
 - Status: In process
- **Snail mail & email campaign**
 - Target launch date: 9/1/2025
 - Status: Materials & mailing lists being prepared

Fundraising Strategies: Other Potential Fundraising Initiatives



Pro Forma Business Plan

Once acquired by the NSC, Providence Villa will be renamed The Ark and the Dove.

Providence Villa will be renamed The Ark and The Dove after the NSC purchase.

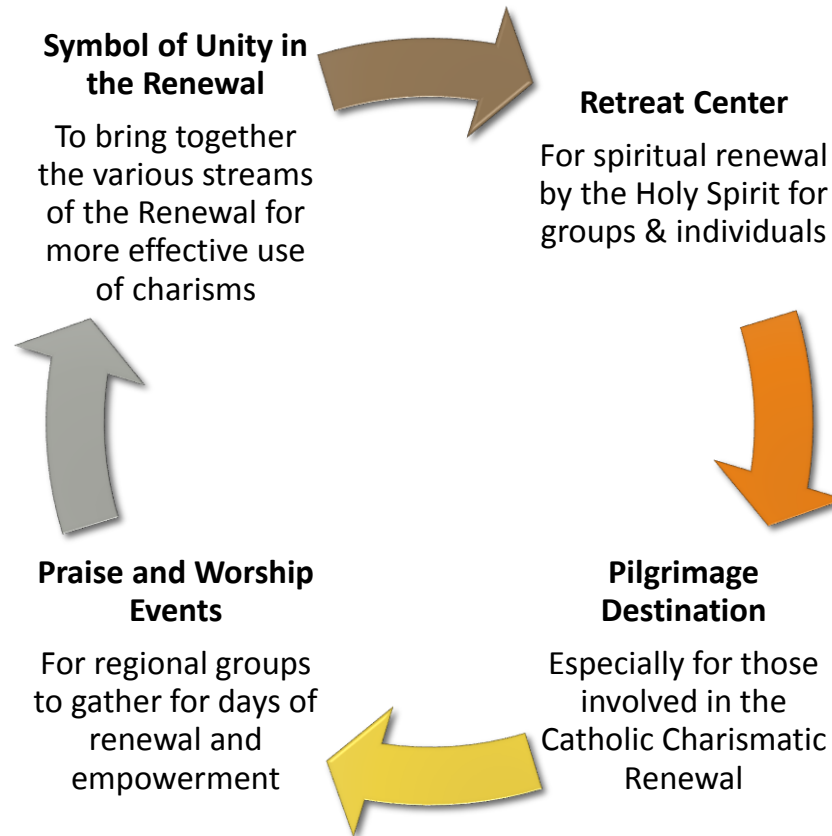
Retreat operations will resume after the purchase, but use of The Ark and The Dove will expand significantly as a major center for the Catholic Charismatic Renewal, including organizational meetings, planning joint Renewal activities and other services to support the Renewal worldwide.

Another role will be a prime pilgrimage location for the Renewal, especially with the approaching 50th Anniversary of the Duquesne Weekend in 2017 and regular celebrations such as Pentecost Sunday.

The Ark and The Dove not only has considerable historical importance to the Renewal, but it has a unifying feature as well, bringing together the various groups with the CCR movement worldwide for the purpose of inspiring those in the Renewal to foster the charisms for the building up of the Church today.



Four-Fold Usage of The Ark & The Dove: Overview



Four-Fold Usage of The Ark & The Dove: Retreat Center

Objective

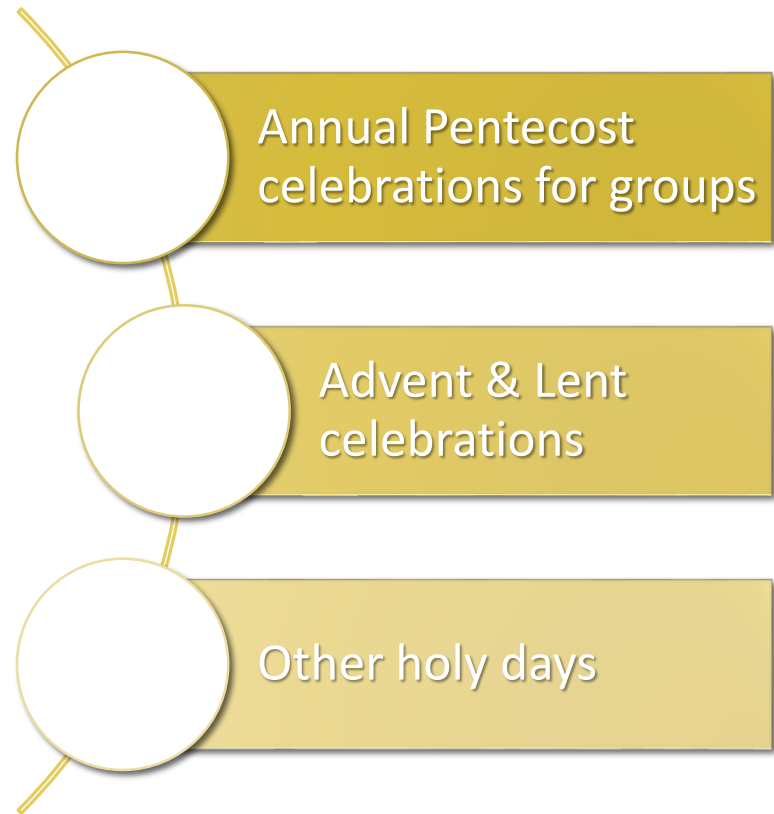
To create an environment where groups, families and individuals in the Body of Christ can be strengthened and refreshed by the Holy Spirit. The Retreat Center will be a place of formation, renewal, evangelization, empowerment, discernment of mission, and leadership training. The Retreat Center has a chapel for Mass, Eucharistic Adoration and praise and worship, meeting rooms and places for quiet study and small group discussions.



Four-Fold Usage of The Ark & The Dove: Pilgrimage Destination

Objective

Given the historical and spiritual significance to the Catholic Charismatic Renewal, the NSC will make the Retreat Center available as a pilgrimage destination for pilgrims to be renewed in their faith, to again experience the Baptism of the Holy Spirit and for stirring up of the charismatic gifts for the building up of the Kingdom of God. On more significant pilgrimage days, it is anticipated there will be praise & worship, speakers, confession and sales of books, music, DVDs, etc.



Four-Fold Usage of The Ark & The Dove: Praise & Worship Events

Objective

A nearby place to accommodate combined prayer and other groups for praise and worship events for renewal and empowerment sessions.

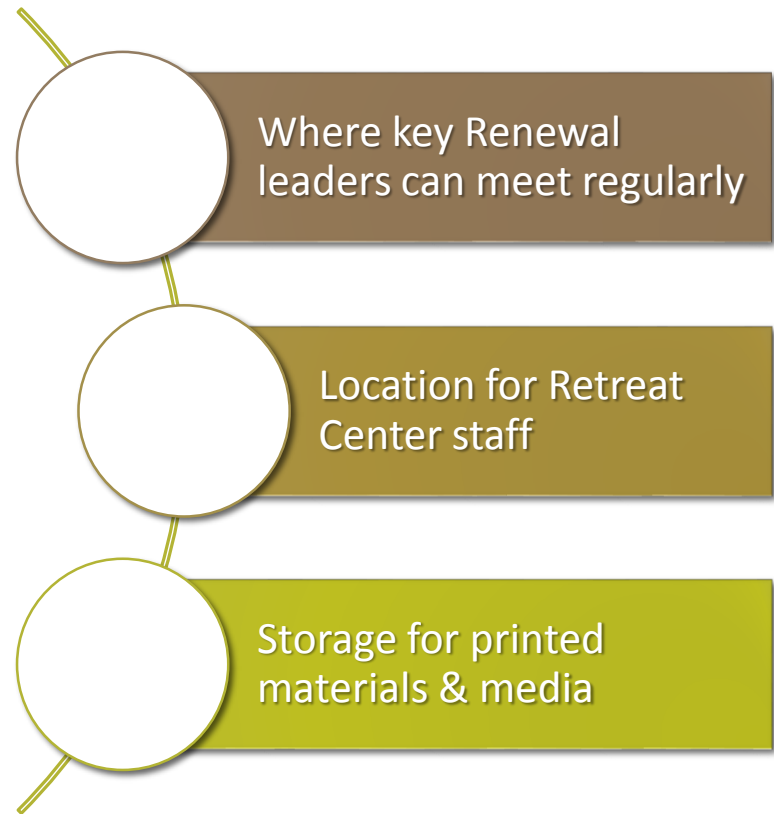
Outdoor tents may be used for larger groups.



Four-Fold Usage of The Ark & The Dove: Symbol of Unit of the Catholic Charismatic Renewal

Objective

Although it is important that the CCR remain open to the movement of the Holy Spirit, by having one location for leaders to assemble to pray together, witness to what is working and to more effectively evangelize and carry out the mission to increase those in the Church who have been baptized in the Holy Spirit and increase the utilization of the charisms in the Church, the Retreat Center provides a central place of seeking to work with greater unity.



Operational Considerations

The initial pro forma financial projections are assumed to commence in January 2016.

The assumed staffing and other operational costs for the Retreat Center are based current Providence Villa operations (to the extent they are known on a pre-due diligence basis) and the historical costs at other retreat centers based on publicly available Form 990s as well as Living Water Retreat Center information provided by NSC member Bill Marcotte who was the Executive Director and Lumen Christi Retreat Center by NSC member Bishop Sam Jacobs.

The analysis assumes a \$1.3 million purchase price, standard closing costs, a 25% down-payment and bank financing with a 25 year amortizing loan with an interest rate of 5%. A greater down-payment will increase the profitability of the operations.

The pro forma financial projections do not reflect the headquarters relocation and assume a partial vacancy throughout the year.



Prospective Revenue Sources:

Note: Only Retreat Usage Reflects in Pro Forma Financial Projections

Onsite Events

- **Fees for Events**
 - Retreats
 - Jubilee celebration on Pentecost Sunday 2017
 - Annual pilgrimages on Pentecost Sunday
 - Summer conference series
 - Coffee house praise & worship events
 - Lecture series
 - Life in the Spirit Seminars
 - Empowerment sessions

Other Sources

- Catholic Performers Benefit Concerts (onsite and elsewhere)
- Brick campaign
- Publishing (Books, CDs, DVDs)
- Gift shop onsite
- Holy Spirit Icon series (Pentecost, Duquesne Weekend, Holy Spirit)
- Grants from Catholic organizations, foundations, Church

Retreat Center Utilization Assumptions

Assumed Utilization

A. Maximum People Per Night 20

B. Assumed Overnight Use	% Occupancy	Days/Month	Days Used (Rounded)	Retreat Size/ Max Size	# of People (Rounded)	Overnight Fee (From Schedule)	Total Overnight Retreat Fees	Total Meal Fees
January	40%	31	12	75%	15	\$ 80	\$ 14,400	\$ 8,640
February	50%	28	14	75%	15	\$ 80	\$ 16,800	\$ 10,080
March	60%	31	19	75%	15	\$ 80	\$ 22,800	\$ 13,680
April	65%	30	20	75%	15	\$ 80	\$ 24,000	\$ 14,400
May	65%	31	20	75%	15	\$ 80	\$ 24,000	\$ 14,400
June	65%	30	20	75%	15	\$ 80	\$ 24,000	\$ 14,400
July	50%	31	16	75%	15	\$ 80	\$ 19,200	\$ 11,520
August	40%	31	12	75%	15	\$ 80	\$ 14,400	\$ 8,640
September	65%	30	20	75%	15	\$ 80	\$ 24,000	\$ 14,400
October	65%	31	20	75%	15	\$ 80	\$ 24,000	\$ 14,400
November	50%	30	15	75%	15	\$ 80	\$ 18,000	\$ 10,800
December	40%	31	12	75%	15	\$ 80	\$ 14,400	\$ 8,640
			200					

C. Assumed Day Use	% Occupancy	Days/Month	Days Used (Rounded)	Retreat Size/ Max Size	# of People (Rounded)	Day Use Fee (From Schedule)	Total Day Use Retreat Fees	Total Meal Fees
January	20%	31	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
February	20%	28	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
March	20%	31	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
April	20%	30	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
May	20%	31	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
June	20%	30	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
July	20%	31	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
August	20%	31	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
September	20%	30	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
October	20%	31	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
November	20%	30	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
December	20%	31	6	75%	15	\$ 30	\$ 2,700	\$ 2,700
			72					

Assumes that regular user groups continue to use the retreat facilities



Retreat Fees & Food Service Fees Assumptions

The retreat and food services are based on the current fees at Providence Villa, and substantiated by a review of retreat fees at other retreat houses. The fees used are slightly higher than at Providence Villa today.

The food services fees are assumed to cover the costs of purchasing the food (i.e., no mark-up to realize a profit margin).

Facilities Fees Schedule	Per Person Fees
<u>Accommodations</u>	
Overnight and Daytime Facility Rental (24 Hours)	\$ 80
One Day up to 8 hours	\$ 30
One Day 9-20 hours	\$ 45
<u>Food Service (Assumes fees equals costs)</u>	
Breakfast	\$ 12
Lunch	\$ 14
Dinner	\$ 18
Continuous Beverages	\$ 4
Total for Overnight Guests	\$ 48
Total for Day Guests (Excludes Dinner)	\$ 30
<u>Spiritual Direction (not reflected in pro forma)</u>	
One hour	\$ 40
<u>Audio/Visual Equipment (per day for group)</u>	\$ 50



Staffing Assumptions

It appears Providence Villa operates with four sisters, but also required volunteers and contracted services for maintenance and keeping the grounds.

The salaries are supportable in the regional area. It is assumed the headquarters staff, operating in Virginia, can provide marketing, sales, accounting, and overall management.

Further, it is assumed that Duquesne University and Franciscan University can supply interns to keep compensation costs lower.

	<u>Full-/Part- Time</u>	<u>Annual Salary</u>	<u>Assumed Benefits</u>	<u>Total Compensation</u>
Retreat Center Director	Full	\$ 60,000	\$ 15,000	\$ 75,000
Kitchen Manager	Full	\$ 30,000	\$ 7,500	\$ 37,500
Housekeeping	Full	\$ 25,000	\$ 6,250	\$ 31,250
Maintenance	Part	\$ 20,000	\$ -	\$ 20,000
Executive Assistant	Part	\$ 20,000	\$ -	\$ 20,000
Total		\$ 155,000	\$ 28,750	\$ 183,750

Note: Benefits % of salary for full-time employees 25%



Pro Forma Financials for Full Year Operations

Reflects retreat operations, but does not consider the additional fees and other revenue from pilgrimages, and other Renewal activities.

See detail on following page.

Retreat Operations Projections	Full Year
Retreat income	\$272,400
Food income	176,400
Gift shop sales	6,000
A/V equipment rental income	<u>13,300</u>
Total revenue	\$468,100
Salaries	\$155,000
Employee benefits	28,750
Mortgage expense	0
Real estate taxes & insurance	0
Food expense	176,400
Other expenses	<u>64,250</u>
Total expenses	\$424,400
Net	\$48,700

(Note: assumes starting cash balance of \$5,000)



HOW TO DONATE

The National Service Committee (“NSC”) of the Catholic Charismatic Renewal is coordinating the \$1.5 million fundraising campaign to cover the \$1.3 million purchase price of The Ark and The Covenant, the closing costs and the initial operating costs. We thank-you for supporting this project to rally the various expressions of the Catholic Charismatic Renewal and to respond to Pope Francis’ commission for the Renewal to bring the charismatic gifts to the heart of the Church and for carrying out the New Evangelization.

Donation Instructions

1. **NSC Is Coordinating the Fundraising Effort on Behalf of the Renewal Worldwide.** The NSC has opened a special purpose bank account with Wells Fargo for depositing all funds raised for the purchase of The Ark and the Dove.
2. **Formation of New Nonprofit.** Assuming sufficient funds have been raised by October 20, 2015, the NSC will take steps to form a new nonprofit, a 501(c)(3) corporation designated by the Internal Revenue Service. The Board of Directors of this new nonprofit will be comprised of leaders of supporting organizations and other key individuals in the Catholic Charismatic Renewal worldwide.
3. **NSC Assignment of Purchase Agreement and Transfer of Funds to New Nonprofit.** Prior to the closing scheduled for late December 2015, the NSC will assign the purchase agreement for The Ark and The Dove to the new nonprofit, and transfer all funds raised for this purpose.
4. **Refund of Donations if Purchase Agreement Is Terminated.** In the event insufficient funds are raised by October 20, 2015, then the NSC will take steps to terminate the purchase agreement and return all donated funds shortly thereafter.
5. **Donation Form Instructions.** Please send completed page 2 of this Donation Form and along with your donation to: The Ark and The Dove, c/o National Service Committee, Chariscenter USA, PO Box 628, Locust Grove, VA 22509-0628, USA.
6. **Checks.** Make checks payable to the National Service Committee and indicate “The Ark and The Dove” in the memo line of the check.
7. **Donations Preferred Over Pledges.** Although pledges for future donations to The Ark and The Dove are welcomed, cash donations are preferred at this time given the need to fund the purchase of the property.
8. **Donations of Marketable Securities.** Donations of marketable securities are acceptable – please contact the NSC for handling of such donations in a timely manner such the securities can be sold prior to closing.
9. **Donation Acknowledgements.** Acknowledgements (receipts for tax purposes) of donations will be sent after October 20, 2015, assuming that fundraising is sufficient to ensure closing of the purchase.
10. **Online Donations Using Credit Cards.** After formation of new nonprofit, donations will be able to be made online using VISA or MasterCard at www.TheArkAndTheDoveWorldwide.org.
11. **Questions Regarding Donations.** Please contact Johnny Bertucci with questions pertaining to donations at: Phone (504) 220-4614, or email: Johnny@TheArkAndTheDoveWorldwide.org.

THE ARK AND THE DOVE

DONATION FORM

Please mail a completed copy of this form with your check to the National Service Committee (NSC) or donate online at www.TheArkAndTheDoveWorldwide.org using a VISA or MasterCard. Please call for wire instructions if that is how you prefer to donate.

This donation is being made by an (check one) Individual Organization

Name: _____

Organization: _____

Address: _____

City: _____ State: _____ Zip: _____

Work Phone: _____ Home Phone: _____

Cell Phone: _____ email: _____

Donation Amount: \$250,000 \$100,000 \$50,000 \$25,000 \$10,000
 \$5,000 \$2,500 \$1,000 \$500 \$250
 Other Amount \$ _____ (write-in)

I pledge to donate \$ _____ as follows: (pledges may not help purchase)

\$ _____ monthly for _____ months starting (mo/year) _____

\$ _____ quarterly for _____ quarters starting (mo/year) _____

Please make checks payable to: "National Service Committee" and designate in the memo line "The Ark and the Dove".

Mail Checks to: The Ark and The Dove, c/o National Service Committee, Chariscenter USA, PO Box 628, Locust Grove, VA 22509-0628, USA.

Contact Information: Phone:(504) 220-4614

email: Johnny@TheArkAndTheDoveWorldwide.org

The NSC is a 501(c)(3) organization designated by the Internal Revenue Code, and donations are tax deductible. Acknowledgement letters for tax purposes will be mailed to your address above.

Note: If insufficient funds are raised before October 20, 2015, the NSC may terminate the purchase agreement, in which case all donations will be returned shortly thereafter.