

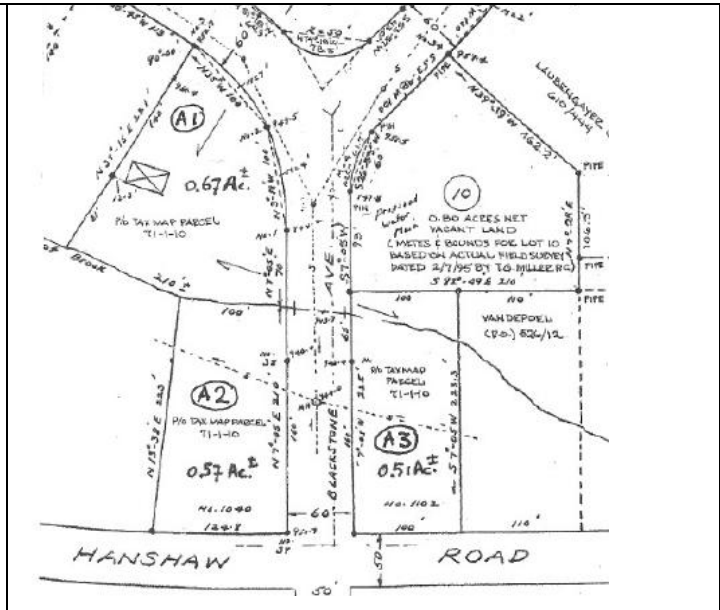
**Reference Material for Parish Facilities Forum
March 27, 2011**

1. Map of St. Catherine's Land (pages 2-3)
2. Cost of Renovation (at a specified level of performance) (page 4)
3. Possible Mission-Compatible Programs (pages 5-7)

Map of St. Catherine's Land

A. Land Outside the "Circle"

These three lots (A1, A2 and A3) seem primed for residential sale, and their sale would likely not distract from StC's longer-term mission-compatible uses that need to be considered for the inner circle lot development

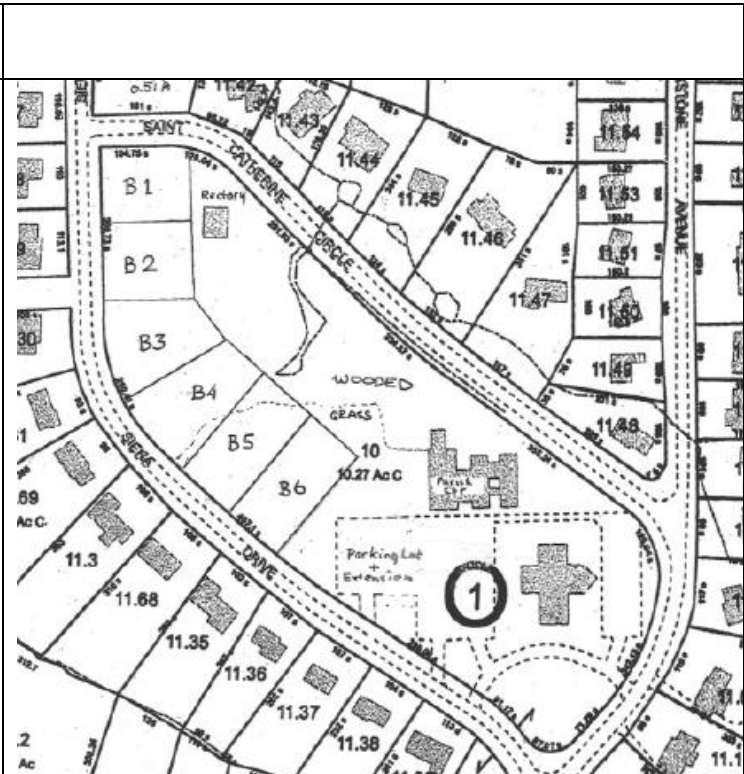



B. Land Inside the "Circle"

Option 1: Residential Development

Six residential lots (B1-B6) on areas that would not generate DEC concerns because of seasonable standing water.

This plan would pass planning board and public review under current zoning.



<p>Option 2 – StC Mission- Compatible Development</p>	 <p>A multi-unit development would need further discussion with the Town Board, before we could determine the extent of the approvals that this would need. A use that matches current zoning and current zoning density may well be approvable via the regular Planning Board review. More drastic deviations from the current zoning would need Planned Development Area approval.</p>
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Cost of Renovation
(at a specified level of performance)

Basic Code/Roof/Windows/Electrical/Heating/Upgraded Finishes (Good for 10 years ; better looking place but still same space use problems) <i>(Cost of Parish finding a home for 6 months not included)</i>	2010 \$'s
Basic Code Compliance (fire safety: egress, separations, alarm, etc.)	130,000
Replace Roof	370,000
Replace Windows	10,000
Replace Electrical Service	32,000
Replace Heating System	32,000
Replace and Upgrade Finishes to 10 Year Use	250,000
Subtotal	824,000
Design/Construction Contingency @ 27%	222,500
Soft Costs @ 25%	206,000
Budget	1,252,500

Possible Mission-Compatible Programs for Parish Center and Surrounding Land

1. Teens in difficulty (programs and housing?)

Learning programs (after school? summer? 24/7 with housing provided?) not centered around all what schools try to grade a kid on, but: Life Skills Development.

- Program for kids who are becoming at risk for drug addiction: dealing with peer pressure, discovering your personality type and value of your individual capabilities, developing your personal healthy life style.
- “Individuation” program (a Jungian term: the development of the self, achieved by resolving the conflicts arising at life's transitional stages, in particular the transition from adolescence to adulthood).
- Program to deal with and overcome computer games addiction, social websites addiction, texting addiction

2. Adults in difficulty (programs and housing)

- Special needs housing where Second Chance Programs are offered for adults in preparation for return to independent adult living:
 - Young single mothers facility.
 - 3-Month life skills program for people who come out of a drug detox program.
 - Housing and support, job skills program for people who are leaving prison
 - Temporary housing for singles or families in a transitional stage: supportive, structured and safe environment that is free from survival-related anxiety, with programs to get back on track.
- Employment Re-entry Program (copied from: Johnson Park Center in Utica): career counseling, interview training and resume development; use of a computer, internet, phone, and fax for job searching and applications; referrals to education, job training, and supportive services; a "Work Experience" transitional employment program; follow-up mentoring (after you get the job!).

3. Faith formation for young and old to train next generation of faith leaders (connect with St Bernard)

Provide training in appropriate settings and become recognized in the Diocese as a center for this type activity through some select Parish staff development, promotion within the Diocese, and facilities that both presenters and students find conducive to learning - more than having enough tables and chairs. Be able to accommodate Distance Learning Opportunities offered by St Bernard's as described below:

"Thanks to our Distance Learning Program, St. Bernard's is able to bring learning opportunities to various locations throughout the Diocese of Rochester via video conferencing hook-up and Moodle. Currently, video conferencing is available for students at sites in Auburn, Watkins Glen, Hornell, and Appalachin, NY."

4. Youth programming (after school, nursery, and social)

Youth programming at St. Catherine's could provide valuable services for families and youth in the area, such as affordable child-care, and social events. Examples of child-care options include full-day day care, a morning nursery school program, and/or an after-school program for school-aged children. Social programming could include providing a space for families and kids to gather on their own, and planned events, such as movie nights, group dinners, holiday events, game nights, etc.

5. Socializing opportunities for seniors

Our seniors in Tompkins County could benefit from an enhanced opportunity to meet and build community with each other in a facility that allows improved "table fellowship" open to all.

6. Senior housing

A collaborative ministry with possibly Providence Housing of the Diocese of Rochester. The goal would be to provide affordable, barrier free housing units for senior citizens. This ministry could expand to offer other programs at the parish center, specifically designed for senior citizens, i.e., senior yoga or bible study or educational elder hostels about the local area. Pretty much the sky would be the limit as we would only be creating the space for these things to happen...in other words we may not have to run the programs but facilitate and provide the space and coordination of the programs.

7. Intergenerational partnering for activities and programs

Many individuals and families in the Ithaca area are transplanted here (either long- or short-term) and do not have relatives and extended family nearby. Also, there are many seniors in the area who are geographically far from their own children and/or grandchildren, or perhaps do not have any of their own. St. Catherine's could provide programming that connects people in these groups, across generations, to develop relationships, share in each other's lives, and foster a strong sense of community.

8. Hospitality events within StC and outside to Ithaca

This could include educational, social, cultural events and fund-raising activities conducted by St C, by Catholic parishes (and perhaps by the diocese itself) in the southern Rochester diocese, and by other religious institutions and non-profit organizations in the Ithaca and surrounding area.

9. Music ministry within and outside

Sunday worshipers go home often talking about two elements of Sunday worship: the homily and the music. The liturgical reforms of Vatican Two emphasized the active participation of the entire assembly in singing the liturgy. This wonderful resource could be expanded to include special performances for the region.

10. Non violent conflict resolution programs (multi-generational)

This could work as a stand-alone ministry or in collaboration with the other ministries offered at St. Catherine's, i.e., the proposed work program. Generally, this is a program that teaches creative problem solving with an emphasis on non-violent conflict resolution.

This could be a program directed toward young children (a preventive remedy); or as an after school program for Teens and/or Young Adults. This can also be offered for Adults.

11. Work program with Catholic Charities to make bread

This is a program (that can be federally funded) to engage those in our community who may be, for one reason or another, unemployable. Generally, these programs teach basic job skills (showing up, sales, production of some product, inventory skills, basic math skills, literacy skills, etc.) A program such as this would enable St. Catherine's to accomplish several of its strategic goals: reach out to the broader community and the poor.