

## Summary of Parish-wide Meeting December 4, 2011

Fr. Joe and the Parish Council (PC) held a meeting with the parishioners about the Proposed Conceptual Plan for a Parish Center that St. Catherine's will submit to the Diocese on December 14, 2011.

The Diocese requires this submittal as the next step in gaining approval for a building project. The submittal requests the Bishop's approval of the project so that St. Catherine's may move ahead with its fundraising and design activities.

This summary includes only:

- the handouts provided during the meeting;
- Fr Joe's summary of the meeting;
- the written comments submitted by the parishioners after the meeting.

It does not include the details of the verbal interactions during the meeting:

- Fr Joe's comments;
- the Pastoral Council Executive Committee's (PC EC) comments;
- the parishioner's questions and the answers by Fr. Joe, the PC EC or the Facilities Planning Steering Committee (FPSC).

Handouts (attached at the end):

- The Path Forward
- Proposed Conceptual Plan for the Parish Center

Fr Joe's Summary:

Last Sunday was the Parish Meeting concerning the: 'CONCEPTUAL PLAN' for the new parish center. It was very well attended and I am very thankful for all who made themselves available for this meeting. I also want to thank the Facilities Project Steering Committee, the Buildings and Grounds Committee, the Finance Council, and the Pastoral Council for all their work thus far. We began in prayer as we always do, grounding ourselves in our faith and asking God's guidance and wisdom concerning our future. Two really significant changes have occurred at the diocesan level which has a direct impact on building projects. One is that before any project can move to the fundraising feasibility study and design stage, it must first be vetted through the diocese for approval. The second change is that the priest council, which advises the Bishop on such projects, now meets every other month. How this impacts our future is the following: If we submit a conceptual plan at the next priest council meeting (January) then the executive council will advise the Bishop whether to approve or disapprove the proposal. If we do not get the proposal (a seventy-seven page document) in before the January meeting then we will have to wait until the March meeting. Our desire is to, at the very least, get the approval for the project before our present Bishop retires in July.

The Parish meeting lasted until 3 PM and what I can offer you in this space is a summation of the discussion. We spoke about why a new building would be the best choice for our

sustainability versus renovating the present building. The simple answer is that it would be poor stewardship of the Parish's resources to renovate. It would cost more to renovate the present building than it would to build a new one. We spoke extensively about finances. Some of the guiding principles given to me by the Finance Council and Pastoral Council were that we should not overextend ourselves financially; we should build within our means; we do not want to carry a long-term mortgage. Like any family venturing into a building project, we will not build what we can't afford and sustain. The unknowns are what this project will really cost and what it will look like—neither of which I can answer at this time.

What we're sending to the Bishop is an idea of what we need and we are looking for his approval to further investigate that idea. If he approves, then we can begin to get more specific about costs and design.

I realize that these are not detailed answers; we do have them and invite you to contact us if you have concerns. Our goal is to over-communicate and be completely transparent about the proposal. Whatever we do will be decided by the entire community not solely by me or just a few select folk. I think the time has come for us to unite around this idea and so if you still have concerns, please come to me or one of the Pastoral Council, Finance Council, or Facilities Project Steering Committee members and voice those concerns and hopefully we can come to consensus about our future.

#### Parishioner's Written Comments:

The parishioners were asked to submit their written answer to the following question: "What are your suggestions for improving the Conceptual Plan for the New Parish Center before St. Catherine's sends it to the Bishop on December 14, 2011?"

#### **Response #1:**

First and foremost, I feel all of St. Catherine's debts be paid including the repairs on the church and the mortgage on the priest's residence. All debts cleared, we could start accumulating funds (NOT pledges!) toward a parish center solution. With cash in hand, appropriate plans may be made and implemented.

Please try not to overshadow All Saint's present regional gathering status. To undercut their present efforts would be unacceptable. It's time to work together to cover the entire concept.

Thanks for listening!

#### **Response #2:**

1. Do not borrow on a long-term mortgage; a short-term note (1 to 2 years) would be acceptable.
2. However, do not build a facility of questionable quality that will need major work in the next 10 to 15 years (not a Butler-type building).

3. Design needs to be flexible, functional, yet not overbuilt. Should have a functional kitchen, but not a professional kitchen.
4. Facility should be constructed with materials that should be low-cost, easy to maintain and adhere to the “green” standard.
5. **Very Important!** A major effort should be to keep up with the preventive maintenance and repair by the establishment of a separate account/budget to be used only capital contingency/projects (major renovations and building system replacements).

### Response #3:

I feel that this plan is a good one. Unless I get another job or another part-time job to get more money, I don't know how I'm going to be able to help financially. I'm having a hard time even keeping up with my pledge for the church.

The low-end quality and sources (of funds) I believe is the best way to go. I'd like to see an enlarged parish center.

The sale of the parish land is something that I'm not comfortable with but if it needs to happen then so be it.

All that said, some feedback I've gotten from others is that there was a Building and Grounds Fund that had lots of \$'s and the past couple of priests said we weren't supposed to have that much and spent it. Also people are saying that we are becoming financially exhausted by all these campaigns that have been running in the Church at St. Catherine's of Siena

### Response #4:

#### **Begin Change Carefully**

Pearl Harbor Day, 1941; a day that began without a conceptual plan.

The Catholic Church, and St. Catherine's has long been under attack. Our roof deteriorates, our moral standards crumble. Which deterioration deserves first attention?

During St. Catherine's existence the population of our area has grown ???% but our congregation remains about the same. Why have we not kept pace? We have a church that offers healing and life; forgiveness. Look at our choirs, our young person's Liturgy of the Word, a rich homily; we have not begun to adequately proclaim our beauty and strength. We worry about a building and not what the building is for. We can strengthen our daily lives to lead us ... not into temptations ... seeming so pleasant... but deliver us from evil. Effective, attractive, and available help for all or our members is needed, especially for our youth.

I know a church which has grown from a tiny group to a large congregation, a truly friendly and vibrant group. Part of their success is comprehensive service to youth. They develop and strengthen the lives of many who search for support or are troubled. We can build on our powerful Catholic base to give such service.

Construction of a new Parish Center is important but not as important as our youth. Why do we seem only vaguely aware that we have the tools to help many but do not apply them? Why have we failed to fully strengthen our youth? Now is a critical decision time for St. Catherine's people, not just its buildings.

PS: there are many more ways our Church can help individuals.

Before we build anything new we must incorporate a dynamic plan of action for our young and the mature. We should *limp along* with the old building as best we can until we develop new programs that will grow in lasting vitality and strength.

**Response #5:**

Go for it!

Probably already in report, but layout and table of core functions and defacto priorities of today vs. projected, would be helpful.

## **The Path Forward: Conceptual Plan for Parish Center**

### New Diocese's Requirement for Projects

#### Action:

- Request Bishop's approval for the next steps on the parish center:
  - Fundraising
  - Design

#### The Plan:

- Moves St. Catherine's into the future
- Adequately supports current and future programs
- Avoids expensive emergency repairs
- Is affordable for parishioners

#### Context:

- St. Catherine's parish center was built for a previous era. *How do we revitalize our facilities to support the parish's future programs?*
- St. Catherine of Siena Parish needs to support programming that continues to inspire its parishioners and needs to have the appropriate facilities. *How will St. Catherine's remain desirable to and continue to inspire its parishioners?*
- The availability of fewer clergy and religious requires more lay leaders for operating a parish. *Where will they be developed?*

### Conceptual Plan for New Parish Center (as attached):

- Makes broad statements about:
  - Approach
  - Programs
  - Building
  - Finances

#### Your Feedback:

- Provide written answer to question on back of this page and turn in now or by Wednesday, December 7, 2011 at the parish office.

## **Your Feedback about the Conceptual Plan**

What are your suggestions for improving the Conceptual Plan for the New Parish Center before St. Catherine's sends it to the Bishop on December 14, 2011?

## Proposed Conceptual Plan for New Parish Center

This conceptual plan represents St. Catherine's decision that is the basis for requesting the Diocese's approval of the project.

### Approach

St. Catherine's will develop its facilities in an evolutionary manner toward its long-term vision so that effective adjustments can be made in response to future conditions. The critical first step is the **parish center**. The facilities for priest residences and housing for the elderly, which are part of the long-term vision, will be considered later.

The following sections describe the essential elements of the conceptual plan.

### Programs

- A center for pastoral ministries in the region with an emphasis on spiritual and intellectual growth;
- A signature program with regional impact: a center for faith formation, which will be linked to St. Bernard's with distance learning capabilities;
- Other key programs such as youth faith formation, events for families with children, activities for seniors, service activities and activities based on inter-generational interactions.

### Building

- New parish center physically connected to church;
- Multifunctional and versatile space;
- Easily expandable as demand requires;
- Environmentally sustainable (possibly LEED certified);
- Size and level of quality dependent on available funds (see page #2);
- Current parish center operates until new building is completed.

### Finances

- New building and programs will be fiscally sustainable over time, with maintenance costs factored into the final plan;
- No long-term debt;
- Fund-raising campaign determines funds available for project (see page #2).

### Estimated Timetable (subject to slight modification)

Activity	Est. Completion Date
PC and FC jointly approve FPSC's recommendation	November 8, 2011
StC formally submits proposal to Diocese	December 14, 2011
Bishop Clark announces approval of StC's conceptual plan	April 29, 2012
StC holds a fund-raising campaign	March 31, 2013
StC manages design and bidding stages	January 31, 2014
StC completes construction	January 31, 2015

## Parish Center: Sources of Funds and Budget Estimates

St. Catherine's wants to build the most effective and efficient parish center it can initially afford and sustain over time.

### Sources of Funds

StC plans for the following sources of funds, with the potential yet unknown amounts (shown with shading) provided at two levels:

<b>Sources</b>	<b>Low End</b>		<b>High End</b>	
1. Capital reserves restricted to parish center (December 2012)		\$470,000		\$570,000
• Partners in Faith (Diocesan Campaign)	\$200,000		\$200,000	
• Fr. Mike's bequest	\$270,000		\$270,000	
• Building our Future Campaign remainder	\$ 0		\$100,000	
2. Sale of Parish land (1 to 3 residential lots outside of StC's Circle)		\$ 60,000		\$180,000
3. Second fund raising campaign from parishioners		\$600,000		\$1,500,000
<b>Total</b>		<b>\$1,130,000</b>		<b>\$2,250,000</b>

### Budget Estimates

The budget for building a **new parish center** depends on its size and level of quality. The following table shows four possibilities. The preliminary estimated budgets are in 2015 dollars.

<b>Size</b>	<b>Quality Similar to Current</b>	<b>Quality Lower than Current</b>
1. <u>Build new</u> parish center: same size (10,000 sf) as current parish center, (one story, slab on grade with pitched roof), new space allocations, more efficient interior flows, and new systems and finishes (good for 25 years)	\$3,400,000	\$1,500,000
2. <u>Build new enlarged</u> parish center: more space (13,000 sf) than current parish center, new space allocations, more efficient interior flows, and new systems and finishes (good for 25 years)	\$4,400,000	\$2,000,000