

Mary Queen of Peace
Joint Parish Pastoral Council and Financial Council
Meeting Minutes
October 8, 2015

Parish Council Members Present: Dan Hunt, Barb Timm, Chris Rickert, Robin Hemmesch, Nicole Baker, Norb Zahler, Mike Haben, Wade Lovelette, Father Kaluza

Financial Council Members Present: Jim Burkett, Alicia Schmidt, Kevin Rymanowski

Others present: George Gmach, Principal Mike Gerard

Members Absent: Mary LeClaire, Marc Macke, Cathy Kornovich,

Meeting opened with prayer at 6:30pm

Building Committee Report

Jeff Nadeau gave report on progress for the building committee. For a potential church hall building project, the committee has identified the current needs list as the starting point for the building. The group has toured several parishes where new halls have been built in recent years including a former parish where Fr. Kaluza served. Based on budget, need, and the building itself, the Design/Build process is the most sensible for this type of project. Next steps and highlights include:

- 4 Contractors have been identified to prepare preliminary proposals
- Preliminary plans and proposals should be ready within 2-3 weeks
- Identified needs suggest another \$1 million would be required for the project
- Two fundraising groups for additional fundraising, Walsh & Associates and Jim Earnhart?
- Committee needs parish support to keep moving forward

Dan asked the council members present if we have the ability to raise another million. Barb asked if parishioners would support it. The question of parishioner engagement came up.

Jeff answered that when an organized, sensible plan is placed in front of parishioners, it's easier to get behind it. This has happened at other parishes where new halls were built.

Jim Burkett recounted previous capital campaign challenges including

- Tiered giving fell short in large gifts
- Recession impacted total giving

Further commented any fundraising effort would be starting over. May be able to get a few six figure gifts.

Others questioned feasibility of a future capital campaign. Kevin asked question of whether we can start another fundraising project given what happened with last effort. Dan questioned whether decreased parish enrollment would impact giving totals. Barb mentioned 75-80% of total fundraising is obtained through large donors – based on national standards. Carol noted that proposing a tailored plan to parish needs will make more sense than a grand plan like the previous project. Nicole asked approximate amount of the previous hall – \$3.2 million.

Jeff Nadeau concluded with a summary of new building plan:

- 300 person hall
- 8 classrooms
- 2 pre-k classrooms
- 5 offices
- 2 meeting rooms

Jeff was grateful to council for the invite and dismissed himself.

Chris motioned to approve minutes from the September 10, 2015 meeting

Wade 2nd the motion

Dan approved meeting minutes

Building Project, Fundraising and Land Discussion

Fr. Kaluza shared thoughts on the building. Currently looking at the need and not a grand plan that may prevent a project from happening. Need to narrow down to one contractor to keep moving forward. Other parishes were able to build halls during a recession because plans were based on need. Present a good bright plan, parish will be optimistic. Deliver a solid plan to gain trust and credibility. Don't lament on the past challenges.

\$500K was raised for Walburga building fund in 2000

Almost \$1 million raised in last capital campaign for St. Martin

What is the difference between other parishes who built halls?

- No big huge crazy plans
- No divided parishes

Need to dispel attachments to the two churches. Pose the question of what's reasonable and common sense thing to do.

Jim Burkett mentioned a possible silver bullet – sell Walburga property after the multipurpose building was built.

Father Kaluza reinforced that the sale of land shouldn't dictate the building of the hall project. There is need now for a multi-purpose building.

Nicole mentioned rumors that some people want to know why the parish is holding land.

George mentioned commercial property is purchased by square foot anywhere from \$6-\$10 per square foot.

Alicia proposed to form a consensus message to address any rumors of why parish is holding land.

Kevin summarized consensus message as: Land was given to the parish. It was not worth much with the pipe line running under it. It's still not worth much, therefore it's not a factor to the building project. It's not worth a billion dollars.

George added that the council should not think about project in terms of another campaign. Think of it as what the building will do.

Principal Gerard added the building project is desperately needed as it relates to education. Stated that we've done as much as we can do with what we have now. This is a viable and needed project. Other parishes have demonstrated that a gathering space makes a big difference.

Nicole asked what the parish can build for \$1 million. We need a hole in the ground. Answer was not a finished hall.

Parking Lot Construction Discussion

Council asked for the status of the parking lot addition on north side of the property.

George stated the project was delayed because of land easement conflicts. There is 1 triangular parcel of land that not legally transferred to the city during the extension of John Deere Lane road project. Waiting until the spring to ensure legal process is completed between the city and parcel land owner.

Nicole voiced her concern about the Stations of the Cross being moved next to church. Norb explained that was necessary because the future road to new lot will run parallel to where the Stations were previously located. They will be moved after the road is built.

Rectory Kitchen Discussion

Dan began discussion with options regarding the suitability of the kitchen in the rectory. Viable options identified include remodeling the kitchen or moving our priest to an apartment/condo off of the parish property. Does it need to be remodeled/fixed? Consensus answer is yes. Does it make sense financially? No clear answer.

Pros to fixing: Gives priest usable kitchen in property we own. It will add value for resident and to the property value itself.

Cons to fixing: Requires significant outlay, even a modest remodel. Approximate cost \$30K

Options for the rectory if priest were to move to a smaller, more suitable residence.

- Rent it out
- Put up for sale
- Convert to meeting spaces
- Temporality close it, winterize until time when clear decision can be made.

Robin posed question of what is suitable housing for our priest. Council members agree currently kitchen is not suitable. Robin mentioned parish could rent a condo/apartment for our priest for several months at a cost less than it would be for the kitchen remodel. It may help buy time to decide what to do with the rectory. Robin obtained rental costs of \$1200-\$1800 for an alternate priest residence. How can parish council make correct decision?

Alicia asked council if parish administrator could produce an operational cost estimate for the rectory. Compare this to cost of closing it down. Carol noted she could get costs but some of bills are co-mingled with the St. Walburga Church. Currently not broken out.

Jim Burkett shared that the cost of remodeling was built into the 2015-2016 budget. Members stressed it is not fair for our priest to have to solicit funds for a rectory remodel project.

George then stated the concerns of the parish council is what has held up the remodeling project.

Jim Burkett then stated he could lead the fundraising effort. Dan mentioned someone should talk to Denny to see when work could begin. Robin reinforced idea that she would not act as the general contractor. Someone needs to do it full-time or project will linger.

Alicia asked if there was a motion or vote on the topic because it sounded like it was moving in the direction of a remodel. To be clear this was not a vote between remodel and alternate residence.

Dan motioned to vote on whether to fundraise to help fund the remodel

Parish Council members voting:

7 in favor

1 abstaining

3 not present

Meeting Adjourned 8:42 PM.

Respectfully Submitted

Chris Rickert