

MESSENGER

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ST. FRANCIS BORGIA PARISH NEWSLETTER

LENT/EASTER 2006

Parishioners Learn About Expansion Recommendations

by Peg Edquist

Surveys returned to the St. Francis Borgia Long Range Planning Committee (LRPC) regarding the multi-phased building project show strong support for the recommendations. Roughly 75% of the respondents are in favor of proceeding with a parish-wide building fund appeal.

The LRPC held a series of successful informational meetings during the weekend of January 28-29 and on February 1 to address many questions and comments from parish members following a brochure mailed to more than 2,000 SFB households in mid-January.

The brochure detailed research findings about current space needs and future growth requirements. It provided six recommendations to meet the anticipated growth of our parish. The recommendations began with a master plan for construction of new parish facilities at a single campus on the 47 acres the parish owns.

Phase one of the plan would be construction of a new Education and Activity Center on the north campus to replace the aging school on the south campus; the athletic facilities would include a gym and outdoor fields. This center would also provide much needed space for our Christian Formation programs. The second phase includes two options to provide more worship space. Option A would build a new worship space using the existing church for a parish hall and school cafeteria. Option B would expand the existing worship space and add a gathering area. Other recommendations include keeping the south church and selling the existing school and surrounding property at the south campus.

Parishioners were asked to react to the recommendations through a survey. "Most people responding to the survey have been positive about our work," said Mike Houlihan, chairperson of the LRPC.

More than 370 parishioners attended one of the seven informational meetings. The meetings included a summary of the work that has been done by the committee followed by question and answer sessions. Among those answering questions were members of the LRPC, parish council members (chaired by Jerry Edquist), education committee members (chaired by Tim Schilter), Mike Groth of Groth Architects, and Fred Stoltz and Bob Connolly, parish consultants from the James Company who could potentially help with a capital campaign.

"I noticed at the meetings that people were not asking why we should do this, but rather how we should do it." That's great," said Fr. Tom. "Our parishioners seem to have largely accepted the recommendations of the LRPC. This is looking really good. Lots of interest, great ideas, much enthusiasm, not many reservations."

The James Company has used the survey responses as well as opinions from personal interviews to prepare a report to the parish council for evaluation. The next phase of the process could include a feasibility study to assess the potential of the parish to raise the necessary funds for the campaign.

Additional communications will be sent to parish members in the coming months before any final decisions are made. For a summary of questions most frequently asked during the sessions, see pages 6-7 of this newsletter.

Lent/Easter 2006



Frequently Asked Questions from the Parish Information Sessions

by Peg Edquist

Affordability

How do we afford this project and maintain our operational budget?

It is important for everyone to continue funding the parish operational budget through their Sunday envelopes. A building fund appeal is in addition to regular stewardship.

How can we determine if the parish can afford this plan?

Based on a consultant's review of our giving patterns, we should be able to raise \$3 million to \$5 million through donations. In-kind contributions (e.g., landscaping, carpentry, materials) could add another \$250,000. The sale of excess property at the south campus could yield \$2 million. We also can borrow up to 50% of the capital needed. Conducting a building fund appeal is the only way to really know for sure how much we could raise.

Does the parish currently have debt?

Yes, there is debt of approximately \$475,000 on the 47 acres of land that we purchased.

Are all 47 acres utilized in the plan, or could part of it be sold?

Approximately 2/3 of the 47 acres are needed for the plan. The remainder could be sold once final designs are

determined. No decision has been made about the sale of this land and it may be prudent to keep it if possible because once it's gone it's gone forever.

What is the south campus property worth?

The school, Fr. Ed Center, and parking lot are worth approximately \$1.5 - \$2.0 million, but no appraisal has been done. If the parking lot is sold, a potential solution is to keep the Fr. Ed Center property and make that into a parking lot.

Planning and Timing

What is the priority for the parish? Build a new school or expand the worship space?

The priority, meaning the first phase, is to build a school first as a central part of the Parish Education and Activity Center.

We have two priests.

Where would they reside?

This has not been decided. The Father Ed Center, where Fr. Mike now lives, would not be an option. The rectory should be big enough for two priests and be located near the church and school. Although we only have a two-year commitment for Fr. Mike, our chances of getting a replacement are enhanced with room for two priests in one location. Off campus housing is an option, but less desirable.

Have we gotten approval for the plan from the Town of Cedarburg?

We have met with the Town Planning Commission and they are very supportive of our plan. Official approval comes after specific plans are submitted.



Mike Houlihan, chairperson of the LRPC, listened to a parishioner's suggestion.



Brad Babor, LRPC member, summarized the issues and recommendations from the brochure sent to all parishioners.

Is there a contingency plan if we don't approve this?

If we don't go forward with these recommendations, long range planning will continue. Significant maintenance costs are inevitable on our aging buildings so we would still need to plan for funding.

What is the timeline? When do we make the final "go" decision?

There are several decision points affecting timing:

- The parish council and the long range planning committee (LRPC) will assess whether or not the parish will support the project.
- If there is parish support, the parish council could decide to start the building fund appeal soon afterwards, with the appeal lasting approximately six months.
- The completed appeal amount plus other funding components will determine what we can afford.
- Once the project is within our means, a go decision could be made. A final go decision could be made in 12 to 18 months.
- Thereafter, allowing two years for preparation and construction, a Parish Education and Activity Center could be ready to use near the end of 2008. Delays at any stage could extend these timeline estimates.



Fund Appeal

What exactly is a building fund appeal?

We ask members to pray and consider a special five-year commitment over and above regular offerings that goes just to the building program.

How will individual parishioners pay for their commitment?

You can make it in many ways, such as a one-time donation, or installment payments over five years, paid yearly, monthly, or even weekly.

Are the parish education/activity center and church expansion phases separate capital campaigns?

Can you do one or the other but not both?

They are separate phases and there would be separate approval processes and a separate building fund appeal for each phase.

Parish Education and Activity Center

With the growth in the school, has anyone looked at only moving the upper school students (grades 6-8) to the north campus and leaving K-5 where it is?

We found that operational costs at the current school would not go down with this option. At the same time, we would have the cost for the new Parish Education and Activity Center, so total school costs would increase substantially. Also, we need one large space to accommodate the more than 700 youth in the religious

education program.

What about remodeling the existing school?

It would cost about \$1.8 million just to bring the school up to state code (necessary before any changes are allowed), plus the cost of ADA (Americans With Disabilities Act) compliance, plus the cost of additional square footage. Also, there's not enough land to satisfy the city's green space requirements and so we would need to buy additional property before the school could be expanded. We cannot determine the cost or timing of acquiring these properties. We also want to be a one-site parish.

What about building a high school?

We have heard the contemplated high school plan is not moving forward at the Washington County location. However, this is not an issue for us, because a high school would not fit on our property.

Church Expansion

How will church expansion or a new church affect our new pipe organ?

The organ was designed to be moved if necessary into a new or expanded church.

What is the commitment to the south church and why?

Plans are to keep the historic south church operational. It is a presence in the city, and will be used for weddings, funerals, and special events.



Bob Connolly, consultant from the James Company, explains the process to assess the financial viability of a building project.



Deacon Paul Huber, Director of Administrative Services and LRPC member, responds to a question.

Photos by Joe Higdon

Communications

What are the plans for communication to the parish?

Communications about this project will come through direct mailings, the weekly church bulletins, the Messenger newsletter, postings at the church entrance, announcements at Mass, special meetings and the parish website, www.saintfrancisborgia.org.

Who can I contact with comments or questions?

If you have questions or comments about the long-range plan, please contact any of the following LRPC members:

Brad Babor, 377-4281
Jerry Edquist, 377-9662
Kevin Gerrits, 284-6757
Jim Hansen, 377-1070 x 233
Mike Houlihan, 377-0085
Paul Huber, 377-1070 x 239
Peter Hulka, 377-4347
Tony Kotnik, 375-9848
Sid Prom, 377-1822
Kelly Swietlik, 377-2050 x 277

Want to know more?
Check the
parish website at
www.saintfrancisborgia.org