

St. Patrick Catholic Church

St. Patrick Catholic School

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April 21, 2017

Dear Parishioners,

Greetings from the rectory! I just wanted to give you an update of the results of our Master Plan process, which is nearly final completion. Again, the purpose of a Master Plan is to assist us in addressing the current structural and facility needs of the parish, as well as to look to the future and try to answer the questions: "Where are we going here at St. Patrick's? Where is God leading us here at St. Patrick's?" Thanks to the input of the leadership of our parish (our parish councils), and John Heckman's (the architect) assessment of our current structures/buildings, we were able to identify the priorities or needs of our parish. These needs (with the first being most urgent) are the following:

1. **Complete church roof and tower repairs as soon as possible to stop the continual water damage and to allow for interior restoration to begin.** This is our first priority...we need to preserve the integrity of our church structure, especially since the church is what brings us all together as a parish family.
2. **Separate parish activities from school building to better control school security and to provide additional space for school and parish functions.** As people shared their thoughts and concerns, it became apparent that we have various challenges with having to use the school facilities for parish functions...especially when school is in session. And the Parish Center, the only climate-controlled room for parish events, is lacking in size.
3. **Renovate gymnasium for everyday use as well as for large parish functions.** Another issue that was repeatedly brought up was our "worn-out" gym floor. In addition, the lighting in the gym is in need of updating (to be more efficient and cost-saving), and the installation of A/C would be very beneficial.
4. **Relocate offices out of the rectory and enlarge office space as a whole.** We have insufficient office space in the rectory due to it (the rectory) serving as both the church office and the priest's residence. In addition, there is a lack of privacy for Father...i.e. he's not able to have true separation between the office and his personal living space.
5. **Build new parish center with kitchen and restrooms on immediate church property.** A solution proposed by many (regarding the current lack of space for parish functions and events) would be to build a new Parish Center. It was also

suggested that this parish center be located in close proximity to the church, so that it would be easily accessible from the church (and school).

6. **Relocate adoration chapel and community ministries (i.e. Birthline, food pantry, etc.) to also be on immediate church property.** The adoration chapel and Birthline “house” is becoming dilapidated due to its age. As ideas were suggested, it became apparent that a long-term solution for the location of our adoration chapel and community ministries would be to unite them in the same general location as the parish offices...and these could all be connected to the Parish Center...giving us one central location.

Once these needs were identified, we then set to work, trying to determine what would be the best means of addressing or achieving them. Since we do not have a sufficient amount of money in savings, and since our current tithing would not be able to cover both our existing operating expenses as well as to accomplish these goals, the obvious answer is that we will need to conduct a capital campaign. In addition, given the scope or magnitude of the needs identified, we have determined that this capital campaign would have 3 phases. **Phase 1** will be composed of the following:

Phase 1:

- Church roof and towers restoration.
- Church interior wall and ceiling restoration (especially in choir loft).
- Water drainage improvements around the church’s foundation (we currently have water coming into the church basement).
- Creating two family restrooms and relocating the confessional in the church entry area.
- A few improvements to the A/C system of the church.
- Replace the existing gym floor.
- Replace gym lights and add A/C units the gym’s HVAC system.
- Replace cross-court basketball goals and install a volleyball net system.
- Add a restroom in the preschool classroom (to avoid children being in contact with adults in parish center restrooms)
- Waterproof exterior west wall of gym and renovate west lower level classroom.

With **Phase 2**, and really with the ultimate goal in mind of building a new parish center, we recognized that there were some important things to consider regarding the location of the new parish center. It was agreed that close proximity to the Church was a priority for the future parish center. It was also agreed that it would be very ideal to connect the parish offices, community ministries, and the new adoration chapel to the parish center.

As a result, John Heckman took measurements and noted that one option would be to build a new parish center and parish offices complex on the east side of the rectory, with it running in a north/south direction. The downside to this option is that there would be limited space around the building itself, with the alley being on east side and the rectory very close to it on the west side. In addition, we would also face the issue of limited accessibility, especially with the parish offices, community ministries, adoration chapel, and parish center traffic all having to enter the complex from the church parking lot.

In the course of our discussions, a second option arose. In looking at the parish property near the Church, it was mentioned that we could move the rectory, and then build a new parish center and parish offices complex in its place, with the building running in an east/west direction. In doing so, we would have more space around the building itself, and it would open up a lot of possibilities for accessing the various rooms/offices of the complex. The rectory would then be relocated at the current site of the adoration chapel and Birthline. With this idea in mind, **Phase 2** would be composed of the following:

Phase 2:

- Construct a new Parish Office Building on the rectory property to include the following:
 - Entry and waiting area
 - 4 Church offices
 - Parish Board Room
 - Parish Library
 - Parish Gift Shop
 - Adoration Chapel
 - Birthline and Food Pantry rooms
 - Restrooms
 - Kitchenette
 - Mechanical/Electrical Room
 - Storage
- Construct a new rectory on the Bethlehem Chapel site to include the following:
 - 3 bedrooms
 - 2 bathrooms
 - Study
 - Kitchen
 - Dining Area
 - Living Area
 - 2-Car Garage

Phase 3 would ultimately involve the construction of the new Parish Center, which would be attached to Parish Office Building. Thus, **Phase 3** would be composed of the following:

Phase 3:

- Construct new Parish Center, attached to Parish Office Building, which would include the following spaces:
 - Entry Area
 - Multi-Purpose Room with banquet seating for 180 persons
 - Accessible Restrooms
 - Kitchen
 - Storage
 - Mechanical/Electrical Room
- Renovate existing parish center room for school needs

As you can see, a lot of time, thought, and efforts have been given to this process thus far. I am extremely grateful for the input and feedback of our parish leadership, and for the guidance

and direction from John Heckman. At this point, you might be asking the question, “So where do we go from here?” First, we must submit the proposed Master Plan to the Diocesan Building Commission for approval. Once that is accomplished, I will submit a letter to Bishop Kemme, requesting his permission for us to begin preparations for a capital campaign. Once I have received his permission, we will then undergo a feasibility study.

A feasibility study is very important for a capital campaign. Its purpose is to gather information from you, the parishioners of St. Patrick’s, on how much you would be willing to generously give above your normal gift of tithing (i.e. extraordinary giving) for this 3 phase project. For the feasibility study to be effective, the Diocese HIGHLY recommends that we hire a 3rd party firm to conduct this study, so that we can get the most accurate information possible. Once the feasibility study has been completed, it will then give us much needed information on how quickly we can achieve the 3 phases of the project, the length of time in between them, if more than one phase can take place at the same time, etc. Once the feasibility study is complete, we then can begin the actual capital campaign. Here again, the Diocese HIGHLY recommends that we use a 3rd party firm to assist us in conducting the capital campaign. When enough financial support has been gathered or pledged, the actual work can then begin.

I hope you have found this information helpful, and I’m sure that questions still abound. Please feel free to contact me with any questions or concerns that you may have, and be assured of additional communication and presentations in the future, regarding our progress in this venture. Above all, please continue to pray for our parish, that we may all be open to where God is seeking to lead us as a parish family.

In Christ,

Father Michael Linnebur,
Pastor

In gratitude to the following parishioners who have given a great deal of their time to the Master Plan process:

Finance Council: Sandy Alonzo, Michael Horgan, Sallie Knapp, Mark Lair, John Reichert, & Mike Reid

Pastoral Council: Mike Alyward, Jean Cross, Brett Dillman, Dave Peter, Dennis Peters, Joe Reichert, Sandy Roecker, Garrett Sharp, Linda Springer, Rosalie Wilkinson, & Socorro and Tomasa Plancarte

School Council: Elaine Colvin, Bob Cross, Mary Durand, Jim Godinez, Mica Hess, Pete Keating, Erin McKinney, Andrew Oullette, Amanda Smilie, Dena Thompson, & Brett Wicker

Stewardship Council: Janet Cigainero, Herman Colvin, Mike DeLaTorre, Tricia Dillow, Duane Knapp, Patty Ungles, & Jackie VanGotten

Additional Parish Representatives: Vicki Fleming (CYM), Andrew Kepley (professional in building/construction), Darin Luebbering (professional in building/construction), and Scott McKinney (Knights of Columbus)