



## ST. ADALBERT SALE

Report to St. Jeanne Jugan  
Parish Council

January 16, 2024

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## CHRONOLOGY

### **December 16, 2021 Catholic Mutual Inspection Report**

- Inspection conducted 12/14/21
- “Evidence of mold” in boiler room, mechanical room, basement exits, basement wall, basement storage area
- Church wall & ceiling plaster separation

### **January 31, 2022 Parish council meeting**

- Projected 2022 net operating loss = \$127k (verified by CPA)
- \$120k withdrawn from savings from January 2020-February 2021
- St. Raymond attendance down 36% (2026-2019), 60% (2016-2021)
- October 2021 count – 268 total @ 4 Masses)

### **February 9, 2022**

- \$120k savings withdrawals since January 2020
- Balance as of February 2021 = \$354k
- \$41k roof repairs at St. Adalbert already completed

### **February 10, 2022 St. Adalbert Church**

- Notices posted that church temporarily closed due to health/safety issue

### **March 28, 2022 Parish council meeting**

- Status of parish consolidation
- St. Adalbert designated by Archbishop for weddings and funerals only
- Review of 12/16/21 report (and prior reports of 2018 & 2019 regarding mold & roof issues)

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## CHRONOLOGY

### **April 2022** **Blair letter to Enfield Catholic Community**

- Structural and health/safety issues at St. Adalbert
- Confirms that St. Adalbert designated for weddings and funerals only

### **April 29, 2022** **Mold remediation/air testing**

- Facility air quality results - Passed

### **April 2022** **AOH internal letter to fiscal office**

- Recommends review of continued rationale for maintaining 2 church campuses

### **August 16, 2022** **Parish Council meeting**

- AOH office of property & assets - estimates of roof repairs \$175k for terracotta, \$120k for asphalt
- Interior repairs -\$120k
- Repointing north tower -\$95k
- Front steps -\$76k
- Vote to proceed with letter to Blair requesting permission to market the properties (church, convent, parking)
- Letter sent August 22, 2022 – subsequently approved
- Create *ad hoc* subcommittee of the Council to explore options

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## SALES ACTIVITY

- Canon Law requirements reviewed and summarized
- CBRE appraisal commissioned & completed – \$3,500 cost
- Checklists completed on preparing for & proceeding with sale of land, buildings, & property (sacred and otherwise)
- Letter to parishioners mailed October 27, 2022 to St. Raymond of Penãfort parishioners/families

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## CURRENT STATUS

- August 2023 purchase offer from Ministerio Tiempo De Cosecha (Harvest Time Ministries), an evangelical church located in Wethersfield for \$650K (our listing was at \$695K). The offer encompasses church, convent, parking, and vacant lots. The St. Raymond Parish Council voted unanimously on Sept. 6, 2023 to accept the offer
- Contract signed 12/20/2023. Anticipate 75 days to obtain AOH canonical reviews and approvals (presbyteral & finance councils, and consultors).
- There are no contingencies other than \$520K in financing and zoning. Properties sold “as is” and buyer waives rights to further inspections.
- We have assembled the list of sacred goods, etc. that we are reserving from the sale. Under AOH policies, we will need to remove the altars and tabernacles that cannot be conveyed. We assume that the buyer will want to retain the windows and organ, etc. The 2 pianos are going to be placed on consignment with Adrian Hamers, Inc.
- Final events such as a closing Mass, etc. are in the early stages at this point, but will need to be determined once we have a firm closing date.

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# CURRENT STATUS – GOODS & FURNISHINGS

- Adrian Hamers, Inc. walk-through on Oct. 21, 2022
- Sacred items/statues identified, photographed, inventoried
- Most items valued at “consider best offer” – we determine pricing
- High Altar & Side Altars still questionable as to disposition
- Stations of the Cross (\$2.5K after minor repairs)
- Pews
- Other sacred goods – altars, statuary, etc. estimated @ \$25-30k in the aggregate
- Already receiving expressions of interest in sacred goods, furniture, etc. from other AOH parishes



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# RECOMMENDATIONS

- Finish cleanout of facility
- Relocate statuary, artwork
- Proceed with consignment arrangement with Adrian Hamers, Inc.
- Make arrangements for update and publication of memory book
- Plan final St. Adalbert parish social and liturgical events

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