

**Southeast Rochester Catholic Community
Parish Pastoral Council Meeting Minutes
October 21, 2024**

Present: Donnell Adler, Giuseppina Alabastro, Fr. John Loncle, Ted Malone, Jonathan Maurer, Mario Montalbo, Mary Pinsky, Eileen Scardino, Ed Schmitt, Dave Stewart, Amy Voelkl (Chair), Kathleen Whelehan

Absent: Jim Holleran (Vice Chair), Dick Kilmartin, Tim Smilnak

Zoom: Shirley Cirillo

Opening Prayer offered by Ed Schmitt

| Agenda Topic: Approval of Minutes | | |
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| Discussion Summary/Conclusions: Minutes were reviewed. | | |
| Recommendations | Actions | Follow Up |
| Chair asked for a motion to approve minutes. Moved by Ed Schmitt, seconded by Mary Pinsky. | Minutes unanimously approved | None |
| Agenda Topic: Pastor Updates – Diocesan Bankruptcy/Reorganization | | |
| Discussion Summary/Conclusions: Fr. John updated the Council on the status of the Diocesan Bankruptcy/Reorganization. | | |
| Recommendations | Actions | Follow Up |
| Information Only | | |
| Agenda Topic: Pastor Updates – Parish Census | | |
| Discussion Summary/Conclusions: Fr. John reported that good progress has been made by parishioners completing the census. | | |
| Recommendations | Actions | Follow Up |
| Information Only | | |
| Agenda Topic: Pastor Updates – Catholic Ministries Appeal | | |
| Discussion Summary/Conclusions: Catholic Ministries Appeal pitches are scheduled for the weekend of November 16 & 17. An in-pew solicitation will take place the weekend of October 26 & 27. PPC Members making pitches the weekend of November 16 & 17 are listed and Fr. John passed out materials that will help with crafting the pitches. <div> SM 4:30 – Ted Malone SB 8:00 – Eileen Scardino BS 9:30 – Kathleen Whelehan SM 11:15 – Mario Montalbo </div> | | |

| Recommendations | Actions | Follow Up |
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| None | Prepare pitches and contact Fr. John for assistance if needed. | None |
| Agenda Topic: Chair Updates – Confronting our Future | | |
| <p>Discussion Summary/Conclusions: Amy reviewed the SRCC Expense Revenue spreadsheet with Council. She noted that Diane Kannel was instrumental in providing updated information. Fr. John recapped how cost estimates were done. Specifically, he noted some of the data is from 2021 and needs to be updated. Highlights of questions, answers and discussion of the spreadsheet include:</p> <ul style="list-style-type: none"> • Why do roofing costs for some buildings appear multiple times? <ul style="list-style-type: none"> ○ Roofs are done in sections (so will appear multiple times over the various time periods) • What does "Total Revenue (less collections/rent)" line in "Expense-Revenue Updated" workbook include (as number seems high for just 'collections and rent') <ul style="list-style-type: none"> ○ It was determined that this value also includes major Gifts. (See Follow-up Action to re-label this line/row.) • It was further noted that the amount in period was partially driven from a 'higher than normal' bequest(s) (the timing and amount of which are unpredictable) • When looking at collections, it was asked if a breakout of the number of contributing households was available <ul style="list-style-type: none"> ○ Amy will request that information <p>The following additional topics were discussed during course of review:</p> <ul style="list-style-type: none"> • Rental for SB Rectory has been looked at by multiple groups including as transitional housing as part of a Catholic Family Services program, as part of a refugee housing program, and several others. The challenges include usage aligned with Catholic teaching and mission; being able to meet all program requirements; and be economically sustainable (i.e. cover all costs associated with building usage and maintenance) • Ed suggested we might want to consider having Nativity School (St. Boniface campus) buy out the building (potentially with SB holding the mortgage). Assuming the School of Nativity would entertain this idea, it was noted that a team would need to understand all of the implications including things like parking and (currently) shared spaces used by various ministries / activities. • Jon noted that modeling the fully burdened costs for maintaining the various buildings would add value. This would also be a way to go back to the community to explain the real costs of our current campuses and how much revenue is needed to make the needed repairs, etc. to keep the campuses viable. This would lead to a discussion of where the additional funds would come from – capital campaign, increased giving, etc. | | |
| Recommendations | Actions | Follow Up |
| Continue updating spreadsheet as additional information comes in. | Relabel Total Revenue as Other Operating Revenue Amy to request number of contributing households | Share with PPC and review at November meeting. |

Agenda Topic: Campus Review Teams

Discussion Summary/Conclusions: Fr. John said that the general concern is that if we keep all three campuses, we need plans for how to use/maintain the buildings on the campuses such that campuses remain viable. For example:

- The Nativity School at St. Boniface doesn't pay enough rent to cover the pending roof. If we maintain the St. Boniface campus, what should our plans for the school building be?
 - If we keep the building, are we going to use it for 30 years over the life of the roof? Does it make sense to make that kind of investment?
 - If the roof is not repaired/replaced, what should be done with the building?

Initial Teams Proposal (3 teams, 1 per campus): the initial proposal was to divide Council members into 3 teams - one for each campus. These teams would be commissioned with developing (detailed) plans for sustainable operation of the campus over the long term with focus on identifying what is needed 'immediately' in the short term (0-3 year time horizon). It was recommended teams should have representatives from each of the three parishes are included on each team.

Alternative Proposal – 2 teams, Facilities and Space Use: Jon proposed an alternative for this work by suggesting creating a team focused on Facilities and a second team focused on real estate and space use.

Facilities Team:

- Charged with developing a plan for all buildings across the three campuses
 - What needs to be done
 - Contractors who can do the work
 - Quotes (updating or getting where needed)
 - Developing full cost burden models

Space Use Team

- Charged with developing a use plan for our real estate 'empire'
 - What can we do with these buildings?
 - If there are current tenants - how stable is the relationship (month to month? long term lease?) and risk of losing
 - What are we willing to allow in these buildings?
 - What programs would use them?
 - Can we get funding for it? Or...
 - If program is 'external' to the community, can user get funding for it?
 - Is usage self-sustaining** to include fully burdened costs of property?

Discussion:

Fr. John shared a couple of examples of local churches repurposing buildings – one church has had prospective tenants who would have access to grants and other types of funding that a church would not. Another church rented to a local agency, but the tenants cannibalized unused sections of the building to make repairs in used sections; and did not pay enough rent to cover repair/replacement costs of Spanish tile roof.

After some discussion, it was agreed that the Facilities team would start their work first, while the Space Use team could start reaching out to other organizations on general interest and to other church communities on what they've been doing.

Ed commented that Council needs to consider not only the buildings, but also the parish community and neighborhood - what are we doing to grow the community?

A final decision on which team structure was not made - however it was suggested by several members that a hybrid team structure be created by having a core Facilities team focused on the physical assets and then three Space Use teams (1 per campus).

Facilities Team: Jon, Eileen, Mary, Shirley, Dave and Amy

Space Use: Donnell, Kathleen, Mario, Pina, Ed

Amy will follow up with the absent members about which team they will join. Amy will also take the lead on scheduling time for the Facilities team to meet.

| Recommendations | Actions | Follow Up |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Continue to develop the Facilities and Space Use teams including structures and well-defined tasks. | Amy to contact absent Council members about Teams and determine their interest. Amy to schedule time for Facilities team to meet. | Continue work and report at the November meeting. |
| Agenda Topic: General Discussion – How Do We Grow our Church? | | |
| Discussion Summary/Conclusions: Due to time, this topic was tabled until November meeting | | |
| Recommendations | Actions | Follow Up |
| | | Agenda item for November meeting. |

Closing Prayer – Ed Schmitt

Next Meeting: Monday, November 18, 2024 – Blessed Sacrament Office, 7:00 pm

Prayers: Mario Montalbo