

MINUTES OF THE FINANCE COUNCIL MEETING - May 21, 2025

The Finance Council of the Divine Grace Parish met for a regular monthly meeting on Wednesday, May 21, 2025, at the St. Ferdinand Church, McAndrew-Biller Hall.

THOSE IN ATTENDANCE: Father James Wehner, Jamie Shearer, Amy Behun, Peter Boyer, Jay Cortez, Joe Ennis, Daniel Jenkins, Chelsey Knapton, Frank Lordi (P), Kate Maseth-Ready, Frances Tartal, Andrew Welch

STAFF: John Greci, Deacon Don Pepe, Seminarian Chris Baker

Others in attendance:

Divine Grace Pastoral Council members: Judy Shearer, Laura Dadey, Patrick Dominic-Savio, Shalini Dominic-Savio

Pat Gavaghan, Project Manager, Divine Grace Parish

Cranberry Township Officials: Dan Santoro, Township Manager; Bruce Hezlep, Chairman, Cranberry Township Board of Supervisors

Father Jim welcomed everyone to the meeting and began with an opening prayer.

SPECIAL PRESENTATION:

The meeting began with a presentation by Cranberry Township Officials who have expressed interest in purchasing the vacant land at the corner of Rochester Road and Thomson Park Drive in Cranberry Township. This parcel is currently owned by Divine Grace Parish. An appraisal was presented to council members. The appraisal was completed by Nicklas King McConahy, Real Estate Appraisers and Consultants. The property was appraised at \$4,100,000.00. The Township wants to use said property as a recreational space that could include an arts and culture center, use as an engagement center, community rooms, etc. The Township stated it's early in the process for definitive plans. Mr. Santoro mentioned that they looked at five different sites in the Township for this project, and the Divine Grace Parish property quickly rose to the top for several reasons: the proximity in the heart of the Township, and the great reciprocal relationship enjoyed over the years between Divine Grace Parish and Cranberry Township. We are both very good neighbors to each other, sharing parking spaces during both parties' events, along with the general goodwill. The Township has many great, family-oriented ideas for this space/facility.

Father Jim asked Pat Gavaghan, who is acting as our Project Manager, to clarify what other uses could be had for this property. Pat mentioned perhaps multi-family homes, retail, (like a Sheetz), or townhomes. Pat said the highest and best use would be apartments like the Meeder Development across the street from us if money were our only consideration. There are 9.3 acres;

1.3 acres is a storm pond, so in reality there are 7.0 to 7.5 acres of usable land. Pat commented that the Parish may see more money from a different buyer; however, with a sale to anyone else the Parish would give up control of what may be built on the site. Joe Ennis asked if the Township has a schedule of “ground-breaking to finish” and Bruce said no idea yet, but the Township is ready to move forward if the parish is. Father Jim said that he will have a Parish Town Hall Meeting on June 24, 2025, at 6:30 P.M. to present the proposal and information to our Parishioners for questions and comments. The next step after the Town Hall meeting would be for the Finance Council to consider and vote on the sale, complete Form A and forward to the Diocese. Hopefully the terms of the sale will be completed by the end of Summer. Dan Jenkins asked what the anticipated cost of the project will be, and that’s not definitively known at this time, but perhaps \$30 to \$50 Million dollars. Amy Behun asked about managing traffic during mass times and events at Divine Grace with this new facility. Bruce stated that they will do a traffic study. Shalini asked about safety concerns for the children walking around the campus during Faith Formation classes. Bruce said that all safety issues will be addressed. Seminarian Chris asked about the potential hours of operation if in fact there is a gym; we would not like to see an “anytime” gym, but one with hours similar to the YMCA. With all questions answered, the prestation was concluded at 7:25 PM.

Father Jim thanked Dan and Bruce for attending our meeting, answering our questions, and for the appraisal. He announced that Pat Gavaghan will serve as the Liaison for this project.

The Finance Council Meeting Reconvened:

Pat Gavaghan and Deacon Don Pepe both shared that they believe that if we are to sell this property, that the sale to the township is in the best interest of the parish, as the parish would no longer be responsible for the storm water retention pond as well as other year-round maintenance items that currently impact the annual budget.

A. BRIEF REPORTS AND UPDATES:

1. St. Agatha School potential buyers have asked for a one- month extension, as the tax assessment situation is not resolved.
2. Parish Employee Performance Documents that Felicia and Licia created will be put together by Jason Gawaldo over the summer for implementation.

B. ACTION ITEMS:

1. The minutes of the of April 19, 2025, meeting were read and approved as written with a motion by Peter Boyer, second by Frances Tartal and approved with a unanimous voice vote.

2. Review and approval of Form A (Final) for the sale of Ritzert Hall with a motion by Daniel Jenkins, second by Kate Maseth-Ready, and approved with a unanimous voice vote.
3. Discussion and action to transfer St. Mathias Church (no longer in existence) Church Alive funds in the amount of \$43,300.67 to Divine Grace Parish on a motion by Amy Behun, second by Jay Cortez and approved with a unanimous voice vote.
4. A review of Financial Statements through April 2025 shows that the parish continues to be in good financial condition.

C. BIG THINK:

1. A proposed 2025-26 draft budget, developed by Amy, Andrew, and John, was reviewed by all. Several comments on changes to the draft were made. A final draft will be sent out prior to the June meeting for council members to review/comment/question. All questions should be directed at Amy, Andrew and John for resolution PRIOR to our June 18th meeting.
2. Festival Sponsorship review by Kate Maseth-Ready – the team is working very hard to surpass last year's sponsorship dollars. Many new prospects are being added and solicited for increased gifting levels.

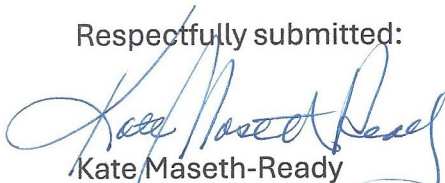
D. MOVING FORWARD:

1. Parish Family Festival Raffle Basket request: Finance Council has been asked to donate a basket to the festival as we did last year. A suggestion was made and agreed to that everyone would chip in twenty dollars, as we did last year. Everyone was asked to be prepared to contribute at the June 18th meeting.

There being no further business, a closing prayer was offered, and the meeting was adjourned at 9:00 P.M.

The next regular meeting of the Divine Grace Parish Finance Council will be held on Wednesday, June 18, 2025, the location to be determined.

Respectfully submitted:


Kate Maseth-Ready
Recording Secretary

Approved:


Jamie K. Shearer
Chair

Date: 06/18/2025