

Tri-Parish Council Minutes

December 5, 2007

Members Present: Mark Brigham, Fr. Les Kish, Deb Snyder, Tammy Hasenoehrl, Joyce Majure, Bill Neumayer, Carlene Skelton

Guests: Larry Hellhake, Sue Ahlers, Doug Benson, Kevin Hasenoehrl

Meeting called to order by Bill Neumayer.

1. Minutes of the November 14, 2007 meeting were approved as written.

2. Sue Ahlers presented the research she has done regarding publishing a single Lewiston Catholic Community bulletin. Sue presented a cost break down on in house printing of our LCC bulletins vs. the cost of Lewiston Printing continuing to be our printer. The cost of leasing a new copier that would allow us to print our own bulletins, is \$311.00 a month plus supplies. Deb asked if the lease included the cost of toner. Sue was unsure if toner was included.

The council was supportive of pursuing in house publication of our weekly bulletins.

A motion was made by Tammy to approve the lease of a new copier and to go forward with Sue producing a single Lewiston Catholic Community bulletin.

Deb inquired if there were provisions to get out of the lease if necessary. Sue will check with the sale representative.

Deb seconded the motion. The motion was approved.

3. Larry Hellhake, diocesan finance council, was introduced by Bill.

Larry was last in Lewiston when they were bidding on property. Larry described his job with the diocese as helping us make our move. Larry explained the way the diocese operates. The diocese wants what is now verbal, to be firmed up by mid year 2008. He went on to explain how the dioceses can work with the community. Larry will get involved in helping the community decide how to best move their properties. He will assist us in evaluating the properties that we own and present the many options available to the community to convert our assets into funds that will help us get into our new site.

Joyce asked if Larry has seen the market analysis. He was given this document for his review. A further explanation of the analysis was given by the council.

The diocese has a finance meeting on December 18, 2007. Larry would like to present a forecast of our communities' direction for 2008.

Bill laid out some of the options being considered for St Stanislaus parish. Larry agreed they are all viable options. The designation by the historical society has many diverse ways of factoring into future plans. Further research will be done by Larry to clarify whether it is on the national register or the Idaho state register.

Larry brought out the parallels of our community to the Pocatello community. They have decided to keep their oldest church, and are going to build only the church at this time. They plan to build their school in 10 to 20 years.

Fr. Les requested Larry's' input on when appraisals should be done relative to our direction. Larry recommends getting an appraisal on a limited amount of our property at this time. He is able to be a resource to the council in securing a qualified appraiser knowledgeable in the types of properties we own. The council had an in depth discussion about the various aspects of the properties, their values, questions and concerns surrounding the selling of which properties as well as how to best resolve each unique aspect.

Larry explained to the council the need to solidify their position with the Bishop. A letter will be written to Bishop Driscoll that will outline the many options and ideas we have as a community. Fr. Les will complete this process.

Doug was asked what the cost would be to make a model of the project design. He explained they most often use a computer design which gives greater depth and detail. The architects plan to return to Lewiston on December 19, 2007 with a draft building program for the building committee to review. The council asked if they should be building bigger than 1200 seats to allow for future growth. Larry believed Fr. Dennis Wassmuth, chair diocesan building commission, would recommend allowing for growth. Bill will ask Kevin to contact Fr. Wassmuth for guidance from the diocesan level.

Larry will pursue a verbal commitment for financing at the Diocesan Finance Council meeting on December 18, 2007.

Larry will call Fr. Les the afternoon of December 14, 2007 with follow up information.

4. Bill relayed information from meeting with Eric Hasenoehrl, building committee member.

1. Planned unit development possibility. If we want to use any of the property for a possible housing project we need to go through the process with the city for high density zoning. .
2. Developmental services—there are professionals in Spokane that can help layout your total options for the land. The possibility of the parishes retaining ownership of any of our properties and becoming land lords was discussed. . The diocese has done this with the new diocesan center. Whether or not we are going to use all the property at the new site, was posed to the council. There is the possibility of having an excess of about 10 acres. The question was asked, are we in the real estate business or the spiritual business? There are legal ramifications to retaining ownership. Joyce stated our role as church is spiritual; there are concerns about becoming involved with investment properties. . This could lead into the diocese and its non profit status. Larry agrees probably not our best option.
3. The possibility of using Eric as a civil engineer—the council needs to be aware he could reach a point where he would have a conflict of interest. He could be a resource for the project or he could recommend several other civil engineers in our area. Doug stated in past projects they have used parishioners as the projects civil engineer. Doug feels using an engineer with a personal interest in the project can be beneficial. Questions and concerns were discussed.
4. Issues regarding the property were discussed. Doug explained the drainage areas will not be difficult to overcome. The water issues are pretty easily handled. Doug believes the projects civil engineers work should safe guard us from any future concerns.

5. Scope of Service of architects:

1. Has a contract been signed? No it has not. Doug has been in contact with the diocese and everything is in order.

Doug presented a revised schedule/calendar to the building committee and it was approved. This will allow Doug to put together a contract to present to the building committee on December 19, 2007.

6. Naming Committee update:

1. There will be six names on the ballot for the final vote by the community. Six people will work on composing a brief biography of each of the six nominees. That information will be sent to Ann Smith to compile. Ann will then forward that compilation to Joyce, who will show it to Fr. Les. The ballots will then be printed and distributed to all three parishes and our station. The ballots will be available for three Sundays; December 16, 23 & 30, 2007. The last vote must be turned in not later than December 31, 2007. The committee will tally the votes and has set a goal to announce the top three nominees on Epiphany, January 6, 2007. All registered parishioners, age 18 or above will have one vote. St. Stanislaus Tri-Parish School will be given a single consensus vote.

7. Finance Committee updates:

1. The members of the finance committee are:

Rick Truby Kevin Poole Kathy Snyder Joe Hall Todd Geidl

2. Bill asked if any council members were aware if they had met yet. The committee appears to have not yet met. The council expressed a critical need for them to begin meeting and getting organized. The committee needs to get a chair person in place. Bill will follow up with the committee. The council would like the selection of a capital campaign firm to be done no later than January 2008.

8. Building Committee update:

1. Kevin Hasenoehrl, committee co-chair, relayed to the council the firms that responded to their request for qualifications. The committee reviewed responses from three firms. After review and discussion within the committee, the building committees' recommendation to the council for a general contractor is Kenaston Corporation. Kevin further explained they were the definitive choice of the committee. The committee believes their qualifications and professionalism made them a clear choice for our project.

Deb made a motion the council accepts the recommendation of the building committee to hire Kenaston Corporation as the projects general contractor. Joyce seconded the motion.

The motion was approved.

The next council meeting will be January 9, 2008 at 5:15 pm at Our Lady of Lourdes.

Respectfully submitted by,

Gail Estes