

St. John Paul II Parish Pastoral Council Minutes – Tuesday, 04-10-2018

Members Present: Fr. Mike Ignaszak, Fr. Michael Wolfe, Angie Conchi, Beth Eichman, Chris Gramling, Herman Guzman, Roger Hagen, Maggie Lynch, Dean Pluskota and Anita Wucherer.

Excused: Bob Lynch and Alice Palacio-Gomez.

Vice Chairman Herman Guzman called the meeting to order at 6:38 p.m. Fr Mike Ignaszak led us in opening prayer.

Approval of March 13th Pastoral Council Minutes

The minutes of 03/13/2018 were reviewed and there were no additions or changes. Fr. Wolfe moved to approve the minutes and Roger seconded the motion. All present approved the minutes.

Pastoral Staff Ministry Report: No Report this month.

Council Chair Report: Herman in Bob's absence

- Just a reminder, we will move our May, 2018 Council meeting to Tuesday 05/15/2018 due to the Priest Assembly May 7 through 9th.

Synod Implementation Update: No Report this month.

Pastor's Report: Fr. Mike Ignaszak

- CSA: At 53% (\$26,780.00 of our \$50,500.00) goal. Higher than at this time last year. Giving out envelopes to the Hispanic community helped.
- Interfaith Postcard: Given to all committee members about Trivia Night, Saturday, April 21, 2018 at 7:00p.m. to help raise funds.
- Our parish is going to be a member of Common Ground. A three year sponsorship fee of \$800 per year has been donated thanks to Chris and Lori Gramling.
- Fr. Mike gave us a lengthy presentation on Proposal for Growth to the Pastoral Council members this evening. Creating Community, Combining Resources and sustaining Our Future. He mentioned how the Finance Council has spent the last several months going over options. The time has come and has indeed already passed. St. John Paul II parish can no longer continue to support all three campuses, and needs to divest of property. The five buildings located on the St. John Kanty grounds are in constant need of repair. Over \$250,000 (Minimal estimates) dollars would be needed to upgrade and maintain these buildings to continue to provide a safe, welcoming, comfortable learning and worshipping environment for the present generations, and generations to come. St. John Paul II has two other campuses whose buildings are not in such critical need of repair. It makes sense for the continued survival of the parish as a whole that we divest of the St. John Kanty site.
- Immediate Concerns are:
 - **Drain Pipe** – Recent repairs in the summer of 2017 replaced a drain pipe that was essential to maintain the basement equipment room that houses the mechanicals for St. John Kanty Church. This repair was essential to keep water from flooding. This \$20,000 repair was accomplished through an emergency maintenance appeal.

Boiler – the boiler at St. Jon Kanty Church, which is located in a brick building several yards from the church, has been repaired twice during the 2017-2018 heating season. During the last repair Butters-Fetting, Inc. would not guarantee the repair. They stated that they are “welding on welds,” and suggested that there is not much of the original boiler housing left after all the

past repairs. A proposal for replacing the steam boiler with a hot water system that would deliver heat to the radiant floor heating pipes was given at \$85,000. The radiant floor heating system is original to the 1955 building and requires regular addition of water, which leaks below the church.

Asbestos – St. John Kanty Church also has floor tiles that have been coming up for years. These, as well as the glue that was used to bond them to the floor, are known to contain asbestos. Asbestos abatement and floor replacement was estimated at \$65,000.

Roof and Insulation Issues – There is also little or no insulation between the roof of St. John Kanty Church and the 65-year old slate roof. The decorative panels inside the nave of the Church are also presumed to contain asbestos. There are currently no leaks to the roof but the life expectancy of a slate roof is between 50 and 125 years for soft slate and 75-200 years for hard slate. It is not known which type of slate is on the St. John Kanty Church, but either way at 62 years, roof replacement is another future repair bill. Some shingles have already begun to loosen. The roof is estimated at over 10,000 square feet.

Parking Lot – the parking lot at St. John Kanty will be needing repair in the near future. That lot was paved over the foundation of the original St. John Kanty Church and therefore grading and resurfacing could be very costly.

- St. John Paul II parish has showed a loss for five years where we have supplemented our income by withdrawing from parish reserves. This information was included in a recent bulletin along with our financial report for 2016-2017.
- Each year we have tried to tighten our belts and balance the budget, but large unbudgeted maintenance expenses and dwindling donations have continued.
- Parish reserves have shrunk significantly. As of May, 2012, parish reserves were \$666,097.28 and as of 2/28/18 they are now at \$274,659.68.
- It is clear we cannot continue to operate out of reserves without the parish approaching bankruptcy in just over 2 years.
- It is also important to realize that we would rather reduce overhead costs for multiple buildings and eliminate impending major repairs before we have to start cutting parish staff positions and reducing ministries.
- Since the Faith in Our Future funds have run out, we have already cut the part time Youth Ministry position. That position is sorely missed in a parish with a burgeoning youth population. The parish is the people and the ministry to those people more than the buildings.
- If no reduction in square footage occurs, the upkeep of St. John Kanty buildings will not improve, but will go in the other direction. The boiler that heats the Church has precipitated this issue and may not last through the current heating season.
- John Paul II can make no more cuts in staff or maintenance spending without causing noticeable and unacceptable effects on the overall functioning of the ministry of the parish. **We need to choose people over property, ministry over bricks and mortar.**
- **What can we do...**with outstanding debt, depleted parish reserves, no additional funding coming in from outside grants, a number of large and expensive repair projects, the potential of bankruptcy in a short time, and the need for added annual financial support, we have taken a look at the estimated value of all our properties and evaluated the need for maintenance issues in the foreseeable future.
- **The estimated value for the entire St. John Kanty Property is around \$700,000.**
- Having fewer old buildings to keep usable will allow the St. John Paul II Parish to reorder its financial resources and people resources.
- **This is the time to integrate our school programs and divest of the St. John Kanty property.**

- The outstanding debt of St. John Paul II parish is debt brought into the merger from St. John Kanty parish. Since the merger we have incurred no further debt and have worked to pay off this debt to the Archdiocese at the rate of \$4,000 per year.

The current debt is as follows:

Back Property Insurance	\$10,079.13
Unpaid Parish Assessment	\$58,375.36
Unpaid Teacher Pension	\$23,444.50

Total as of March 1, 2018 \$91,898.99

- An estimated Annual savings to SJPII budget without the cost of the SJK campus
Does not include extraordinary maintenance and repair or school related salaries and expenses.

School costs in A/P billings*	\$79,319.00
SJK Church Gas and Electric Costs	\$26,962.20
SJK School Portion of Property Insurance	\$ 6,880.00
SJK Church Property Insurance	\$ 4,050.00

Budgetary impact of SJK campus (Church and School) \$117,211.20

***Includes utilities, lawn care, phone, light bulbs, door mat cleaning etc. All services paid for by the parish and reimbursed by the school.**

- The Mission of Catholic Education will continue.
- Students already benefit from SJK school's collaboration with the Holy Wisdom Academy. St. John Paul II Parish needs to build on our history of expertise in teaching, strong leadership and governance. **We need to integrate our schools into one program.** The education received will remain high quality, and both schools will work together to ensure a smooth transition for the children and families of St. John Kanty to the Holy Wisdom campuses.
- Statistically some school mergers have been able to cut their cost per pupil through consolidation, and still increase the quality of education. If School Choice allows **a name change we will become St. John Paul II School (Elementary site and Middle School site).**

INTEGRATION OF OUR SCHOOLS HAS BOTH CURRICULAR AND FINANCIAL ADVANTAGES:

- We will reduce facilities costs and administrative overhead.
- Both schools have faced cut backs when enrollments have not been met. An integrated program will insure strong programs.
- Expenditures for capital improvements and basic maintenance are reduced because there is no need to upgrade or maintain duplicate facilities.
- Because consolidation often combines classes and increases their size, fewer teachers need to be employed. Consolidated schools, moreover, do not normally employ as many administrative personnel as did the separate schools.
- We can take the best of both schools in curriculum and technology to enhance the education our parish offers in the integrated school.

SOLUTION

- Closing St. John Kanty Church and integrating SJK School with Holy Wisdom Academy to form a one unified school easily identified with St. John Paul II parish.**
- Selling the St. John Kanty site and land where they are located.**

When Would be the Ideal Time to Sell?

- We would like to do it as soon as possible, but also make sure that there is more than enough time for a smooth transition. Our main goal in selling and transitioning students during the integration is to make sure the chance is not abrupt or alarming.

- We want to have a transition year for our schools during which the integration of programs can be clarified and implemented. The schools will remain as two separate programs for the 2018-2019 school year. The integrated school program will begin in the fall of 2019.
- We will offer conversation and dialogue about the transition to school faculty groups, both at St. John Kanty School and Holy Wisdom Academy, parish groups, school parent meetings, and individual conversations with key leaders involved.
- We will devise a strategic approach to addressing all of these audiences, making sure questions are answered and people understand not only why we need to move forward with this transition, but that when we do, it will be welcoming, inviting, and the quality of education and parish experience will not only continue, but thrive.

Honoring Our Past

- Historically the possibility of losing these buildings causes much sadness - for myself as pastor as well as those with longtime histories with SJK. Over 120 years ago, our parish began as a Polish church, inviting Milwaukee immigrants to find a place to belong – with many generations and memories to go with it. SJK gave birth to St. Helen and St. Alexander. **We will need to grieve as when one generation sells the family homestead.**
- However after seeing the amount of repair needed, and the lack of funds to support it, it is not feasible to maintain the property. With hundreds of thousands of dollars of near-future repairs needed, **we need to plan ahead wisely and continue good stewardship.**
- We need to be good disciples. **We must not sacrifice the work of the Church for the upkeep of a building.**
- **Elements of St. John Kanty Church will be integrated into our other churches to maintain our history and honor our past. (to name a few things the Crucifix, high altar, portrait of St. John Paul II).**
- **The “team of patrons” - St. Alexander, St. Helen, St. John Kanty and St. John Paul II will always be honored.** We will need their prayers and guidance as we move into the future.

Moving Forward Together

“Our generation has a responsibility to use well the gifts they receive, and to preserve and nurture them for future generations. We are grateful for all of God’s gifts to us, and the flip side of gratefulness is generosity. Please support our parish and all its ministries.”

To reiterate, We need to choose people over property, ministry over bricks and mortar.

Let us use our gifts wisely by creating community, combining resources and sustaining our future.

- After the presentation Fr. Mike said he had the approval of the Finance Council members on this proposal and asked do you Pastoral Council members approve this proposal? The entire Pastoral Council agreed to accept this proposal. Proxy letters were signed by trustees Chris Gramling and Roger Hagen and Vice Chairman Herman Guzman. Fr. Mike will give the letters to the Chancellor Barbara Anne Cusack on Wednesday, April 11, 2018 which go to Archbishop Jerome Listecky next.
- Fr. Mike Ignaszak and Barbara Anne Cusack will visit former pastor Fr. Carl Kazmierczak at his home on Wednesday, April 11, 2018 to give him this news in person.
- At 3:30 p.m. on Wednesday, April 11, 2018, the teaching staff from both schools and the parish staff will be informed about this proposal.

A letter will be going home with the school children of both schools on Friday, April 13, 2018.

Associate Pastor’s Report: Fr. Mike Wolfe

- Shaved beard broke the \$1,500. promised by Fr. Wolfe to support our ministries. Over \$5,000 raised.

Schools Report: Beth Eichman

- See Fr. Mike’s Report above.

Break:

Finance Council Report: Chris Gramling

- Our next meeting is first on Wednesday, April 18, 2018.

Committee Reports:

Lifelong Faith Formation:

- No report this month.

Human Concerns: Dean Pluskota

- Food Pantry will be serving 89 families for April.
- Rice Bowls still being counted. Money raised available next week.

Prayer and Worship: Herman Guzman.

- The approved minutes of the February 20, 2018 meeting were in your council packets.
- Fr. Wolfe mentioned that name tags are available for all ministries at all three church sites for the English and Spanish Masses.
- Fr. Wolfe changed our next Prayer and Worship meeting to Tuesday, May 22, 2018.
- Fr. Mike thanked the Prayer and Worship committee for all they did for Lent and Holy Week.

With All Your Heart: Fr. Michael Wolfe

- Fr. Wolfe said it is more important than ever that this committee keep a positive atmosphere with the news about St. John Kanty. Fr. Wolfe thought it would be nice if Fr. Mike could stop by for the next meeting.

New Business:

- Fr. Mike mentioned that Fr. Mike Michalski will be moving into the SA rectory. He will be retiring in June, 2018 (more rent).

The meeting was adjourned at 7:49 p.m. with a closing prayer (the “Our Father”) led by Fr. Wolfe. Our next meeting will be Tuesday, May 15, 2018 at 6:30 p.m. in the Parish Office, meeting room #2.

Respectfully submitted by,

Anita L. Wucherer, Parish Pastoral Council Secretary