

# **SPIRITUS CHRISTI PARISH COMMUNITY FORUM**

## **May 3, 2023**

Meeting Start Time: 7:00 PM

- John O’Gorman- meeting overview and framework

Opening Prayer - John O’Gorman

Staff Present: Rev. Myra Brown, Rev. Celie Katovich, Father Jim Callan, Mike Ramich, Ruth Cowing, Aaron Lynch, Paul Boutte, Amy Durkee, Mike Boucher, Lauren Urzetta, Eileen Hurley

“Roaming” Church Open Forum

Rev Myra

- 25th year anniversary
- Timeline and history discussed
- When staff was fired we found new homes timeline discussed
- Reasons chosen
  - Get outreaches up and running wanted to stabilize church
  - New community have time to grow from few hundred to 1500
  - Interfaith commitment built solid commitments
- We were surrounded by a community flourished there
- Fired went to Salem left because they raised our rent after 4 yrs
- Went to Hochstein
- In 2021 DUPC lost pastor decrease in endowment fund
- 2022 Hochstein notified us that they were shutting down for 3 month with short notice we attempted to come back here to DUPC but they turned us down
- Went to Temple lots if issues
  - Plumbing
  - Volunteers fell
  - Issues
- Returned back to Hochstein
- Thinks writing on wall with DUPC
- What would it feel like to have a home of our own
- Very grateful for all the places we have called home
- No long term security in renting
- No community around us
- Downtown lost many tenants
- Need more options for funeral receptions after a funeral
- Can’t always guarantee time for the funeral itself

- We are growing need space to expand and grow always at others decisions
- Have adequate parking
- Financial picture
  - Mike Ramich
    - Shows finances document
    - 3 places
      - Hochstein
      - Salem
      - DUPC
    - Hoch
      - \$644000
    - Salem
    - \$450000
  - DUPC
    - \$2.4 mil
  - \$167000 annually for rent
- Current lease period rent went up 8%
- We don't know what the next inflation raise in rent will be
- This rent goes through August 2023
- Put \$11,000 renovation in this building
  - Soundsystem
  - Carpet
  - Creating new office space
- Need to get some copies for people here to take home
- No pay for utilities all included in rent
- What percentage of revenue is taken from rent
  - 15%
- How does owning change that
  - It depends on the building

WE have looked at several building

St Bridget to Kodak

Child street church

St Peter and Paul

DUPC

We would need to let staff be empowered to put forth a letter of intent.

Allows you to stop other people from looking at it for 190 days to look to see if it will work for us

That is important for us to be able to do our due diligence

Brian Timmons (ReMax)

- Realtor parishioner
- Letter of intent what want to pay for property
- How to pay
- What will be included in the sale
- 30 days is typical due diligence
- Repairs
- Asbestos needing to be removed
- What should the final offer look like
- Legal team writes contract after that time is

If you submit the letter of intent is there anything lost if you pull back

- No risk until actual contact is signed
- Are there any zoning issues we would look at
  - Looking at buildings that are church feel to it
  - Attorney general office has to be involved if it is a church building
  - What is the fire code of building
  - Certificate of occupancy
  - City will be involved to reissue COO
  - Is Corpus Christi available

■ No

Has there been a needs analysis completed

- Brian completed needs assessment with target proposal.
- Parking
- Rooms

Was there a top 3 list from the place

DUPC declined offer when presented had several meetings with DUPC

First conversation with them after last summer

Has anything any people changed that would change their mind answer no

Child Street is second

Entertained Temple but that didn't work

- Mike Streb
- Looking at finances total should be \$177000
- When we rented the temple building DUPC shut us out cold that was not nice and think handwriting on the wall

Needs want to be in a neighborhood not downtown district

## Open Forum Questions

Does the \$167,000 per year include utilities? Yes..all in

Is there a sense of what proportion of the revenue gets consumed by rent? 15 percent

So many of our dreams have been met

What kind of budget are we looking at or is it too soon

Mike Ramich

We have not set aside money to get a new building

We have to say how we are going to pay for it

Todd Shurmer got how much we could take a loan out for

We are not going to buy a place we can't afford

Davis

How can we dream about this place as a community

Momentum to buy and go forward of how do we get community input

And more stuff that we lost connection for

Answer

Our structure document has a process that has process

All parish vote

Set up times for people to see it

Set up time for another PCF to talk about it

Staff would not be doing it for parish but with it

What is the parish growth projections

During pandemic we actually grew where others shut down

Myra sent palm crosses sent 220 crosses but have many more we didn't have address

if they only join through facebook don't have demographics

We started at 1500 we are over that and with across miles

Are parishioners joining that contribute or just join

Sent out 1300 statements and additional people contribute by venmo

Rel ed went down but now going up getting kids baptized

Hard for parents rel ed is at DUPC and they go to church at Hochstein

We have seen growth in people of color

Paying a mortgage makes more sense then rent

Has the idea of building a new church more viable than buying

Brian in today's market cost of materials and wait would far outway rehabbing a property and to find that much real estate in downtown is difficult

**What do we need and who needs us who do we need to partner with that may significantly impact Rochester**

If the market doesn't come up with a property that we like in the city would we go out to the towns

Myra we are committed to the city there are properties in the city lots of churches abandoned the city

What is the time frame for this

Next lease is Sept 1st

Where are we going to be when lease is up

If you are only spending 15% on your housing you are doing well

It seems like there are reasons to move

Not sustainable

Doesn't match who we are and who we are growing to be

Is it really urgent we had mini crisis last summer but we got through it.

Visioning day brought up desire to have more diversity

look for a neighborhood to see what the needs are there

AV lots of bringing cameras back and forth 2 hours

Musicians have to bring back and forth

Think of the people that use online and a cord breaks because we set up and take down

We are a big congregation have lots of set up now told if we want them to set up we

would need to pay \$30 hour per person

Paul B

Struggle is real on Sunday mornings

Sound too loud too soft too whatever

3 hour set up for sound Hochstein lets us in at 8am

We can do a proper sound check

Others instruments stay there

When Tom comes in from ground zero to everything that happens

The room changes because someone else uses it

Our audience is different they are used to 2023 audio musical electronic etc

Stream everything balanced we can't do with hour and a half

Hochstein charges a full day of rent for a sound check

We want to entice younger folks

DUPC built for the pipe organ

Want best musical experience for our parishioners

On Sunday morning we can never get it right

Asking about Child street

Myra

There are things i like about it

Parking lots good

Sanctuary holds 5-600 people

Has classrooms offices

Right off expressway  
In a community  
Miss not having a neighborhood

It sounds like DUPC doesn't want us here  
Is there a way that DUPC would be thinking of selling the building and we would be out  
It is possible that DUPC could say that they are selling it or leaving the building

Mike R  
Rental cost vs owner cost  
We have no equity after 3.5 million  
If we own we could build equity could use that equity to buy other building for maybe a  
mental health center can

We live in instgram facebook and twitter put out idea of wanting to buy a building  
If we do that every building would go up in price

Is it possible to get a mortgage for that 15% that we spend one on rent

Mike R  
It depends  
It depends on what you put down  
What we looked at would not put us in worse financial shape

Need to groom our young adult to be benefactors

Is there any counter proposal to get DUPC  
They are not interested they asked us not to give them a letter of intent  
This building is assessed at \$3 mil tiffany windows are \$1mil a piece \$1 mil organ  
They are not looking to sell

Jonathan went to the church on Child street with staff it felt like home saw people and  
faces that looked like him he was excited it had him dreaming skylight that is stain  
glass so beautiful

Myra  
What is the next step if we plan to do a letter of intent  
Brian  
Letter of intent  
Got a list of equipment that Child Street would leave

We would put together a timeframe of due diligence get contractors architect people with disability enough for them

Fair market value

Parish that is in there now Assembly of God are moving to the suburbs they have grown

Brian still looks at other properties all the time if we put in letter of intent we can still keep looking

We were elected the number one place to worshi[p

In the letter of intent do we ask the city to inspect the building as well.

Myra happens to know the mayor it will do that we will check

There is a Cof O because it was being used up to a few weeks ago

Seller doesn't typically do the repairs and don't want that as the seller would do it the lowest way possible CofO carry over sellers don't want that as they may be fined

Things we find give us leverage based on repairs needed could change the offer

Owner could give credit or go to next buyer or you come to agreement and we have a lot of people in this parish that can do a lot of repairs

Church was build in 1904

It looks like a church

Fully support staff and visioning board to move forth

There was an endowment left to us

We don't have endowment

We have bequests

We live by the daily bread

We have \$100,000 at one time early on

We split it up to the three ministries

What is the asking price on child street

That is part of the empowerment for the letter of intent

There asking price out there but letter of intent you spell out what you are thinking of

There are 5 additional parcels and there are empty lots that we could get in auction as well

It is 20000 square feet

Are we very serious about this one process or one property

We can't do anything without being empowered to let them do a letter of intent

If we do that how do we disseminate this to the parish

Discussion of motion

This group have the power to empower staff to put in a letter of intent

Can the price of the building go up after the letter of intent can go up and down during discussion goes to lawyer after everyone signs it then it is done for the 30 days

During the due diligence

There will be another parish community forum before buying and all parish vote as there has to be buy the church

The church will get more financial information

Want to see the needs

There will be another parish community forum before all parish vote.

Denise Donato their church bought a new church and it needed a lot of work

SPARC made a commitment to 10625 area have we looked ofr a church in that area and answer is yes

One of the no votes was because they felt that the church needed more information and that whole parish did not know that this was going to be the outcome of the meeting

Motion

Mike Streb

Ken Simmons

To empower our church leaders to make a letter of intent for a property at Child Street or other places

Vote

69 in room yes

22 on line said yes

91 total yes

1 No

2 abstaining

Closing Prayer - John O’Gorman

Meeting End Time: 8:35

Meeting Facilitator: John O’Gorman

Notetaker: Bridget Casselman



Timekeeper: John O’Gorman

Parish Community Forum Facilitators:

John O’Gorman

Trevor Carney

Colleen Farley

Kim Winden

Matt Liston

Dave Winden

Parish Attendance: 112

In person: 74

Online: 38