

St. Mary/St. James
Planning Advisory Committee
Minutes of August 9, 2004

The planning committee meeting was called to order by Gary Loertscher at 7:05 p.m. Members present were: Gary Loertscher, Gerard Rabas, Jerry Jansen, Ken Klink, Tim Blair, Russell Cichy, Carla Wolf, Barb Wachter, Steve Rohde, Lori Brown, Sue Hellenbrand, Torey Schauff, Bob Hoffman, Joe Stadelman - AYA, Brian Lambole, Jerry Remy, Joe Donlin, Doug Waelti, Kay Parish, Tim Stadelman, Dan Edge, Gary Ziegler, Jim Fahey, Jim Kniffin.

kk said an opening prayer.

The minutes of the July 12, 2004 meeting were accepted.

Carla Wolf presented a building fund update showing a pledge campaign total of \$1,955,130.00 of which \$474,461.41 has been collected. The building fund cash balance is \$823,342.72.

Rick Francois met with Marilyn and Phil Fahey to discuss exercising the option to purchase an additional 2.5 acres of land. Marilyn and Phil generously indicated they would donate the land. Skip Fahey is drawing up the paperwork to transfer the land. With this acquisition, the building site now totals 9 acres.

Liquidation of property was discussed.

- Rick Francois has informed village officials that St. Mary church will be available for sale in the future.
- It is recommended that the church and parish house be sold as separate entities. There would be no incentive for a potential buyer to purchase them as a unit. In addition this would allow kk to continue to live in the house.
- Russell Cichy indicated that a potential buyer is interested in the St. James property. Rick Francois has also indicated that there has been interest in that property.
- By moving the St. James Mass to St. Mary, that property could be liquidated at any time.
- The St. James property is believed to contain 2 acres. The need for a possible Phase I Environmental Analysis and surveying of the property was discussed.

kk reported he has contacted the diocese office of Monsignor Swain on 7/27/04 to ask for a follow-up from the diocese building committee and for guidelines in combining the St. Mary and St. James parishes/parish councils. There has been no response. kk will continue to contact them because diocese input is needed at this time.

The need to settle the backyard property discrepancy of the parish house was discussed. This needs to be resolved in anticipation of future liquidation of the property.

Joe Stadelman of Angus Young Associates reviewed the project and cited possible courses of action:

- Need to get to a specific dollar amount for building and work off of that
- Building in phases will increase the cost of the project due to additional supervision, time and inflation
- Emphasized need to get a contractor on board early in the process; two general approaches are for a traditional "hard bid" general contractor or a negotiated contractor. The latter would be preferable for our situation. It would allow more flexibility and opportunity to save costs by taking advantage of our tax-free status for purchase of materials and to utilize local subcontractors. Work will start immediately to generate a short list of interested contractors and to draw up a RFP
- Committee members were encouraged to visit new churches such as St. Williams in Janesville, St. Albert in Sun Prairie, and OLA in Beloit.
- At some point, it will be important to once again distribute a new list asking for donations for specific items
- Incorporation of the bell in the new church was discussed
- Joe presented a slide show to get the committee focused on the building itself
- There will be a need to get John Buscemi, liturgical consultant, involved in the final planning process

The next meeting will be on Wednesday, August 25, 2004 at 7:00 p.m. It will focus on questions, issues, concerns, and ideas for the physical structure of the new building.

The meeting was adjourned at 9:20 p.m.