

Stepping Stones

News About Our Journey Toward the Future



West Elevation of Proposed Expansion

Drawing by SFS Architecture

Holy Family Parish

www.holyfamily.com

July 2015

A Message from Fr. Phil

Being a Good Steward

Good stewards take care of what God has given them. Keeping Holy Family's property in good condition is being "good stewards," Father Philip Egan said. "We are working to be good neighbors."

In the past, your generosity has allowed the parish to add a new parking lot, resurface parking lots, install new outdoor lighting and make boundary and topographical surveys to the pond area. These projects extend the useful life of parish facilities.

The parish is looking at rebuilding the pond's retaining wall near the spillway. Holy Family has discussed the project with Park Ridge neighbors who could be affected by the wall's deterioration and eventual collapse. Keeping the wall in good condition is being a good neighbor.

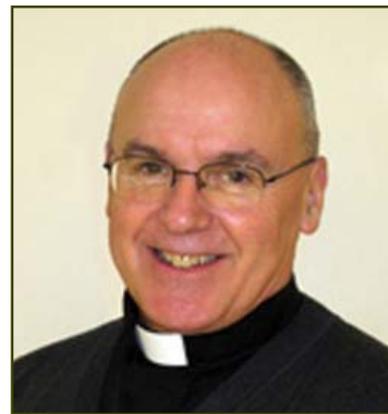
The parish will also need to replace an air conditioning unit down the road, as well. A new

unit will be more cost-effective due to fewer repairs and greater efficiency. The plan is to use that unit when the church is expanded.

Since "we're all in this together," Father Phil encourages parishioners to contribute to the *Capital Improvements Fund*.

You have two ways to give: using the Sunday giving envelopes and marking the designation for the *Capital Improvements Fund* on the right or giving online with the giving button at the lower left-hand corner of www.holyfamily.com. Online you have the option to set up automatic payments.

"Together we move forward to being good stewards of what God is giving us," Father Phil added.



This view of the retaining wall at the south end of the pond shows deterioration at the water line. If this wall collapses, it could affect our neighbors' properties.

CAPITAL IMPROVEMENTS

Two Projects Planned

Holy Family is facing two large, costly projects in the near future—replacement of the rock wall near the dam and spillway on the pond and replacement of an HVAC unit. Down the road, the pond will need to be dredged.

Business manager Marie Relic said the retaining wall on the south side of the pond, near the dam on both sides of the spillway, is collapsing in some areas. The wall was built with rock, and the mortar holding it together is deteriorating. Some rocks are loose. Part of the wall on the parish's property is leaning.

Viewing the portion at the water level, deterioration is visible. (See page 1 photo.) With this year's spring rains, an additional section of the wall has collapsed. (See photo on this page.) A collapse could fill an already shallow pond faster than it is now.

The parish's property adjoins the Park Ridge subdivision where a number of neighbors have backyards.

"We want to maintain the property and be good neighbors," Marie said. "We can't let it deteriorate. The bank could slide down and it could affect the backyard of neighbors."

"The more we do to maintain it, the better our property values are."



The rock wall on the north, adjacent to the spillway, has collapsed.

What's a Capital Improvement?

It's the addition of a permanent structural improvement or the restoration of some aspect of a property that will either enhance the property's overall value or increase its useful life.

— Investopedia.

The rock wall on both sides of the spillway will be replaced to the property line, as well as the portion to the west of the spillway on the pond's south shore. While the entire rock wall is in bad shape, part of it is on a neighbor's property. That neighbor will have the opportunity to have his property fixed at the same time if he is willing to pay for his portion.

Surveys for boundary and topographical studies have been made. Construction documents are not yet ready. The parish would like to have the project completed this fall. Permits and bids have not yet been obtained.

The Army Corps of Engineers has declared the pond a wetland, so it must remain. Right now, the parish is keeping an eye out on the pond's water quality, maintaining it through treatments to keep algae down so fish get enough oxygen to live. This is becoming more difficult because the pond is filling with sediment. It is growing shallower and will need to be dredged. Dredging could be from two to five years away.

"We will continue to maintain it, treating it with chemicals to keep the plant growth down, keeping the cattails from growing into the pond itself," Marie said.

One HVAC unit is a constant source of concern. It could date back as far as 1982 when the church was built.

"We keep putting band aids on it when it leaks. It could get to the point where it can't be repaired and we're not prepared to replace it. It would be a miserable summer," she noted.

Not all units would be replaced at once, but when the work is being done, the parish will keep in mind that we plan to expand the church building at its present location.

Costs for either project are unknown at this time.

AN ACCOUNT OF THE LAST FEW YEARS

In January 2008, when Marie Relic came to Holy Family as parish manager, Holy Family was in the last six months of the *Join the Journey* campaign for debt reduction. The parish had \$5,000 in the building account held by the diocese.

Join the Journey was held to pay off the remaining debt on 96th Street facilities and pay down debt on the 106th and Woodland property. It was purchased in 2003 for a new church and other facilities. *Join the Journey* collections began in July 2005.

The *Our Family, Our Journey, Our Home* campaign was held in early 2008. Payments began in July 2008. The parish was paying more in interest to the diocese for loans than it received in deposits. With campaign donations, the parish paid off the debt for the buildings and the new land as of December 23, 2008. From that point, all collected from that campaign was deposited in the building account, according to Marie.

When economy faltered in 2008, it became obvious the parish would not be able to raise money fast enough to move forward. Efforts to build a new church would need to be preceded by a series of campaigns—one after another until the parish could raise 50 percent of costs in cash and 25 percent in pledges, as the diocese requires.

Since the worship space was tight during Mass and parking was a problem, parish leaders and staff met in July 2009 to determine how to handle growth without spending much money. Volunteers removed the partition at the back of church, adding 108 seats into what had been the Family Room.

In 2011, the parish held a campaign extension, *Take the Next Step*. At that time, parishioners had the option to contribute to a new building or to keep the 96th Street property in good shape. Some



Marie Relic

contributions had unrestricted uses. Some funds raised would go toward upkeep, such as expanded parking and HVAC needs.

While funds were being raised, the parish borrowed \$200,000 from the building account to build the parking lot.

This eliminated the need to pay the diocese interest. The parish has since paid that amount back to itself.

Some donors were asked if they would remove restrictions on their donations to the *Our Family, Our Journey, Our Home Fund*. If a donor didn't release restrictions, their donations remained in the fund for future construction only.

In October 2012, Town Hall meetings were held to determine the parish's next course. Parishioners reached a consensus that if it were possible they would prefer to remain at 96th Street.

In 2013, SFS Architecture presented a series of plans that would allow the parish to expand at its present location, including a larger worship space and additional classrooms.

Since then, the diocese began its own campaign, *Forward in Faith*. Under diocesan guidelines, Holy Family cannot operate a capital campaign until July 2017 without guaranteeing that a calculated portion of the proceeds would go to the diocesan campaign.

For Holy Family, that amount would have been nearly \$1 million. Holy Family was in the third wave of that campaign, which moved forward the

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Why Do We Have Diocesan Accounts?

'In the past, the Diocese of Kansas City-St. Joseph would not allow parishes to pursue financing for major projects from banks. The (diocesan) finance office encouraged parishes to deposit their savings with the diocese so money would be available for other parishes to borrow. The interest that the diocese charges is less than banks, and the interest that parishes earn on their savings is greater than banks.'

– Marie Relic, Business Manager

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THE LAST FEW YEARS

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date that the parish could operate a campaign of its own without the guarantee. This is why Holy Family is not actively raising funds for building expansion at 96th Street.

Parish Funds

Holy Family has five accounts on deposit. The general account and one building account are parish accounts. The other three are diocesan accounts: building account, emergency reserves and sound system.

Several funds are deposited into the two building accounts to take advantage of greater interest rates when account balances are higher.

The *Join the Journey Fund*, the *Our Family, Our Journey, Our Home Fund, Next Step Fund* and now, the *Capital Improvements Fund* are all held in the two building accounts.

While all these funds are in the same two accounts, Marie records how she uses the money. For example, she subtracted the amount held in the *Take the Next Step Fund* when she paid for anything relating to the parking lot project. When light poles were replaced,

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Manage regular automatic giving or one-time gifts using checking, savings or credit cards. For general operations, Capital Improvements Fund or special collections.

she paid for them using the *Capital Improvements Fund*. Likewise, when the pond wall and air conditioning projects are completed, she will subtract that amount from the *Capital Improvements Fund*.

The parish's general account is used for operating expenses. In case of an emergency, the parish may use money from the emergency reserves.

The sound system account contains the remaining money raised for the previous organ. That money has been released from donor restrictions and can be used for any parish need.

If you would like to know how your donations have been used, please feel free to call Marie at 436-9200, ext. 21.