



Diocese of Birmingham in Alabama

2121 Third Avenue North
Birmingham, Alabama 35203
Telephone: 205-838-8322
Fax: 205-836-1910

**Diocese of Birmingham in Alabama
College of Consultors
Thursday, May 16, 2019
St. John Board Room – Second Floor
1:30 p.m.
Updated 8-29-19**

CALL TO ORDER & OPENING PRAYER: The Diocesan Consultor's Committee met on Thursday, May 16, 2019, in St. John Board Room on the Second Floor of the Chancery. The meeting was called to order by Fr. Michael Deering at 1:25 p.m. and opened the meeting with a prayer.

Members Present: Bishop Robert Baker, Rev. Joe Culotta, Rev. Bill Lucas, Rev. Michael Deering, Fr. Bryan Lowe; Rev. Bryan Jerabek, Rev. Jose Chacko, Fr. James Hedderman, Fr. Bob Sullivan, Fr. Vincent Bresowar

Members Excused: Monsignor Martin Muller

(VF'S)

Members Absent: Rev. Michael Mac Mahon

Quorum present: X Yes No

Staff: Bob Sellers, CFO; Donna Mealer, Executive Assistant to the Bishop,

Guest: John Hardin, Chair, Diocesan Property Committee

Agenda: Approved as submitted.

Minutes: The minutes of February 21, 2019 were approved as submitted.

NEW BUSINESS

Good Shepherd, Russellville: Fr. Vincent Bresowar addressed the Consultors and provided an overview of the situation at the parish and preparations so far regarding the construction project proposal/concept (10,000 square ft.). Fr. Bresowar has contacted German Castillo, construction manager, also in attendance, as well as Bob Whitten, architect, who will be preparing the construction documents. Parish collections have been increasing each week; collections on

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average year to year has increased – only means we have more people. We are also having second collections each week. The cash the parish has, most from one large donor. The Consultants advised that the money should be transferred from the bank to the Deposit and Loan so it will earn more in interest (2.4%). The property was purchased and has been paid off. Surveys are complete, as well as soil test. Fr. Bryan Lowe reminded the Consultants that the diocese agreed to gift 100K toward the construction of the parish. Contractors must be bonded and insured. German Castillo, Castillo Design Co, construction manager, addressed the Consultants and provided documents (conceptual drawings) and outlined his role in the construction of the building, and will be donating his services. Open discussion regarding the building plans and spaces for expansion for future growth. The financial estimates provided are 80% confirmed cost by the sub-contractors who will be contracted to build the church. Castillo Design Co. has worked with these sub-contractors for the past 8-years with a firm relationship with each. A contingency plan has been prepared in case we uncover unexpected situations during construction. Bob Whitten will provide construction documents, and available when needed to oversee the construction. The schedule will be prepared by Castillo Design Co. Builders Risk? A clause will be included to state “Builders Risk will be provided by client.” If Castillo Design Co. provides Builders Risk through his insurance provider, estimated cost \$10,000.00. German Castillo is a construction manager, not a General Contractor. **ACTION:** discuss with John Whitaker with the goal to minimize the risk and ensure the diocese is protected. Fr. Bresowar and guests exited the meeting.

Open discussion followed. Fr. Sullivan suggested to advise Fr. Bresowar to move forward on architectural drawings, capital campaign, fund raising, etc. Determine next steps after discussions with John Whitaker regarding risk, which is the bigger issue. Once everything is finalized, invite them to return to the Consultants for review. Frs. Lowe, Sullivan, and John Hardin will work with Good Shepherd. **Motion:** to approve the project up to \$2M, continue to work the details to diocesan standards, focusing on the more critical issue, risk. All in favor; none opposed.

JCCEO Head Start lease/John Hardin – negotiated new lease; JCCEO has been utilizing the space at St. Joseph Church with no lease payment for 20 years (JCCEO) paid for maintenance and improvements. We have negotiated a 5-year lease agreement \$2,500.00 per month to benefit St. Joseph which will be of great assistance. **Motion** to approve; all in favor; none opposed.

Sacred Heart, Anniston/Parish Hall Construction Project – Guests: David Zinn, chairman of facilities committee Sacred Heart Parish, and Angela Nash, Architect, provided schematic design to those present of current survey and proposed survey of new site plan. Fr. Bob explained the school situation and why it is not onsite, currently located at the Ft. McClelland site. Financials: sale of the corner property to Burger King for \$1.25M; after paying other expenses, \$867K; Building fund \$152K; insurance proceeds of 500K net; Bob Sellers is working with Laura Pratt in the parish office and is comfortable with the financial situation of the parish; risk rating 2.13 (acceptable); estimated cost of the project \$2.1M with a maximum loan of \$983K. There's been no presentations to the parish regarding a capital/building fund campaign. The parish has no debt. If the parish ever decides to sell the property where the school was to be built onsite, the parish must pay the diocese \$500K. Open discussion followed. **Motion:** to approve the construction project and prepare a letter of approval. All in favor; none opposed.