

CATHOLIC DIOCESE OF SALT LAKE CITY
DIOCESAN FINANCE COUNCIL
Meeting Minutes of September 20, 2022
Pastoral Center, 27 C Street, Salt Lake City, Utah

PRESENT

Most Reverend Oscar A. Solis	Fred Strasser (Zoom)
Reverend Monsignor Colin F. Bircumshaw	Mark Longe
Reverend Monsignor Terrence Fitzgerald	Andrea Steenburgh
Reverend John Evans	Candice Greenwald
Deacon George Reade	Sarah Niemann, Secretary
Patrick Lambert, JMCHS Principal	Peggy Garcia, Colliers Realty, VP

NOT PRESENT

Doug Black	Darcie Costello
Kathie Roberts	

CALL TO ORDER AND OPENING PRAYER

The meeting was called to order at 3:10 pm with opening prayer led by Bishop Solis.

JUDGE MEMORIAL CATHOLIC HIGH SCHOOL MOVE

Bishop introduced the proposal to build a new Judge Memorial Catholic High School at a new location. The possibilities of making this proposed plan are being explored. This meeting is to make a presentation to the Diocesan Finance Council to get a motion of approval regarding this plan.

The said proposal had been presented to the Diocesan College of Consultors. Msgr Bircumshaw gave an overview of the presentation made to the College of the Consultors:

“On September 7, 2022, Patrick Lambert, Principal of Judge Memorial, Mark Longe, Superintendent of Catholic Schools began with a lengthy presentation of the seismic, flooding, and many other challenges that the school has faced for many years... for repairs and upgrades that have brought us to the moment and conclusion, that the only solution for the future of the school is to move to a new location. Repairs and upgrades would cost almost as much as building anew, and not provide a place for the continuing operations of the school during the renovation.

The proposal is to relocate and construct new facilities on a larger urban campus already owned by the diocese where the current Saint Ann Church and Kearns-Saint Ann School are located. The new facilities would complement the existing school and church, and involve a

merger of the two grade schools and consolidation of the two parishes. With the understanding that the sale of the property would have to be contingent on a successful capital campaign as well as a high enough purchase price for the property so that a new school could be built without outstanding debt.

At the September 7 Meeting of the College of the Consultors, the proposal was finalized in a four-part motion. Following is a copy of the excerpt of page 3 of the Minutes of the Meeting of the College of Consultors held on September 7, 2022 that was distributed:

*Minutes of the Meeting of the College of Consultors
Wednesday, September 7, 2022
Page Three*

- 1. To approve the sale of 8.29 acres of property where the current Judge Memorial Catholic High School and Our Lady of Lourdes Church, Rectory, and Parochial School are located in Salt Lake City.*
- 2. To approve the relocation and construction of a new Judge Memorial Catholic High School/Middle School on the property where the current Saint Ann Church and Kearns-Saint Ann Grade School are located in Salt Lake City.*
- 3. To approve the consolidation of Our Lady of Lourdes Grade School and Kearns-Saint Ann Grade School along with the consolidation of Our Lady of Lourdes Parish and Saint Ann Parish in the current Saint Ann Church building.*
- 4. To proceed, all of the above (items 1, 2, and 3) are contingent on the successful sale of said property (the 8.29 acres where the Judge Memorial High School, Grade School, Church and Rectory are currently located) and a successful capital fund-raising campaign, resulting in no debt when the project is completed, in spite of the present inflationary environment.*

Msgr Colin added that the Consultors made clarifications specifically on item 4 (see above). At the Consultors' meeting, Father Evans also requested that ***“successful capital fund-raising campaign, resulting in no debt when the project is completed in spite of the present inflationary environment”*** be specified a little more clearly in this proposal. This is a big proviso on this proposal. These 4 items are what the Consultors have formulated and approved.

Patrick Lambert said that part of the agreement on the sale would be contingent on use of the current locations until construction is completed. He also said that Judge is in the design phase right

now with the architectural firm and in the capital campaign mode currently. It will be a two-year build, so optimistically the new facility would be opening Fall, 2025 or more likely Fall, 2026.

Two things need to happen to make this proposal possible 1) finding a buyer that meets the minimum threshold to give Judge the funds needed to start the build, and 2) to have a 2-3 year lease back of the property for the continued operations of the school until the construction of new facility is complete – both scenarios needs to happen for the sale to work. Money from the sale of the property needs to be available prior to construction of the new facility.

The site having an “institutional zoning map” opens the site to institutional interest groups that have different city approval process. Examples of institutions would be University of Utah, East High, hospitals, etc.

Mr. Lambert also mentioned that the budget was last updated about a month ago and that MHTN was working on inflation projection as well. Mark Longe pointed out that the initial budget for Plan A was \$ 80-90 million a year ago. Fred Strasser’s concern was that the \$125 million might be on the low end, and that the project might end up costing more and debt would have to be incurred to finish the project. Msgr Bircumshaw reiterated the Consultors’ having similar concern of going over budget and ending with a loan to finish the build, is the reason for the last proviso (see #4) for the approval of the sale of the old property and construction of the new facility. And the importance of having all the money needed already available or having some security in place to assure completion of the project without incurring any debt is vital.

Bishop brought up the next phase – public announcement of the sale and construction. He expressed the need to inform the entities directly affected by the plans, primarily Our Lady of Lourdes Church and Parochial School prior to the public listing of the sale of the property. Letter to be published will be drafted to make the announcement to be sent out by first week of October.

Concern about Rome’s approval prior to public listing was also raised. It was mentioned that letter for Rome’s approval on sale of land is already being drafted. Bishop also mentioned that the proposed plan does not constitute “suppression of one Catholic Church or Community” (closing of one church or mission) but rather a consolidation of two ministries in a new location.

Everyone present was asked to review the excerpt of the Minutes of the Meeting of the College of Consultors for approval. Mark Longe made motion to accept the College of Consultors 4 items as outlined, Father Evans seconded the motion – the proposal was approved.

Diocesan Finance Council members were also asked to vote on the approval of the proposed plan – 6 out of 9 voting members voted – YES. Msgr Bircumshaw called attention one more time to the **“resulting in no debt when the project is completed”** is vital especially in this inflationary environment. Bishop agrees that it is difficult to hold the diocese responsible for additional costs incurred since the diocese does not have the cushion to absorb any possible debt that may result from the project.

BISHOP SOLIS' COMMENTS

Bishop Solis thanked everyone for their hard work. He noted Patrick Lambert's Capital Campaign efforts towards the fruition of this proposed project. Mr. Lambert expressed appreciation for the vote of confidence on this proposal.

NEXT MEETING AND ADJOURNMENT

The scheduling of the next meeting will be sometime in October 26, 2022. It will be dependent on the audit schedule. This meeting was adjourned at 3:52 PM. Father Evans said the closing prayers.