

What's the Latest?

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Feasibility Study Continues

The architectural firms of Entheos and Kovert-Hawkins have begun working with our Building Planning Team to develop a feasibility study for our parish space needs. This study will have the goal of presenting to the parish, in May of this year, the cost analysis and the pros and cons of the four possible sites for St. John Paul II Parish. These four sites, once again, are:

- ◆ The current St. Joe Hill site (57 acres including the recently purchased property immediately east of the current location)
- ◆ The current St. Paul site (3.8 acres that currently house the St. Paul Church, School and Day Care)
- ◆ "Silver Creek Site" Undeveloped site on the southeast corner of Greenleaf Rd and Diefenbach Lane (48 acres located off of Highway 403, near the Silver Creek Primary School)
- ◆ "Salem Noble Site" Undeveloped site on the southwest of Highway 403 and Salem Noble Rd (70 acres)



A Google Earth picture of the two "green field" (undeveloped) sites

The building planning team has met several times with the architectural firms and will continue to do so. The purpose of these meetings is to ensure that all of our space needs will be met and to assist the firms in gathering the information they need to analyze the cost for each location.

It is not the task of the architectural firms to present us with what they believe to be the best option. They will simply present all of the options to the parish so that we can make that decision. **See Feasibility Study, Page 2**

Feasibility Study

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As the Building Planning Team continues to meet throughout the remainder of winter and spring, the minute from each meeting will be published in the bulletin as well as placed on our parish website (www.stjohnpaulparish.org).

The entire process will culminate in a Parish Assembly in which the firms will present the results of the study to the parish **FOR INPUT AND A DECISION** regarding the best site for our parish. That Parish Assembly meeting will be held on Sunday, **May 17, at 1:30 p.m.** on the St. Paul Campus in the Activity Center.

The committee met on February 7, 2015, to do an in-depth analysis of the four potential sites. The results are below.

Assets of the St. Paul Site

- Location (Prime, central, bus service, proximity for daycare)
- Visibility (along major highway)
- Condition of Buildings / Infrastructure (would need to build less)
- Established church/school/daycare (presence in community)
- ADA accessible church & activity center
- Most marketable property (to sell/worth more)

Liabilities of the St. Paul Site:

- Traffic (SR 403 to 60) (Safety for school, daycare)
- No room for outdoor activities (lack of greenspace)
- Landlocked (perhaps difficult to acquire enough land)
- Cost to acquire additional parcels (\$3M plus demo); still limited to about 10 acres
- Parking (being good neighbors)
- Daycare 1, Daycare 2 & Parish office structures need improvement/updating
- Cemetery is remote
- School in various buildings
- Lack of accessibility in school, daycare and office building

Assets of the Silver Creek Site:

- Blank canvas to create
- Infrastructure in place (utilities)
- Cost of property is right
- Plenty of "green space"
- Neutral site
- Flexibility of access (on right side of Silver Creek)
- Flexibility of road improvements (turning lanes, widening, etc.)
- West Clark School System (could still use West Clark School Buses)
- Some of the property currently owned could be sold to cover some building costs

Liabilities of the Silver Creek Site:

- Location (railroad tracks, increased traffic, no stoplight; Not centrally located. On east end of parish boundary).
- Lack of visibility (tucked away)
- Blasting from quarry / Dust from Cement plant and quarry
- Road Infrastructure, Diefenbach Lane is narrow
- Nothing to start with (no structures)
- Environmental concerns with cement plant (hazardous materials) (may be perception)
- Loss of tradition / history

See Assets and Liabilities, Page 3

Assets and Liabilities

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Assets of the Salem Noble Site:

- Cost might be right? (would possibly have to buy out partners)
- Blank canvas
- Neutral space
- Better visibility
- Stoplight at 403 & Salem Noble
- Growing area / potential
- Infrastructure
- Size of site creates future possibilities
- Scenic site with plenty of “green space”
- Opportunity for growth / merger
- Some of the property currently owned could be sold to cover some building costs

Liabilities of the Salem Noble Site:

- Not in West Clark school system (busing)
- Location at edge of Parish boundaries (could affect west members)
- Closer to St. Michaels Charlestown (Charlestown address - consider P.O. Box to diminish negative)
- Land across 403 is zoned heavy industrial
- Perception - Distance seems long
- Most parishioners live west (traffic, trains, etc.)
- Tough sell (to existing parishioners)
- Dust

Assets of the St. Joe Site:

- Proximity to Highways 60 and 111 (future stoplight)
- Usable buildings (gym/parish hall/church becomes chapel)
- Land (quantity, value & scenic-both usable and saleable)
- One campus (everything fits; cemetery and historic church/chapel are at St. Joe Hill)
- Continuity of History, Established presence & Treasures
- All utilities in place
- Still in West Clark school district (would need to verify how this location affects buses)
- Closer to parish population (similar to St. Paul location, but not green field sites)
- Potential to acquire more land
- No flood plain

Liabilities of the St. Joe Site:

- Probably would lose West Clark school system buses
- Narrow road/traffic (St. Joe Rd)
- Maintenance/cost for older buildings
- Visibility (far from highway)
- Steep parking
- Distance to I-65 (3.5 miles is perceived by some as too far)
- Sentimental attachment to certain buildings (school, high maintenance buildings)
- Current church building is too small

The next meetings will begin to look at budget projections for each of the sites. Once again all this is in preparation for the Parish Assembly which will be held on May 17, 2015.

As always, if you have any questions about anything that is happening please contact Fr. Tom, John Frossard, or any member of the Building Planning Team: David Austin, JoAnn Kime, Steve & Donna Taylor, Jane & John Herbst, Janet & Willet Lee, Susan Waiz, Gordon Strom, Dan Cristiani, David Martinson, Jenny & Keith Alexander, Mike Waiz, Francis Conroy, Paul Chrisco, Chad Balmer, John Bolly, Terry Wright, Dave Yost, and Chuck Jones.

Frequently Asked Questions

By Fr. Tom Clegg

A Note from Fr. Tom: In each issue of "What's the Latest," I will write a column called "Frequently Asked Questions." These will be questions I have heard. I believe the question one person asks is often shared by others.

It's obvious to me that Fr. Tom has already made up his mind about what he wants to do (build on the new property on 403), why are we even going through this process?

First of all, let me say that I take no offense at the comment. I'm sure there are people that believe that 1) I already know what I want and will just work the committee to do what I want them to do. Or 2) The Archbishop has already decided what he wants and has sent me here to do it. Let me offer this thought. If I were trying to push through any particular idea, do you think I would have opened the Building Planning Team to anyone who wanted to join it? Wouldn't I just hand-pick 5 or 6 people that I could get to agree with me?

Take a look at the people on this committee. There are 22 people and I don't think there is a single "Whatever you say, Father" person among them. I have no strong desire other than to do the will of God and lead the parish through this process as best I can. Therefore, I assure you I have made no decision about what I think is best for the parish.

Why would we consider buying new properties when we have already purchased additional property at the St. Joe Hill Campus?

It is important to realize that we will not be buying any new properties. Once again, one of these properties will be donated to the parish **if** we choose that site for the location of our parish. That is why we are looking at them in the first place.

If we have to build a new Church and a new school, how much money will that be and how much time will it take to do all that?

Finding out how much money it will take to complete our project is the purpose of the feasibility study. We should have that information available to the parish before the Parish Assembly on May 17.

With regard to how long it will take to complete everything, I can only offer some information based on what other parishes have done. If we choose a site where we would have to build everything (or almost everything) new, it has generally taken other parishes 15-20 years to build all the necessary buildings. If that is what we choose to do here, it would

be completed in phases. We would build a building or sets of buildings (church or school or offices or daycare or parish hall), then when that is completed and paid for, we would begin working on the next building or sets of buildings. I certainly don't see this as an overnight accomplishment. In the meantime we would continue to operate existing facilities for as long as we need to do so. When we no longer need the buildings, then we may consider selling some of them that are not being used.

I heard that we have a History Committee in our parish and that we are going to be listing the church and school building at St. Joe Hill with the National Historic Landmark Society. Is that true?

It is true that we have a History Committee. There was one established in the former St. Joe Hill Parish that has re-formed including members from the former St. Paul Parish. The purpose of the history committee is to find ways to maintain the histories of both parishes. They will be working on ways to create a good archive of parish information for both of the "parent" parishes of St. John Paul II Parish. They will also begin accumulating the archives and the history of St. John Paul II Parish. I am excited and grateful to this committee for their hard work.

With regard to being listed on the National Register of Historic Buildings, the Archdiocese actually owns all the buildings in the Archdiocese and they discourage parishes from trying to do this. There are two parishes in the Archdiocese that have their churches listed on that registry (St. Mary's and St. John's in Indianapolis). There are also two that are listed in the registry as part of "historic neighborhoods" (St. Philip Neri and Holy Rosary). The two churches that are listed were done so some time ago (and may be the reason that the archdiocese no longer allows it.)

In any case, this was presented to the Parish Council before we had clarification from the Archdiocese, but at this time we have no plans to list any of our buildings on either campus with the national registry.

That being said, we do have a strong desire to continue our History Committee and their good work on maintaining the historical records of our parishes.