

Seven Dolors Parish Building and Grounds Committee Minutes

Date: 07/28/2026 **Time:** 4pm **Location:** Parish Center

Mission: We exist to steward and maintain the physical spaces of Seven Dolors Parish so they remain welcoming, safe, and functional for parish and community life. We serve in an advisory role to Pastor and Parish Pastoral Council to provide sound advice on maintenance, improvements, and/or renovations that are identified.

I. Call to Order and Opening Prayer

Father Leo offered the opening prayer.

- ❖ Fr. Leo (Ex Officio) **Present**
- ❖ Brayson Benne (Chair) **Present**
- ❖ Craig Ronnebaum (Secretary) **Present**
- ❖ Dale Anderson (Historian) **Absent**
- ❖ Stacie Levendofsky (Finance) **Present**
- ❖ Oscar Bonilla (Hispanic Community Liaison) **Absent**
- ❖ Diane Noll (Finance Council Liaison) **Present**
- ❖ Maria McAnerney (Parish Staff Liaison) **Present**
- ❖ Ray Buyle (At-large, Construction Science) **Present via Teams**
- ❖ Lisa Johnson (At-large, Architect) **Absent**
- ❖ John Strawbrich (Young Families/New Parishioners Liaison) **Absent**
- ❖ Ulises Martinez (Ex Officio, Maintenance) **Present**
- ❖ Jeremy McGuire (Strategic Planning) **Present**

II. Review and Approval of March 10th Minutes

Previous meeting minutes were approved.

III. Additions to Agenda?

None

IV. Project Budget Update

- ❖ Seven Dolors Finance Director
 - \$2-\$3 million is already set aside for endowment/expenses/maintenance/operations/etc.
 - \$11.5 million is overall project budget for Elevator and Parish Center (inclusive of design costs and furnishings)
 - BHS working on pricing both projects

V. Elevator Addition

- ❖ Presented to Diocesan Arts and Architecture Board
 - Bishop Recommends moving forward
- ❖ Submitted to HRB, 7/27 meeting results
 - Approved unanimously by HRB
- ❖ Next steps to include Board of Zoning Appeals in August
- ❖ Followed by City Commission approval in September
- ❖ And 30-day building reviewing by City with final approval for construction by November
- ❖ Potential Construction Start shift to Late Fall
 - BHS notified us that they could start construction as soon as October 1st if all permits and approval are completed by then
 - Construction is expected to take 4 to 6 months to complete depending on weather
 - During construction, the existing elevator will be unavailable requiring use of ramps for people with accessibility
 - If don't get approval until November for construction, committee discussed not starting construction until after 1st of year to leave current elevator functional during Advent and Christmas season
- ❖ Fr. Leo mentioned that the sewer line in the church basement needs to be replaced due to age and deterioration and thinks replacing this at the same time during construction of elevator would be best to minimize disturbance. Need to coordinate with BHS to see if they want to include as part of their scope of work.

VI. Parish Center (From OAC Mtg)

- ❖ Presented to Diocesan Arts and Architecture Board
 - Bishop Recommends moving forward
 - Will still require another review by Diocese Arts and Architecture Board
- ❖ Will be submitted to HRB for August Meeting
- ❖ Shared Parking Agreement Required
 - Analysis of Campus Parking
 - Brayson presented parking study he completed and that with shared parking, there is enough parking to meet city requirements for new parish center
 - A shared parking agreement will be required between the school and parish center
 - Also discussed other ideas for increasing parking
 - Brayson mentioned that City will be working on next phase of Juliet design and thought Parish/MCS will have some input for diagonal parking along Juliet St.
 - Jeremy mentioned having another committee to discuss parking improvements along with campus lighting and other aesthetic improvements
- ❖ Revised Architectural Elevation Views
 - Brayson showed and described updated exterior elevation views of the Parish Center
 - Latest renderings included more brick than limestone, incorporating architectural elements from the church and updating the roof design
- ❖ Parish Staff should review 2nd floor for functionality

- Also discussed security measures and accessibility to the building including after hours for the adoration chapel. All outside doors will have automatic door openers.
- ❖ Adoration Chapel Board should be updated on progress
 - Fr. Leo said Diocese wants to have costs broken out for the construction of the adoration chapel and to have the items sponsored by parishioners or adores to help pay for the new adoration chapel instead of doing a capital campaign between all three Catholic churches.

VII. Owner's Rep Discussion

- ❖ Discuss specific role of how a parishioner can assist Father Leo with day to day construction decisions
 - If unable to find a volunteer from the parish, then may need to consider hiring someone or a firm to assist with construction administration.

VIII. 414 S 5th Street Warehouse

- ❖ Discuss next steps
- ❖ Diocese reviewed building photos and construction estimates from BHS on warehouse renovation and new building on vacant lot next to the warehouse
- ❖ Diocese has concerns with age, structural issues, and cost of remodel of warehouse, asked committee to consider vacant lot and building new
- ❖ Diocese recognized community need for having Catholic Charities, Food Pantry, Budget Shop, and Be Able in a central location to help with community outreach
- ❖ Food Pantry, Budge Shop and MCS will all need expansion in the near future.
- ❖ More collaboration and discussion are needed from the Diocese and all parties involved to come up with solutions and funding options.
- ❖ Building committee will focus on the elevator addition and parish center

IX. Communication

- ❖ Communication Plan Review
 - Brayson outlined communication strategy to keep parishioners informed and engaged about the upcoming projects which will include information sessions, bulletin updates, social media, and the parish website.
 - Plan to have the Parish Council take lead role for the informational sessions instead of the building and grounds committee. Building and Ground will have a small update at the meetings, but this will allow information to be provided by other committees and activities ongoing in the parish.
- ❖ Listening Session #6
 - 7/30/2026 @ 7pm in Parish Basement

X. Upcoming Dates

Next Meeting: August 25, 2026 at 4pm

XI. Closing Prayer and Adjournment

- ❖ Father Leo closed the meeting with prayer.

