

Listening Session #5

May 28, 2026
7pm
Parish Basement





Agenda

- Opening Prayer
- 414 S 5th Street Warehouse Update
- Review of Diocesan Building Policy
- Update of Parish Center and Elevator projects
- Questions
- Closing Prayer





CATHOLIC DIOCESE
OF
SALINA

PROJECT REQUIREMENTS
AND
CONTRACT REVIEW
POLICY

IV. PURCHASE, SALE AND LEASE OF PROPERTY

A. Permission

No real property may be sold, purchased, encumbered or received as a gift without the written permission of the Bishop. In all property acquisitions, however acquired, the Diocesan Legal Counsel will be consulted and a decision will be made whether a Phase I environmental study is required before acceptance or acquisition.

B. Purchase of Property

When any real property is purchased, the following procedure shall be followed after the written approval of the Bishop is obtained.

(1) Normally, two (2) written independent appraisals must be obtained to determine the purchase price for the property. This requirement may be waived with the written permission of the Bishop or his designed representative under certain circumstances.

(2) All purchase of real property must be evidenced by a formal written contract signed by all parties to the transaction. Only the Bishop or Vicar General and DFO may execute contracts on behalf of the Catholic Diocese of Salina.

(3) All contracts for the purchase of real property must be prepared by or reviewed by the Diocesan legal counsel prior to signing. The Diocesan legal counsel must approve title to the transaction prior to closing and approve the deed of conveyance.

- If the contract is for the purchase of a structure, the contract must be contingent on an inspection to identify the asbestos and or lead if present. The inspection report is to review the heating, air-conditioning and plumbing systems, and the condition of the roof. In addition, a termite report should be obtained and treatment made by the Seller prior to closing, if infestation is present.

The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)

A.

Establish
Building and
Grounds
Committee

Works in Advisory Role to
Pastor and Parish Pastoral
Council

B.

Identifying
Needs and
Planning for
the Future

Preliminary Stage involving
internal discussion with
parish community

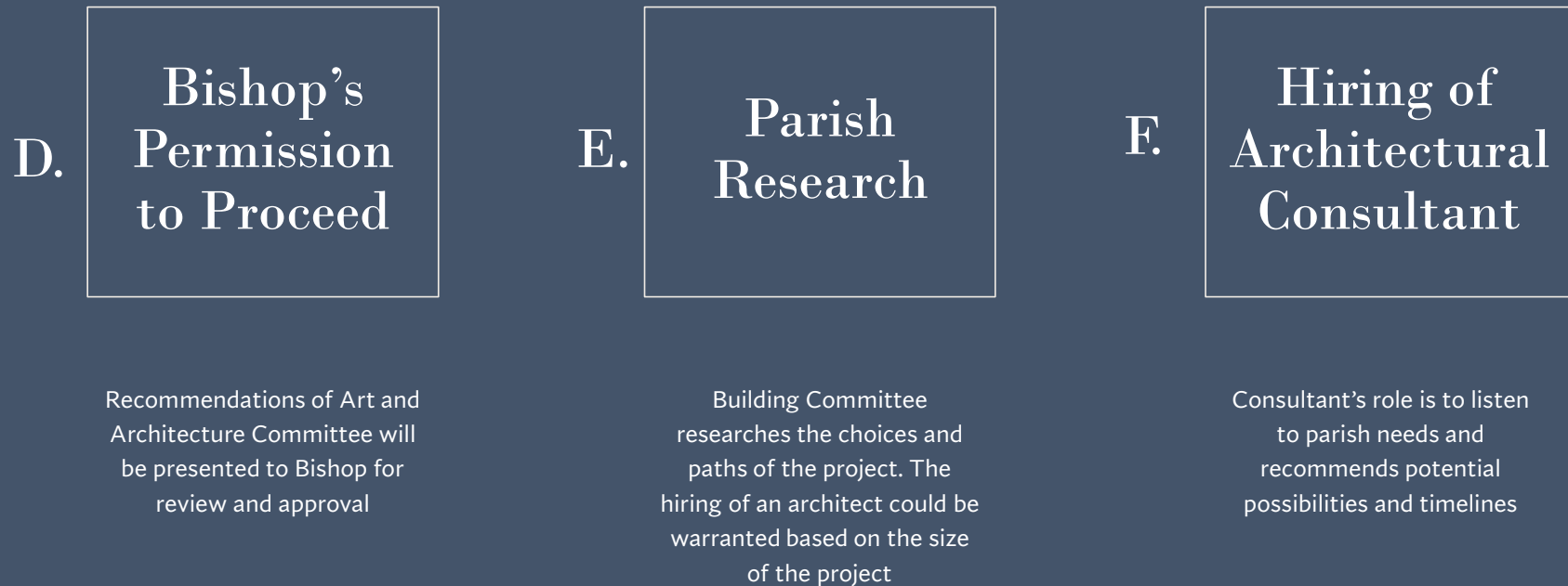
C.

Meeting with
Diocesan Arts
and
Architecture
Committee

Initial meeting presenting
idea. Committee provides
suggestions

The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)



The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)

G.

Parish Education

Goal is to be transparent.
Involve other parish groups
(ie School Board, Liturgy
Committee, Finance
Committee, etc)

H.

Financial Planning

The parish should plan to
have half (50%) of the funds
in hand before construction
begins.

I.

Bishop's Permission to Proceed

After reviewing financial
planning documents, the
Bishop reviews and gives
written permission

The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)

J.

Selection of
Architect

Parish Leadership and Pastor
will select an architect

K.

Architect's
Contract

Contract for work is reviewed
and signed by the Bishop

L.

Schematic
Design
Phase

Architect begins preparing
drawings and conceptual
designs

The Process for Major Improvements, Renovations, New Structures and Additions

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M.

Meeting with
Diocesan Art
and
Architecture

The committee will make a recommendation to the Bishop for approval of the basic design

N.

Design
Development

Detailed design drawings. No major changes may be made from the Schematic Design Phase

O.

Parish and
Diocesan
Review

Final Plans will be sent for approval to Parish Council and Diocese. Bishop will give approval to move forward.

The Process for Major Improvements, Renovations, New Structures and Additions

(Salina Diocese Contract Review Policy)

P.

Bidding and Negotiation

The plans will be submitted for bidding. After review, construction contracts will be signed by Bishop or his delegate

Q.

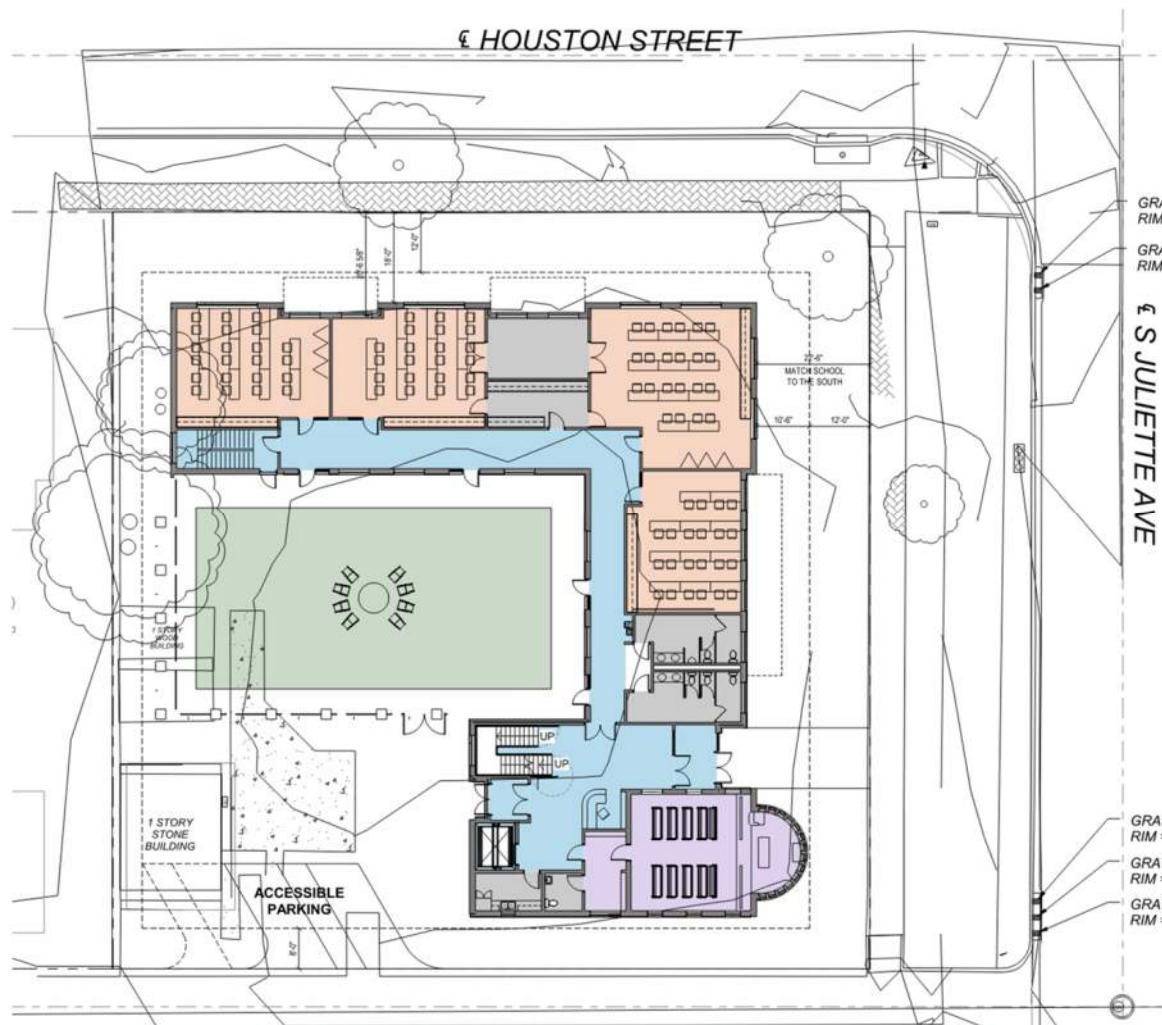
Construction

A skilled representative of the parish project team should regularly observe construction

R.

Occupancy of Building or Addition

Bishop presides at a blessing of the new structure and the parish and all who worked on the project celebrate

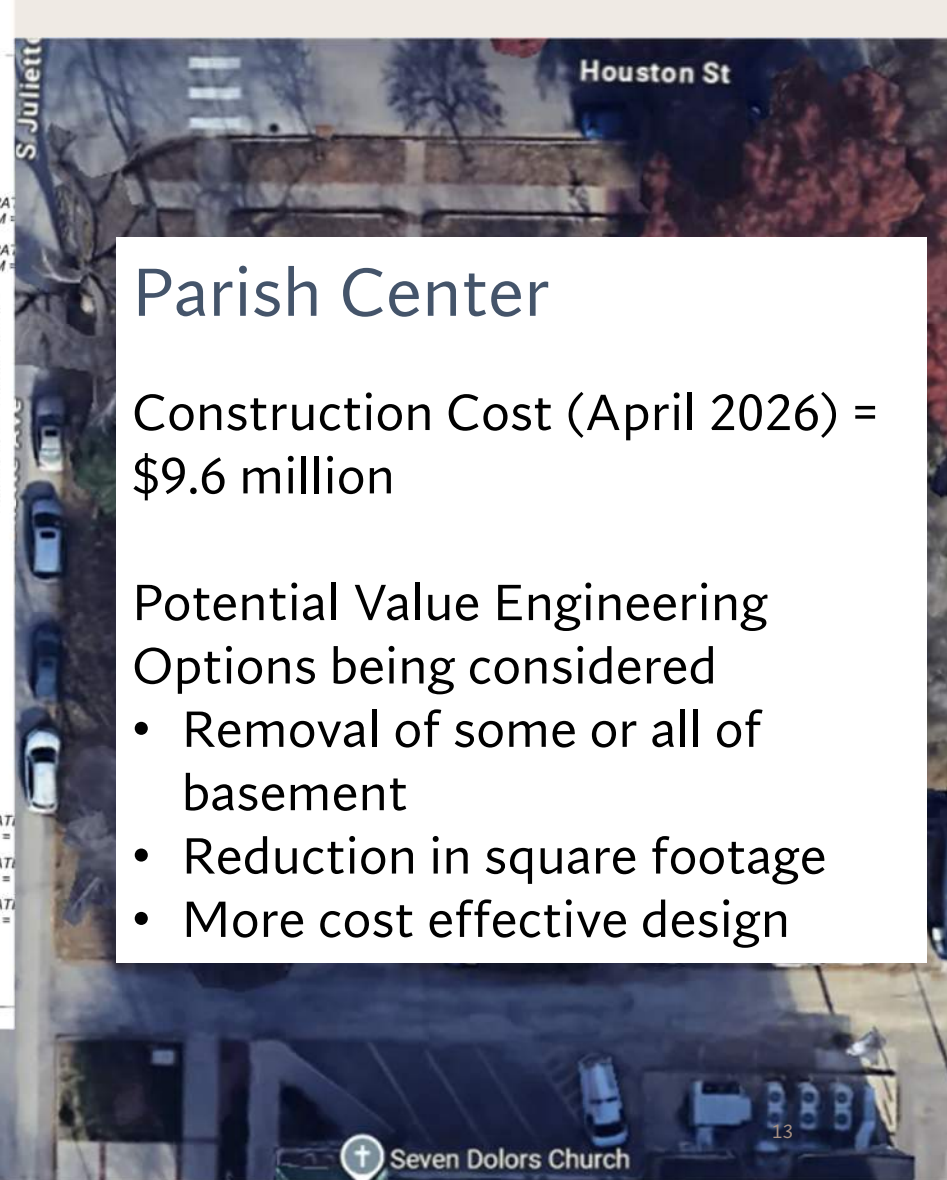


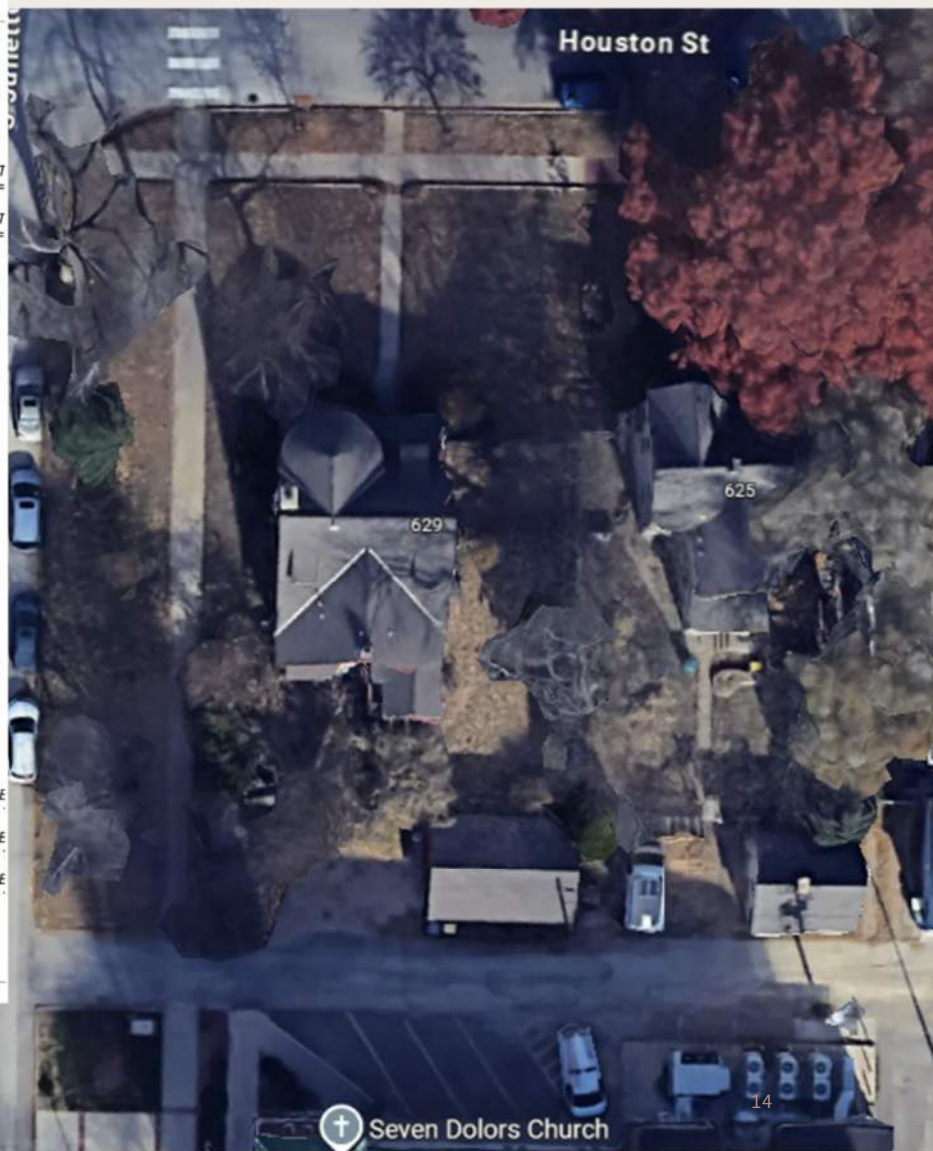
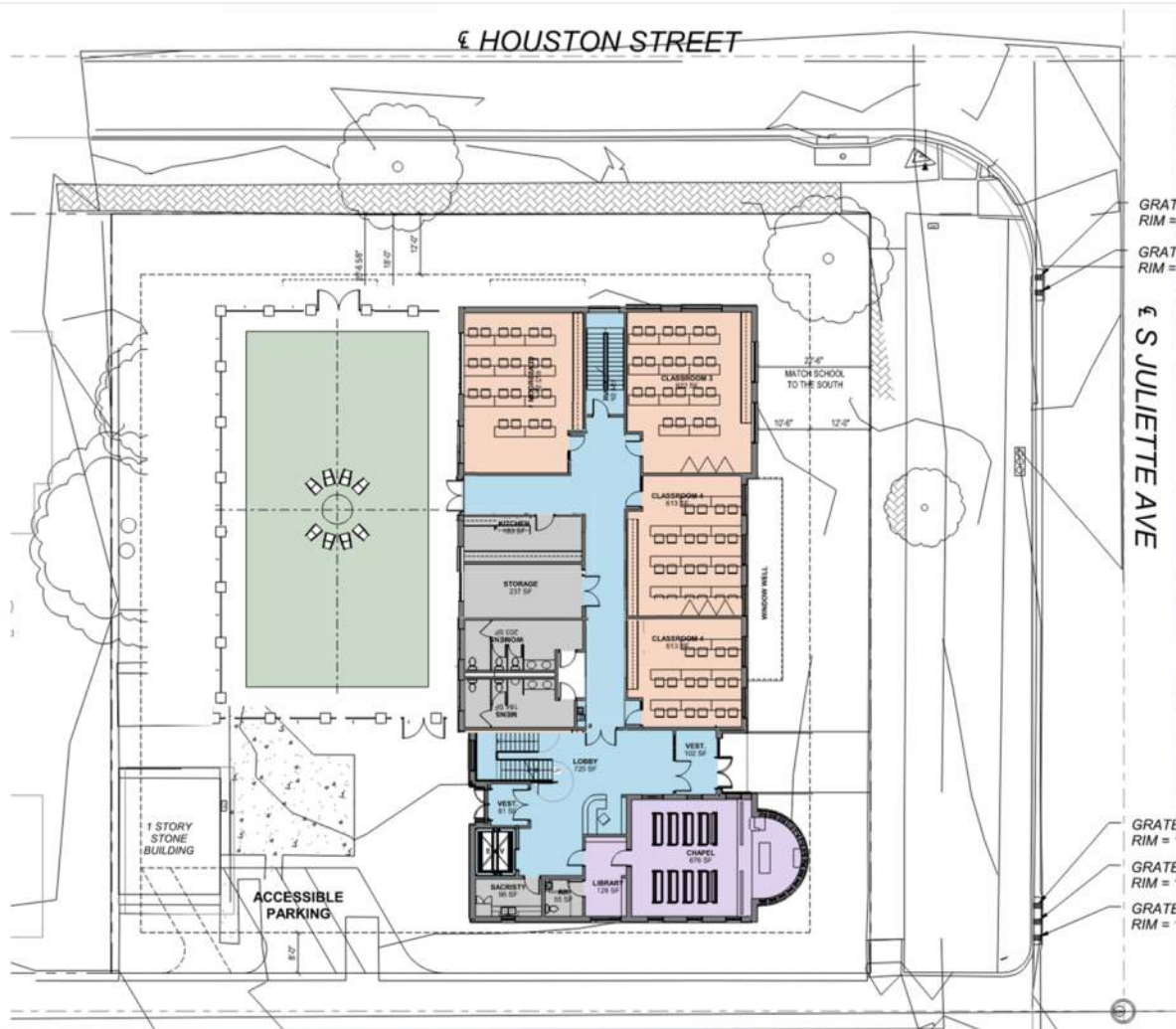
Parish Center

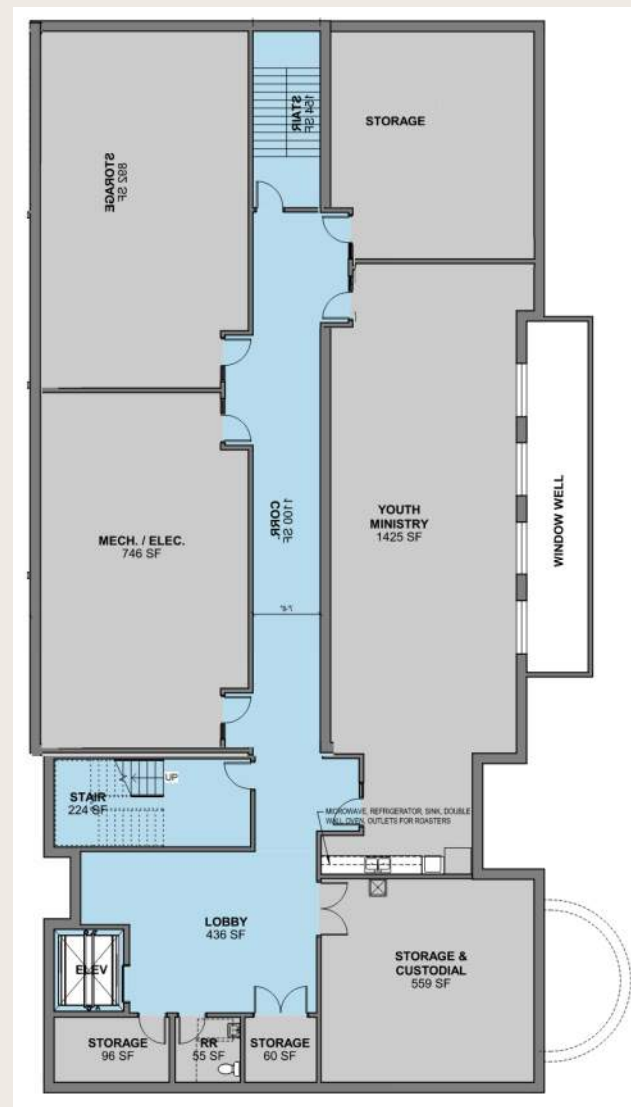
Construction Cost (April 2026) = \$9.6 million

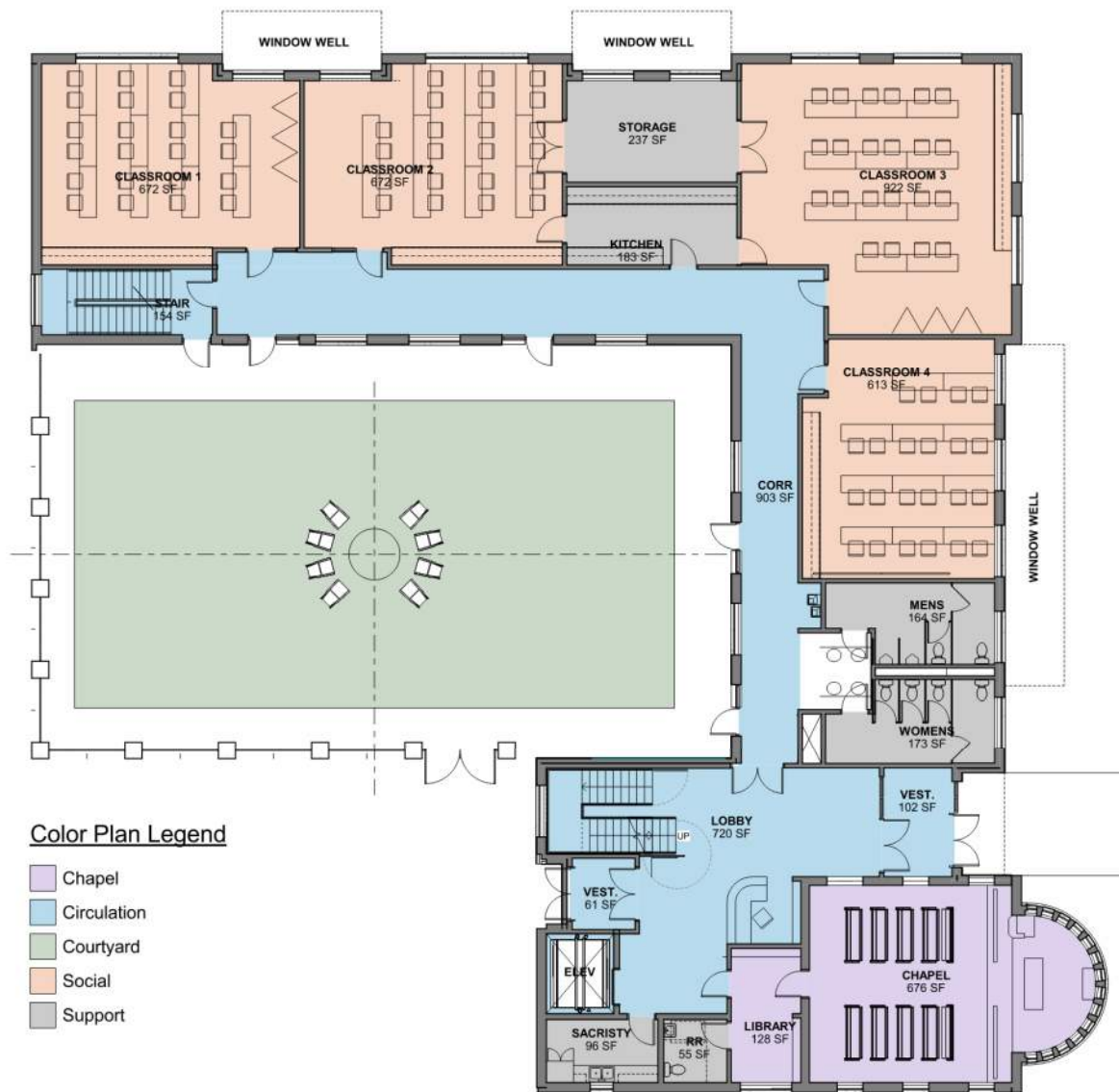
Potential Value Engineering Options being considered

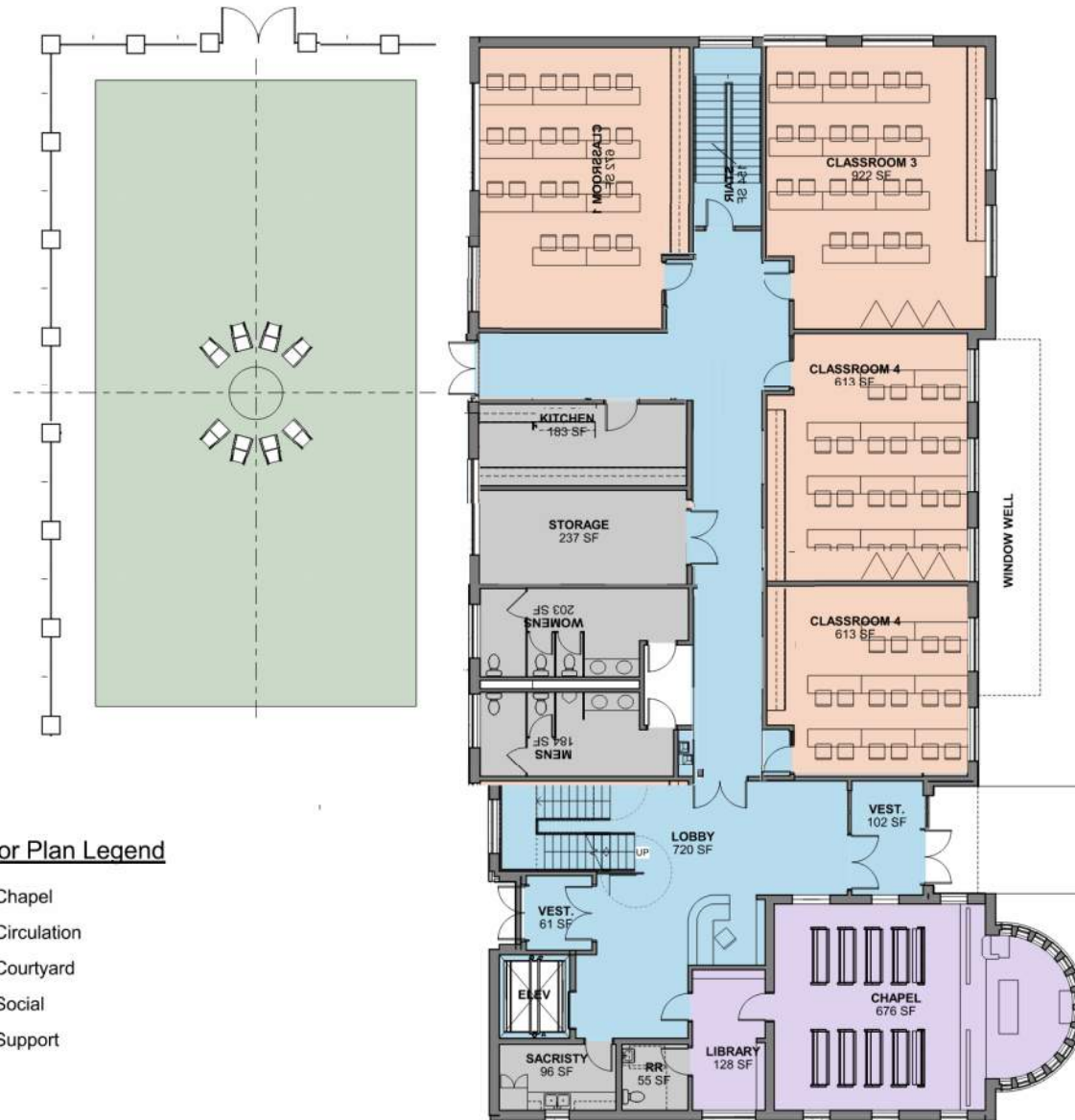
- Removal of some or all of basement
- Reduction in square footage
- More cost effective design

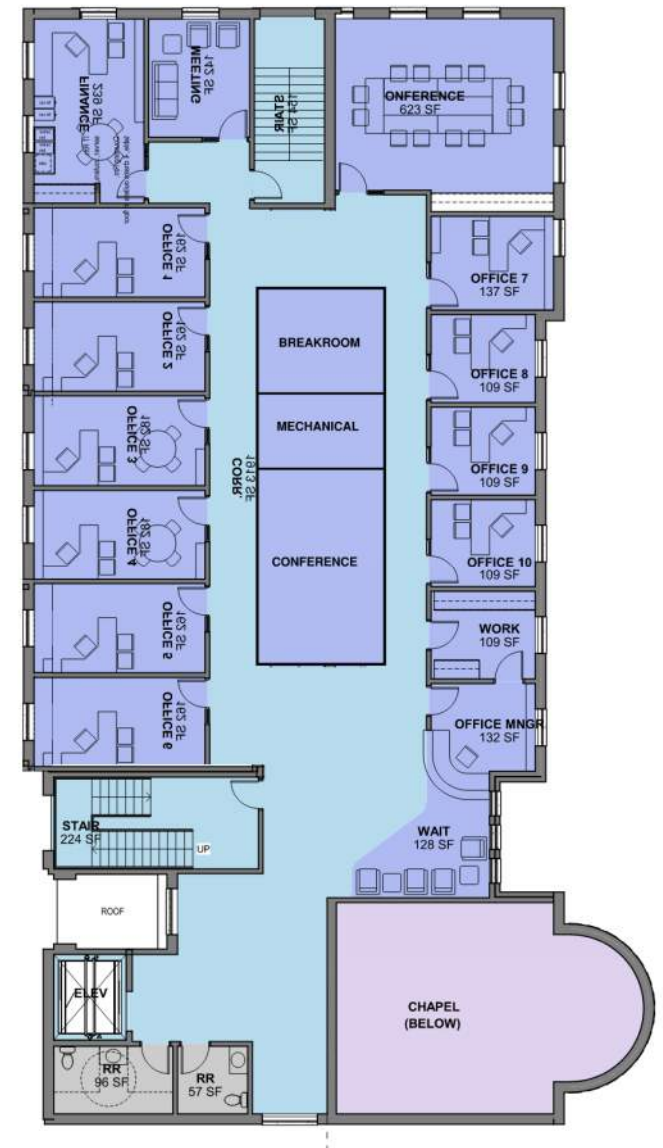


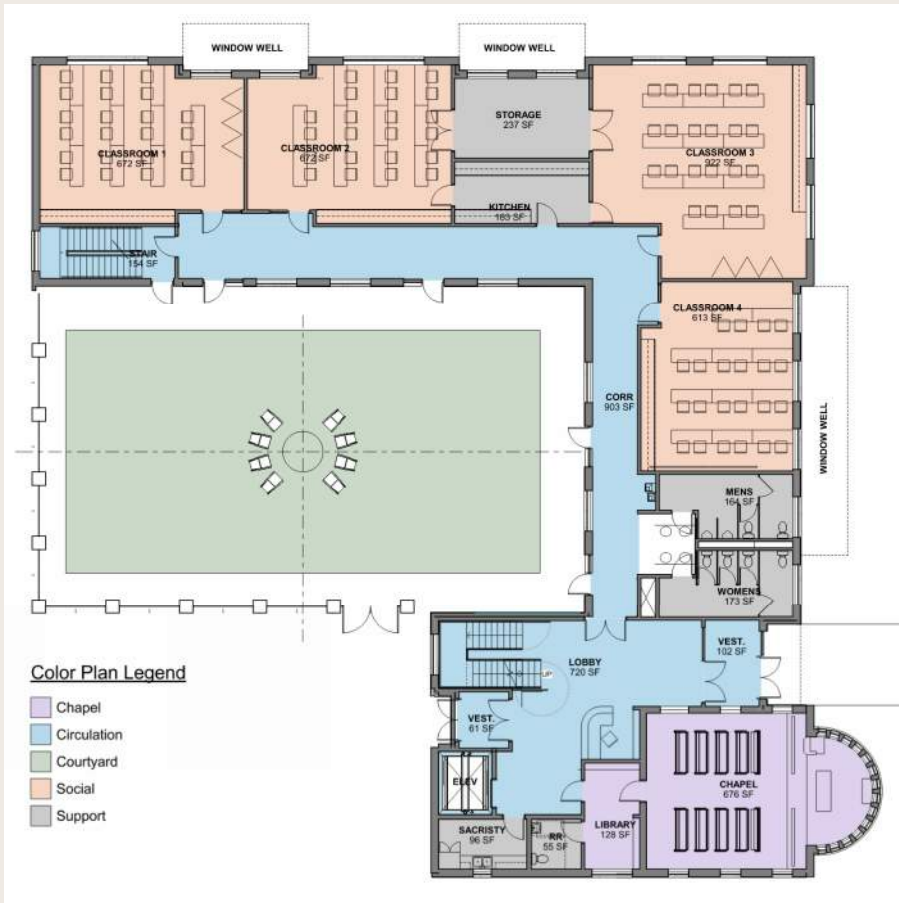




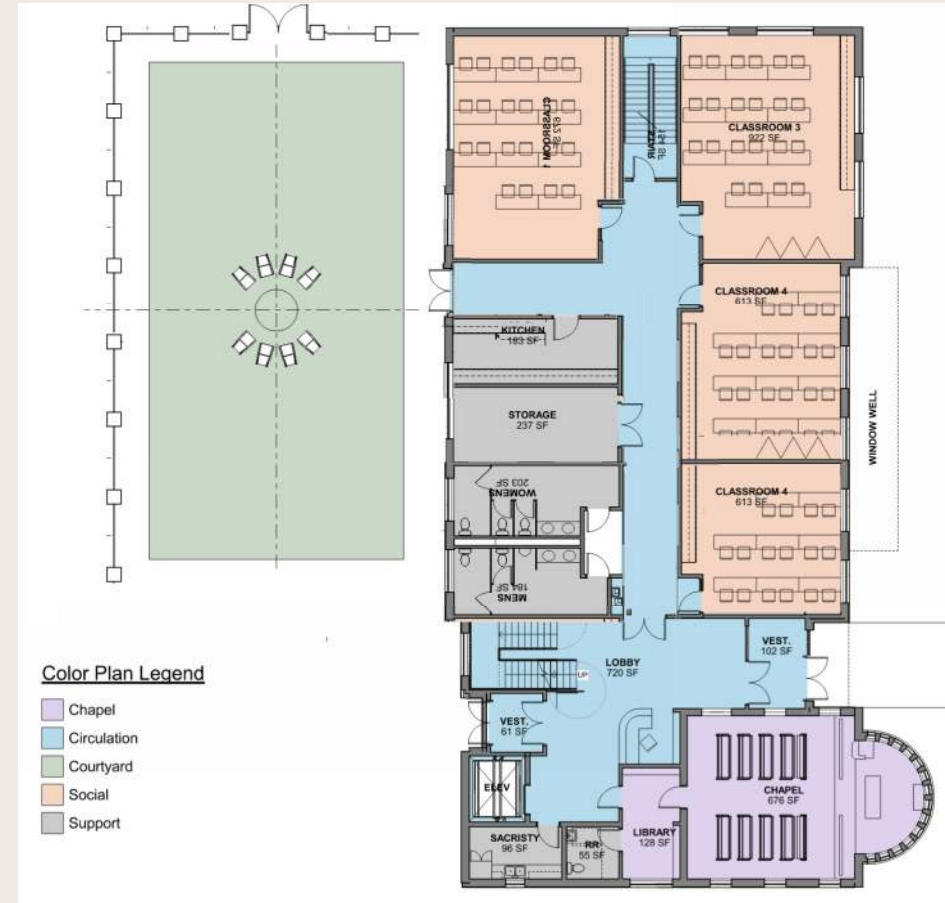






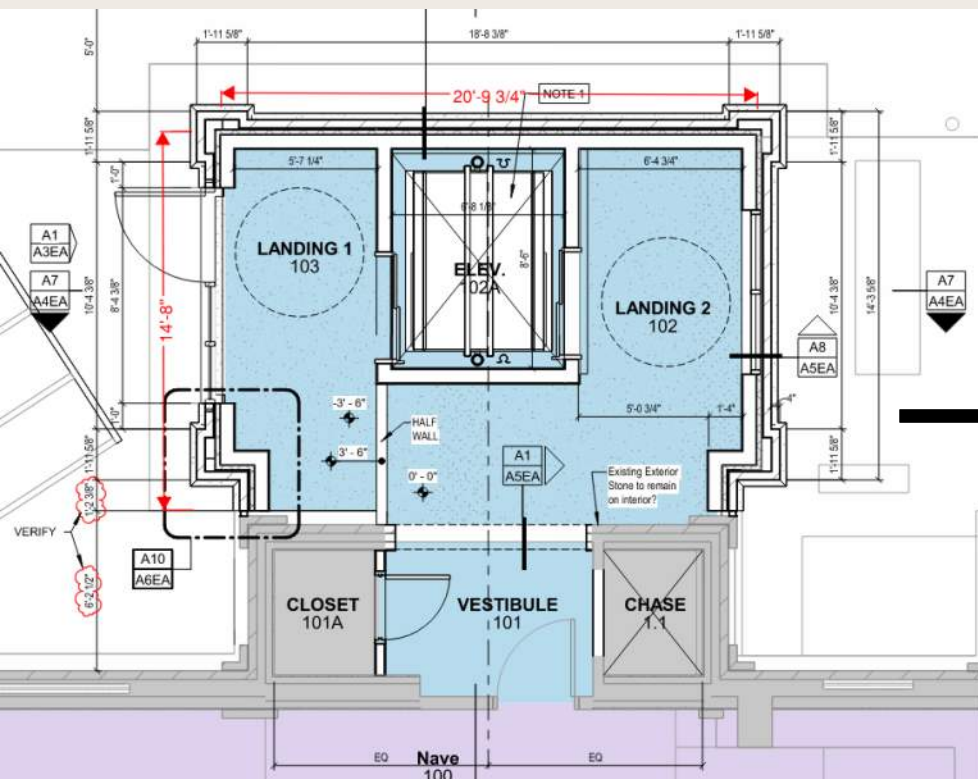


OR

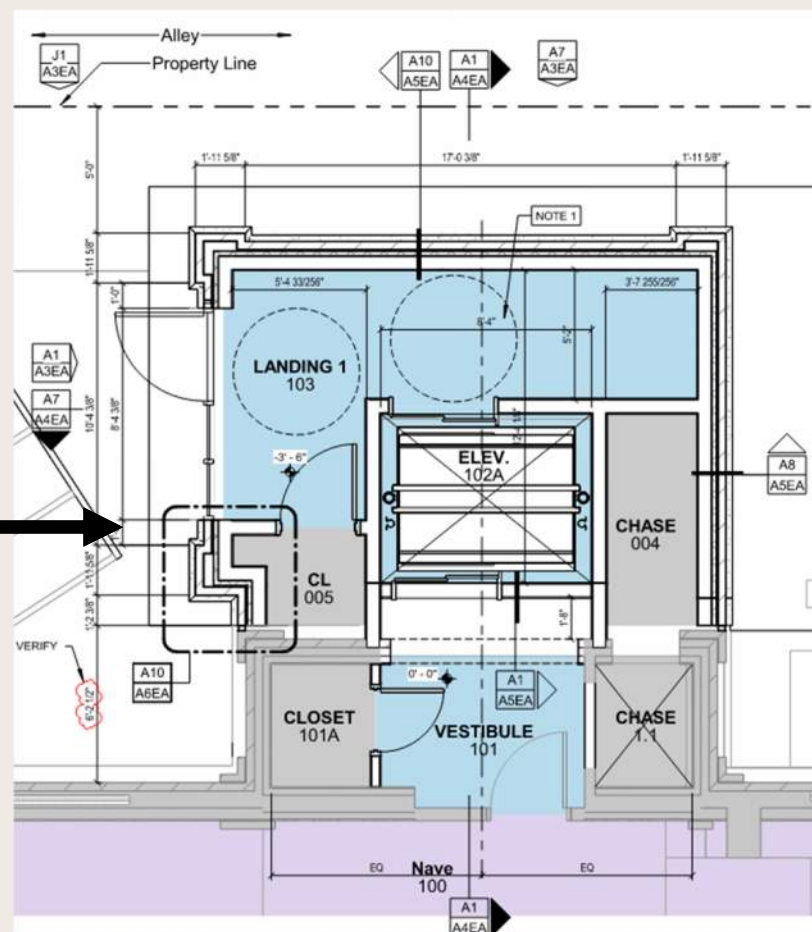


COST \$9.6 million

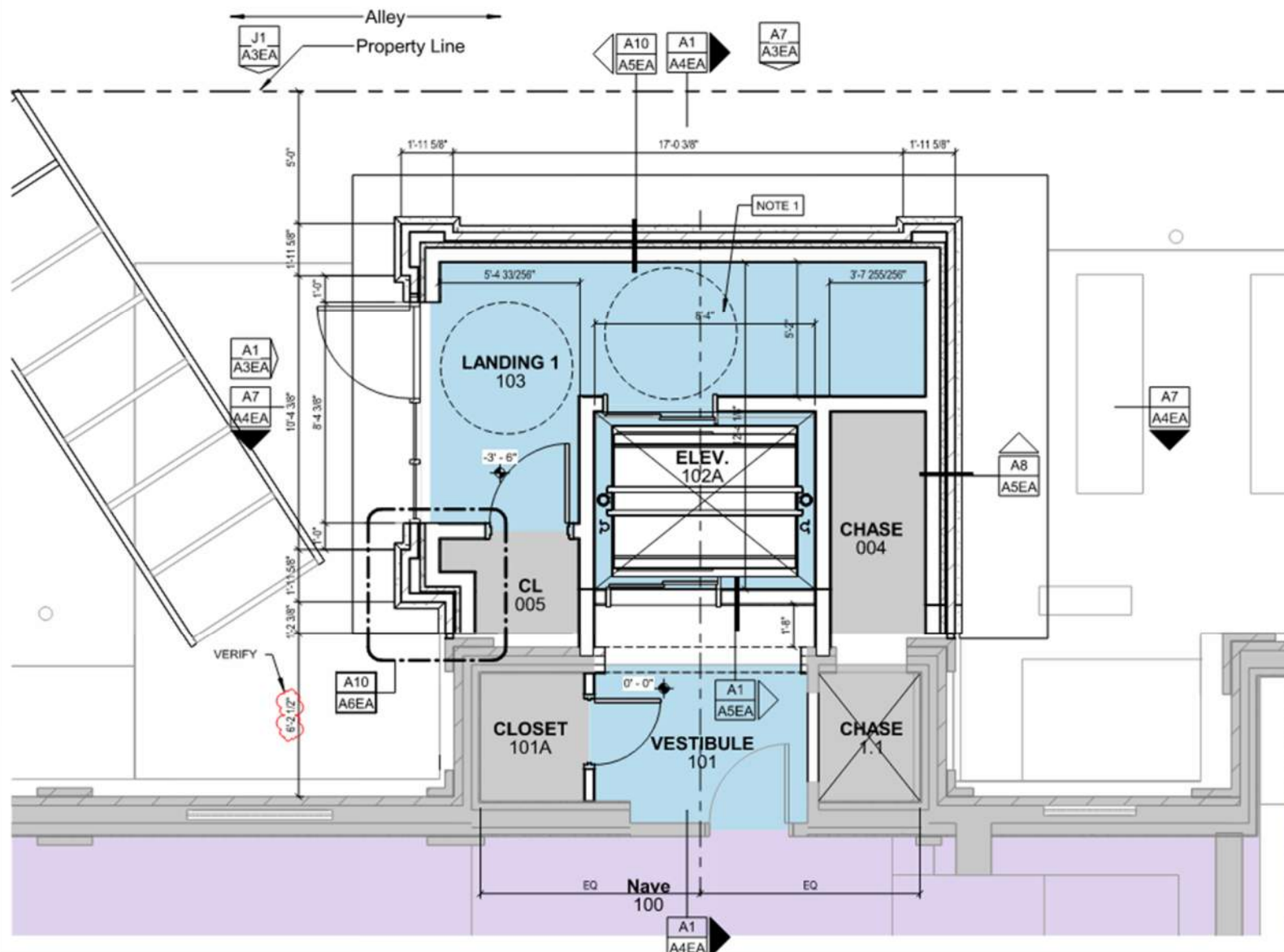
COST \$?? million



Original Design

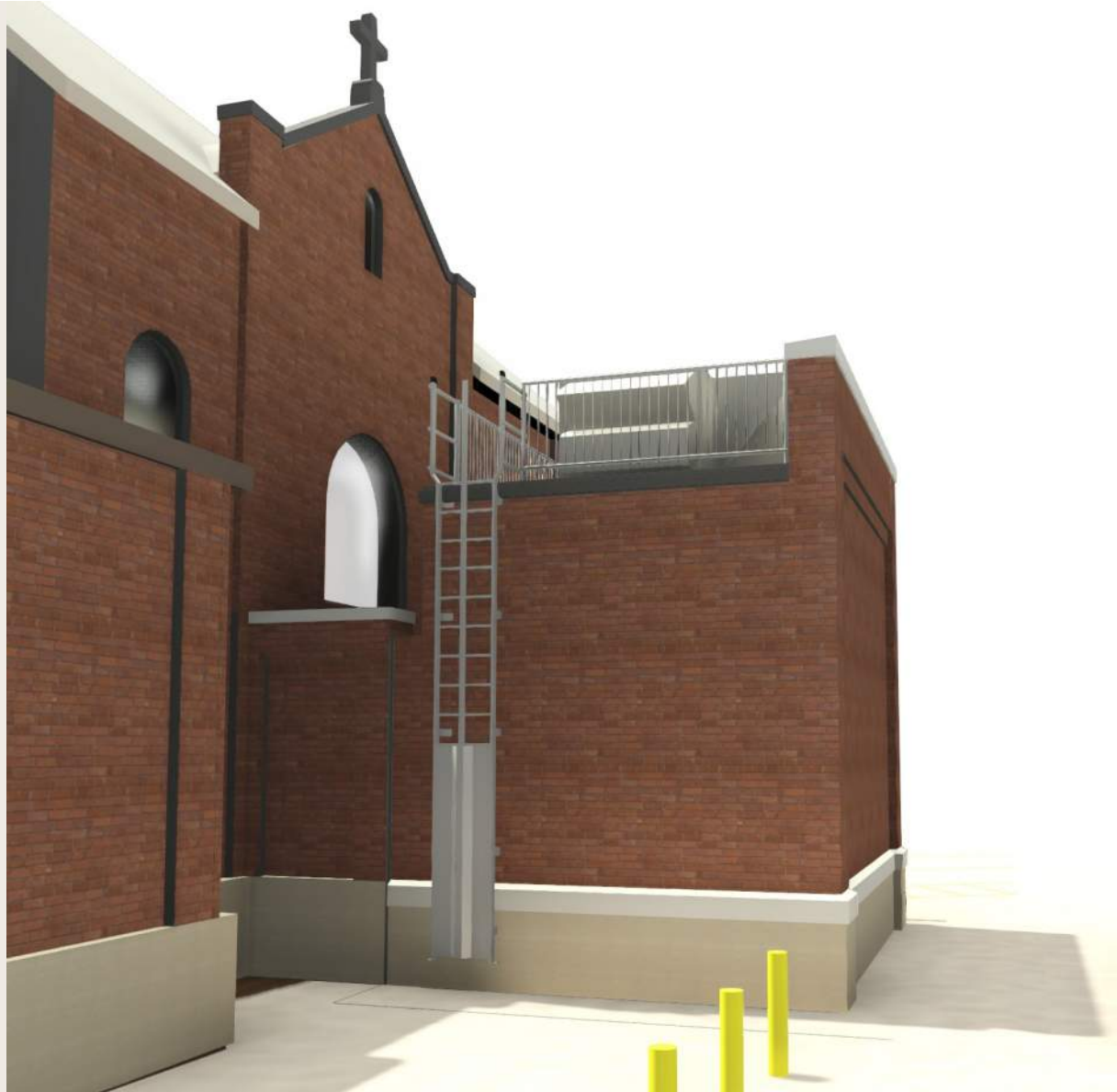


Revised/Current Design









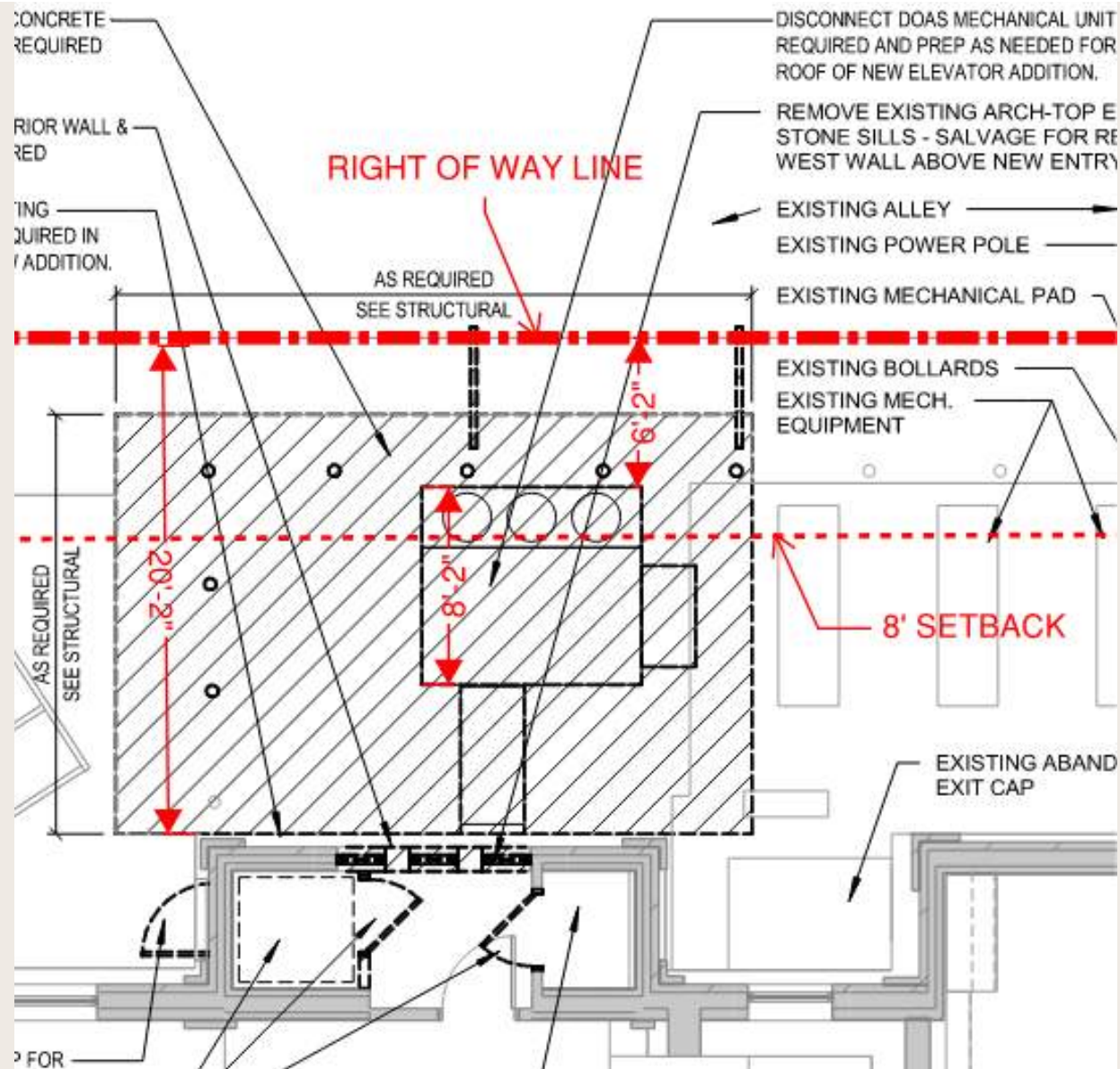


Elevator Addition

- Construction Cost
 - \$1.2 million

Historic Resources Board
Meeting June 22nd





Food Pantry Collaboration

- Met with volunteers and leaders of Food Pantry to discuss future
- Alternative Sites considered
- Combining with other ministries would lose Catholic Seven Dolors Identity
- Workflow and Access Challenges in current Parish Center but making it work
- Space in New Parish Center is not desired
- Have asked to explore a small expansion to the Budget Shop

Historic White House (721 Pierre)

- **Engaging with Anderson Knight Architects**
- **Pursuing moving the house to free up space for future use**
- **Future Use of lot is not defined**
- **Will have to be approved by Historic Resources Board**
- **Interior will be taken down to studs (excluding stairs) to allow for renovation ready space**



Finance Council Response

- Reactive maintenance history
- Renovation deferred key projects
- Significant estate gift received
- Strategic building, endowment focus
- Faith-centered future stewardship



Steps Moving Forward



Share

Share the results of the Feasibility Study with the Entire Parish



Listen

Listen to feedback, questions, and concerns from the study



Respond

Respond to frequently asked questions (FAQs) and concerns

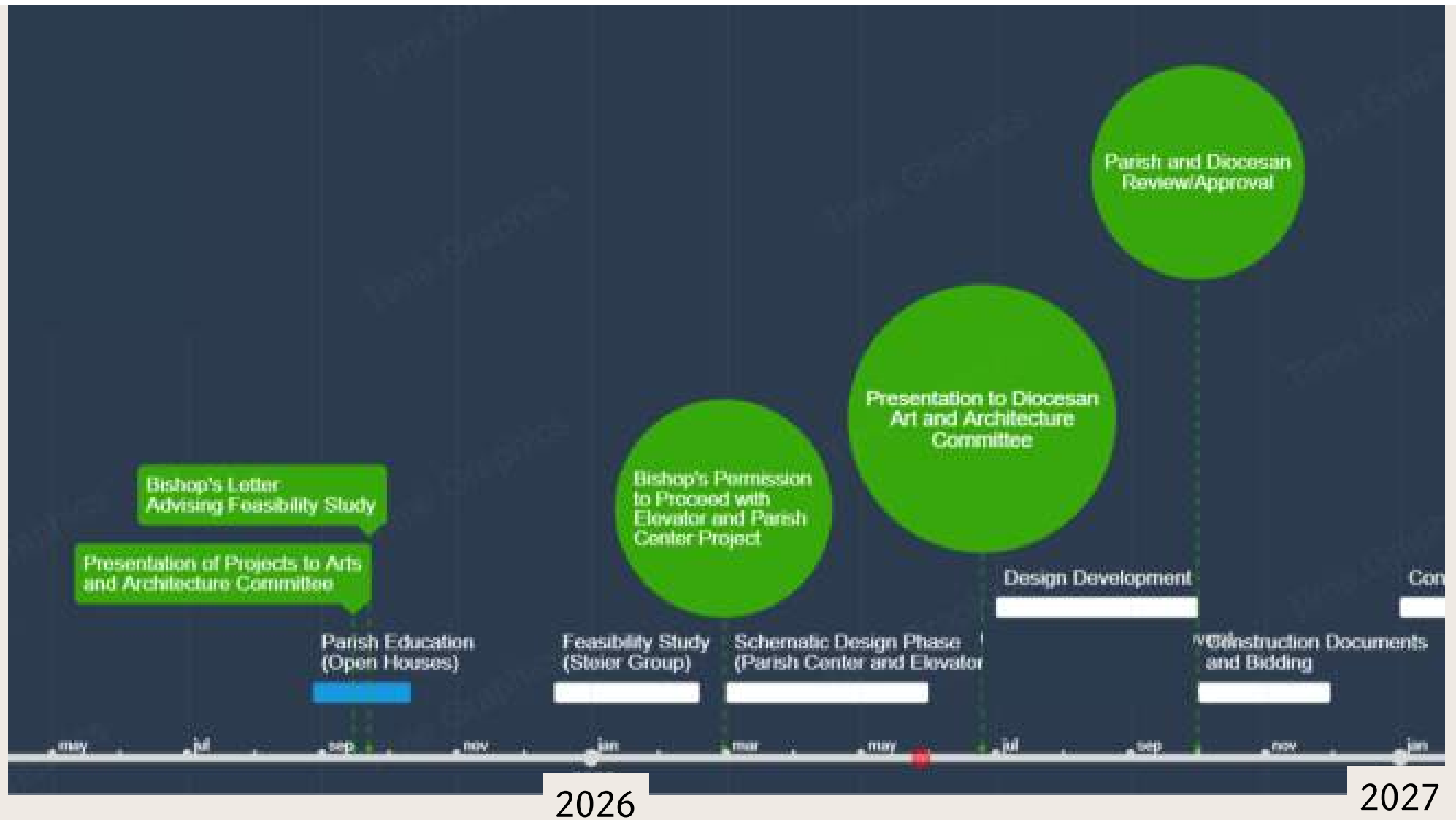


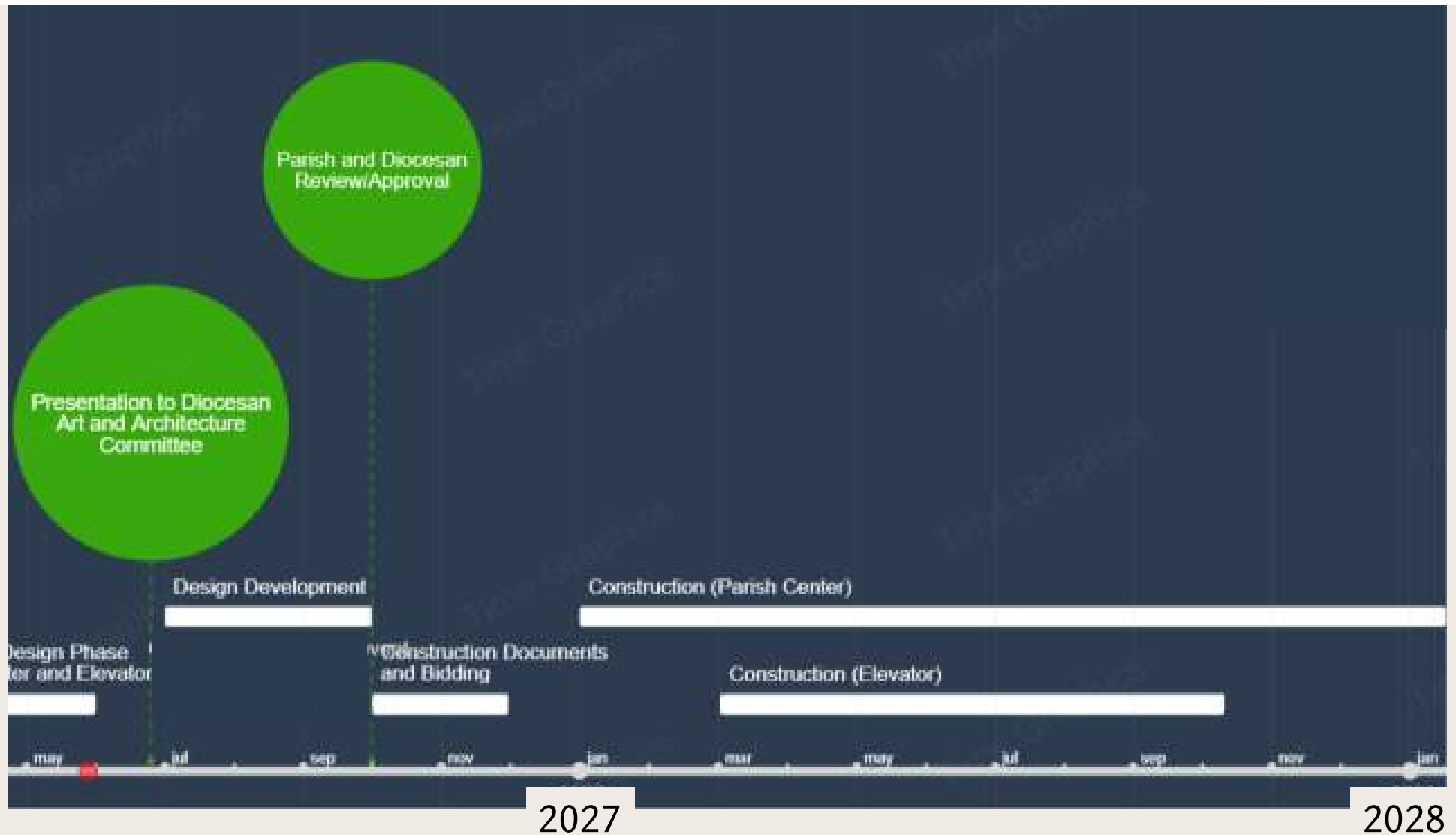
Communicate

Use a variety of methods to communicate



Repeat





City Approvals (Subject to Change)

- Historic Resources Board
 - Work Session June 22nd
 - For Approval July 27th
- Board of Zoning Appeals
 - For Approval August 12th
- City Commission
 - Work Session August 25th
 - For Approval September 1st
- Building Permit and Code Review
 - Typically 1-2 months (with revisions)





Next Steps



Bi-Monthly Listening Sessions



Updates at Parish Council Meetings
(3rd Mondays at 7pm)



Regular updates to the Parish Website



Announcements in Bulletins

Meet the full committee



Brayson Benne, PE

Civil Engineer, Olsson
Chair

Diane Noll

Retired, Chair of Finance
Council
Finance Council Liason

Lisa Johnson, AIA

VP, KSU Division of Facilities
Planning Design & Construction
At-Large, Architect

Oscar Bonilla

Hispanic Community Liason

Craig Ronnebaum

Design Engineer, BG Consultants
Secretary

Maria McAnerney

Youth Minister
Parish Staff Liason

Ray Buyle, DBIA

Former Dean, KSU Arch
Engineering and
Construction Science
At-Large, Construction
Science

John Strawbrich

Project Manager, McCown
Gordon
Young Families and New
Parishioners Liason

Ex-Officio and Supporting Members

Fr. Leo Blasi

Pastor, Seven Dolors Parish

Ulises Martinez

Director of Maintenance, MCS, Seven Dolors,
and St. Patrick's

Jeremy McGuire

Strategic Planning and Communication

Dale Anderson

In House Historian

Questions



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