

St. Nicholas & Holy Family Parishes
MAINTENANCE & PROPERTY
UPDATE

Summer 2020

Dear Members of St. Nicholas & Holy Family Parishes,

While a significant amount of time has lapsed since the last maintenance and property update was published in the summer of 2019, much has transpired in our lives with a major health pandemic that has effected millions of lives globally. COVID-19 may have dampened many of the activities and movements to our personal faith lives since March, but we have continued to stay the course with a number of maintenance projects that have been successfully completed, some that are currently (or will be) in process and others that are and continue to be in the planning phase for the future.

Projects Completed

Permit me to relay first off that the structural projects relative to the rectory refurbishment at St. Nicholas have been successfully completed. What I have called Phase One of the overall "shell" refurbishment of the rectory located in Miller City, these structural projects included shoring the basement foundation, installing new glass block basement windows, installing all new windows on the first and second floors, installing exterior wall insulation between the exterior brick and interior plaster walls, tuck-pointing the exterior brick work and applying a chemical sealant to "waterproof" the exterior brick. These have all been completed! All of

these project items were funded by an anonymous donation at a total cost of \$50,000. No parish funds were used for these rectory projects. Many thanks to and prayers for the anonymous donor!

Since the last Maintenance and Property Report, St. Nicholas Parish also contracted the painting of the exterior Parish Center facility with the E. Lee Company of Delphos at a cost of \$12,820 and the widening of the main aisle near the sanctuary in the church interior with the Sauder Company of Archbold at a cost of \$1,687. These project expenditures were approved by the St. Nicholas members of the Finance Council and successfully completed by the fall season of 2019.

At our Holy Family campus, the well water installation was successfully completed and our six month commitment to the former well connection has come to pass.

Excavation was begun in the fall of 2019 to expand the north parking lot at Holy Family. Trees were removed and stone gravel was laid as a foundation base to complete Phase One of the overall parking lot expansion at a cost of \$13,160. Monies were provided by an anonymous gift to underwrite this expenditure. Many thanks to the donor! Details related to Phase Two of the parking lot project, scheduled to begin soon, are presented below.

Projects in Process

Property Acquisition at St. Nicholas

While we were embracing the first wave of COVID-19 challenges this past winter and spring seasons, an unsolicited opportunity came to St. Nicholas Parish regarding the purchase of three parcels of land situated next to the parish center facility. These parcels include a residential home currently located at 206 East Main Cross Street in Miller City. The three land parcels were at one time owned by our parish and the residential home served as a convent for the Sisters of St. Francis of Tiffin who ministered at St. Nicholas School for a good number of years. These parcels were auctioned in 1983.

After careful deliberation with St. Nicholas Parish members on the Parish Finance Council, it was decided that purchasing these land parcels would be timely and in the best interest of the parish as they are in such close proximity to parish owned properties should any future development be decided upon. The expenditure of \$20,000 for the land purchase, an estimated \$2,000 for closing costs and an additional estimated cost of \$10,000 to raze the residential home were requested of Bishop Daniel Thomas. All land acquisitions by parishes and Catholic institutions require the approval of the Diocesan Bishop. St. Nicholas Parish made this request of Bishop Thomas on April 14, 2020 and was approved on July 10, 2020.

As of this writing, a purchase contract has been signed between St. Nicholas Parish and current property owner Brian Ellerbrock. Closing on the purchase should be completed by early fall 2020.

Exterior Painting at St. Nicholas Church, Parish Center & Rectory

A work order and contract were signed on July 30, 2020 with Randy Frey Painting of Columbus Grove to commence a number of exterior painting and cleaning projects at St. Nicholas Church, Parish Center and Rectory. The church portion of the project will include the painting of the exterior priest's sacristy door and frame and the painting of yellow safety edges on the concrete steps leading to the three entryways of the church. The parish center portion of the project will include the painting of exterior doors on the West and South elevation of the building, the priming and painting of the exterior marquee letters, the painting of all exterior downspouts to match the color of the exterior doors and cornice around the facility. The rectory portion of the project will include scraping, cleaning, repainting the front entrance door frame, the same for the back door to the rectory and the application of a clear protective sealant on the ceiling of the porch and main entry door. St. Nicholas Parish members of the combined Finance Council approved the expenditure totaling \$2,250. Project should be completed in early fall.

Expanded Parking Facilities at Holy Family

Scheduled to begin in late summer or early fall of this current year, Phase Two of the Holy Family parking lot expansion has been secured with Ward Construction Co. of Leipsic and will include the removal of a layer of existing blacktop along the highway and a section in the southeast corner of the existing lot. A significant portion of the north lot will not have any asphalt removed but will be paved over and a totally new covering will be installed in

the current and expanded parking lot facilities on the East side of State Route 109. Holy Family member representatives of the combined Parish Finance Council voted to approve the expenditure of parish funds to underwrite the \$69,000 cost for Phase Two of the project. Because all expenditures over \$30,000 require the approval of the Diocesan Bishop, permission was sought and granted by Bishop Daniel Thomas on May 15, 2020. Currently, parish monies in reserve are being used to underwrite this expenditure. Anyone wishing to donate to the Holy Family parking lot project to offset this amount can do so by contacting Deacon Doyle Erford.

Future Initiatives

St. Nicholas Parish Center

The study to review potential expansion of the St. Nicholas Parish Center facility continues, specifically looking at additional administrative offices for the pastor and deacon and the feasibility of expanding the parish hall to accommodate gatherings and provide storage space. COVID-19 restrictions have limited meeting times to discuss this study. It is hoped that the review will continue with more intent during the fall and winter seasons. No decisions have been made.

Restroom Facilities at St. Nicholas Church

The desire to provide adequate and accessible restroom facilities for St. Nicholas Church has moved the study to include some additional features in the conversation: a multipurpose space that will not only provide restroom facilities, but a location for bridesmaids and groomsmen to gather before weddings,

for musicians/choir members to practice before services, for small group meetings all with easy access and connection to the church building. A schematic drawing has been completed by Technicon Design Group, Inc. of Ottawa as a potential design and will be reviewed by the members of the St. Nicholas Maintenance Committee this fall. Once the details of this facility have been studied and the proper approvals have been given by parish advisory groups and the diocese, it will be my intent to present the entire plan to the parish membership after all weekend Masses at a future date. Stay tuned.

Rectory Interior Project: Phase Two

Now that Phase One of the rectory refurbishment at St. Nicholas is completed, review and study of the rectory interior rooms and their updating can begin.

Holy Family Church Sacristies, Interior Walls & Exterior Brick

At Holy Family Church, some interior aspects of the facility will need to be addressed in the not too distant future. These include the sacristies and connecting walkway behind the sanctuary, repairing the interior plaster walls around specific windows and entryways to the church as well as the exterior brick.

St. Nicholas Church Interior Walls

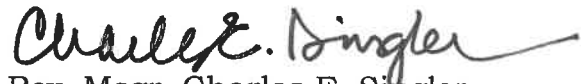
At St. Nicholas Church, repairs are being reviewed to address the plaster walls where moisture erosion has occurred.

Many of the improvements made on our two parish sites have been long in coming, but they are necessary to maintain the upkeep and care of our

facilities. We want to maintain our vitality as Catholic faith communities.

I wish to thank our members who provide wise and sound counsel to me in making temporal decisions for our parishes – the members of our respective parish maintenance committees and members of our combined parish finance council who keep our improvement projects focused and moving forward.

Sincerely yours in Christ,



Rev. Msgr. Charles E. Singler
Pastor

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