

Diocese of Toledo



EPIPHANY
OF THE LORD
CATHOLIC PARISH

Parish Study

2022



St Stephens Catholic Church

Sacred Heart Catholic Church

St Thomas Aquinas Rectory



Come to him, a living stone, rejected by human beings but chosen and precious in the sight of God, and, like living stones, let yourselves be built into a spiritual house to be a holy priesthood to offer spiritual sacrifices acceptable to God through Jesus Christ

- 1 Peter 2:4-5

Heavenly Father, you provide for all our needs and love us with infinite, merciful love.

You never abandon us but are ever-present, giving us hope now and for the future.

We thank and praise you for the heritage of the original East Toledo parishes and their witness to you.

We are your living stones built upon the Living Stone of Jesus.

Send your Holy Spirit upon us, our whole Epiphany family, and all of East Toledo,
that we may be guided and given wisdom to do your will in all things.

Inspire us to grow as disciples of Jesus, helping us to be true living stones, building one another up and more closely united in the Living Stone of Jesus.

Help us be good stewards of all you have shared with us and honor our past.
Guide our discernment and give us courage to make decisions that will
make our parish fruitful.

Help us, as living stones, to share the Living Stone of Jesus with all, building
your Kingdom.

Through Christ our Lord.
Amen.

Jesus the Good Shepherd,
Sacred Heart of Jesus,
Our Lady of the Holy Rosary,
St. Louis,
St. Stephen of Hungary,
St. Thomas Aquinas,

have mercy on us
have mercy on us
pray for us
pray for us
pray for us
pray for us

Our Father...
Hail Mary...
Glory Be...



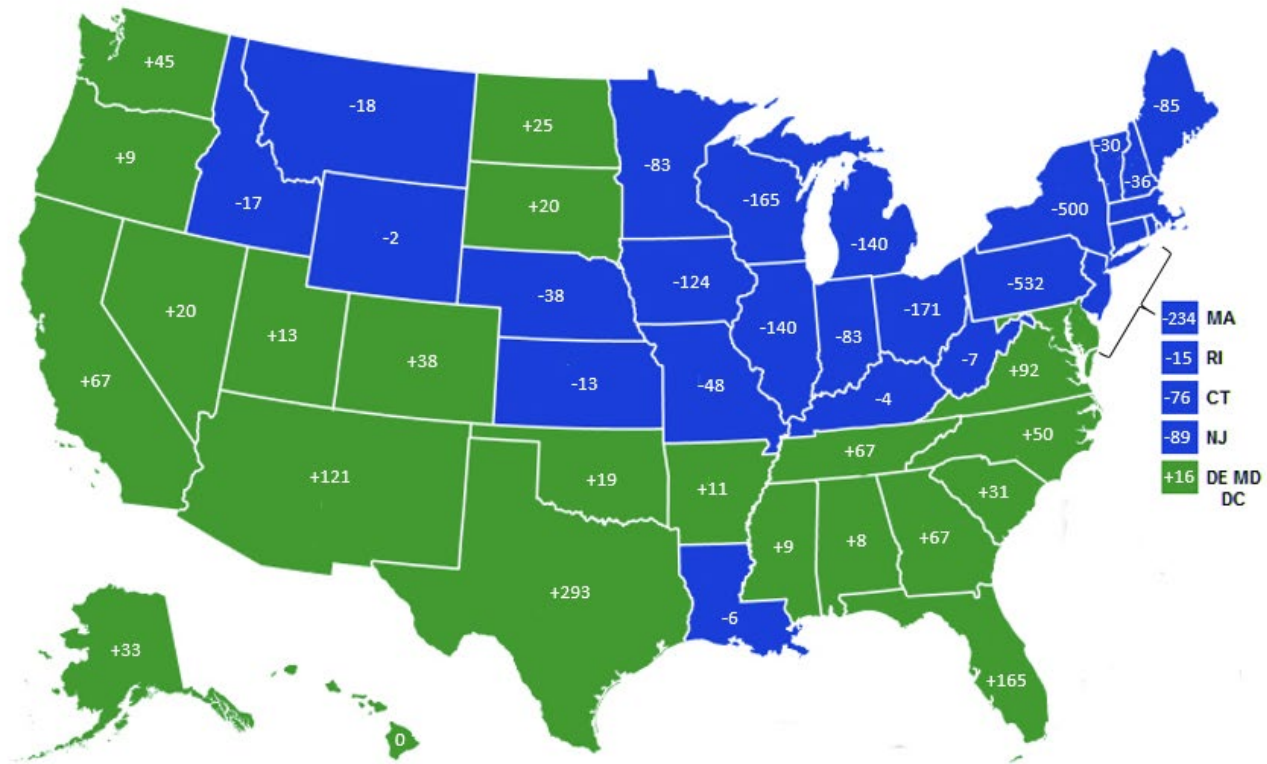
Diocese
of Toledo

"I sense that the moment has come to commit all of the Church's energies to a new evangelization and to the mission *ad gentes*. No believer in Christ, no institution of the Church can avoid this supreme duty: **to proclaim Christ to all peoples.**"

-Pope St. John Paul II, *Redemptoris Missio*, 3, 1990.

Andrew Reinhart
Parish Life Coordinator | Intentional Planning & Evangelization
Department of Discipleship and Family Life

Net Change in Catholic Parishes by State, 1971 to 2018



Diocese
of Toledo

Our Current Situation

From 2003 - 2005 the Diocese of Toledo reduced the total number of parishes. These changes considered the next 15 years of projected number of priests. Since 2005 three groups of parishes merged to become new parishes. There are presently 122 parishes in the Diocese of Toledo.

The *status quo* is unsustainable

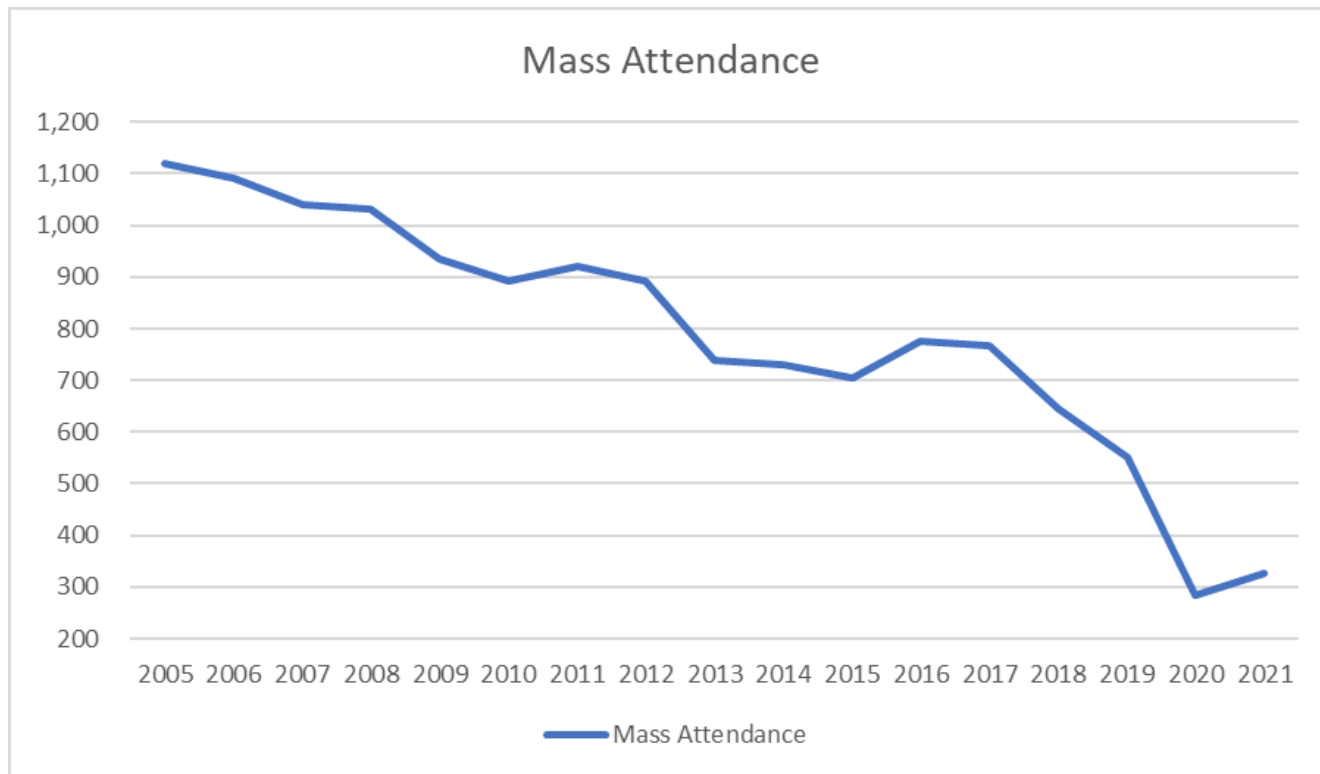
- Priests are being asked to be pastors sooner than desirable
- Some priests are being called out of specialized ministries to pastor parishes
- Priests past retirement age are continueing in active ministry

All three parishes that were formed from mergers since 2005 are currently exploring what to do with their buildings.

Diocese Wide Intentional Planning

- Examine current parish arrangements and explore new possibilities in light of current demographics
- Decrease the number of pastorate positions and increase the number of parochial vicar positions
- Assist parishes in any potential transitions
- Encourage the health of clergy, and provide more opportunities for priests to live in community

Epiphany of the Lord



Diocese
of Toledo

Building Expenses 2016 - 2020

<u>Lord Parish</u>	<u>Diocese Wide</u>	<u>Epiphany of the</u>
Building Expenses:	64 M	1.2 M
Total Expenses:	618 M	4.9 M
Percent:	10.4 %	24.5 %





Field Verification



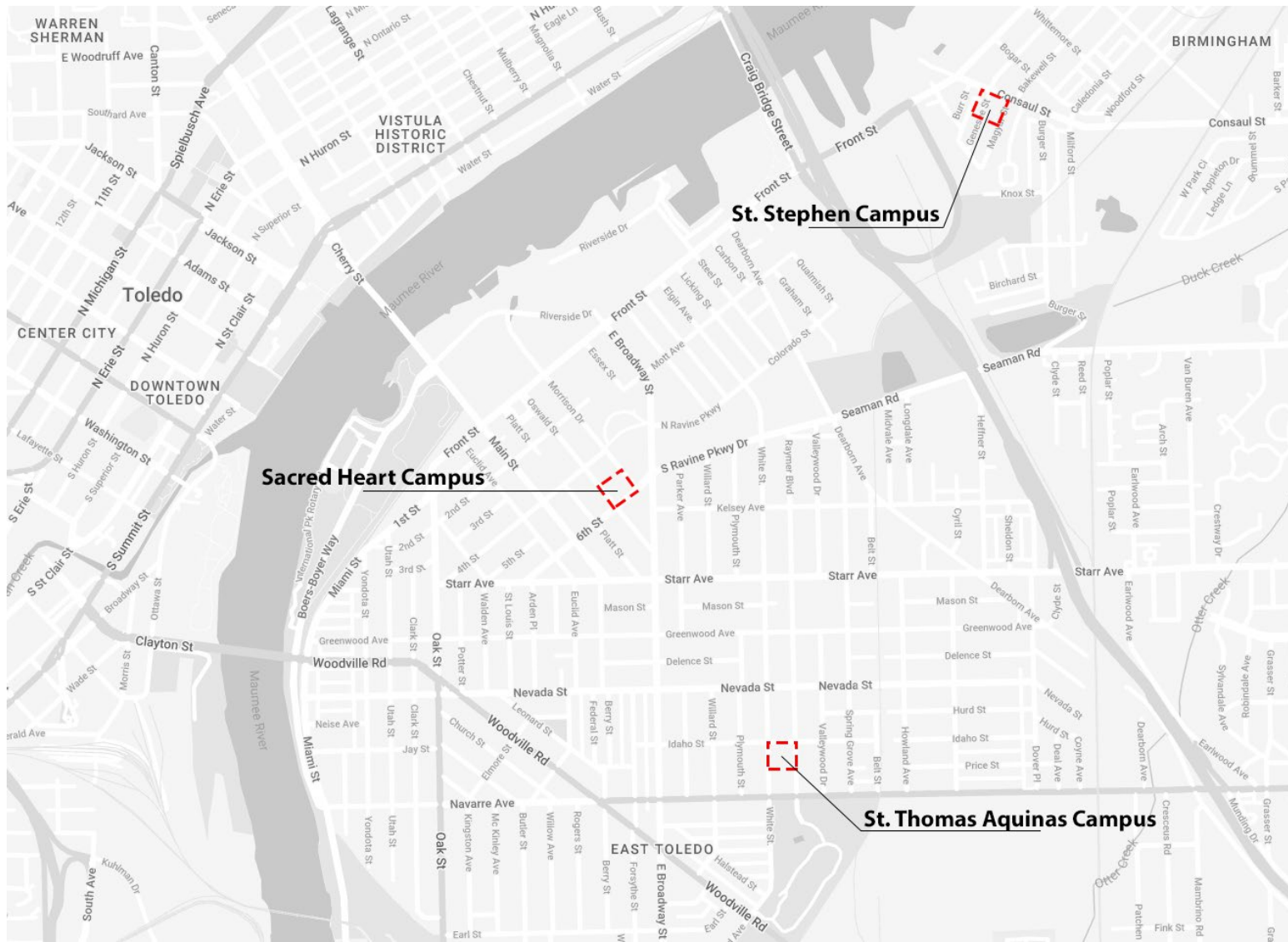
Facility Assessment



Needs Assessment

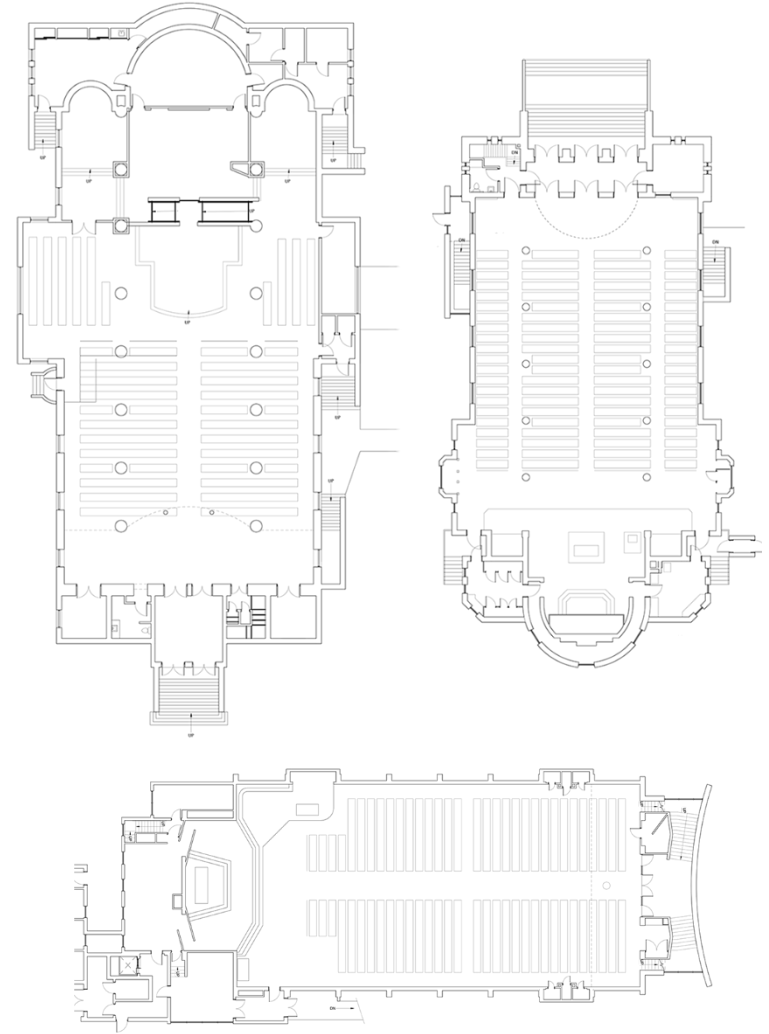


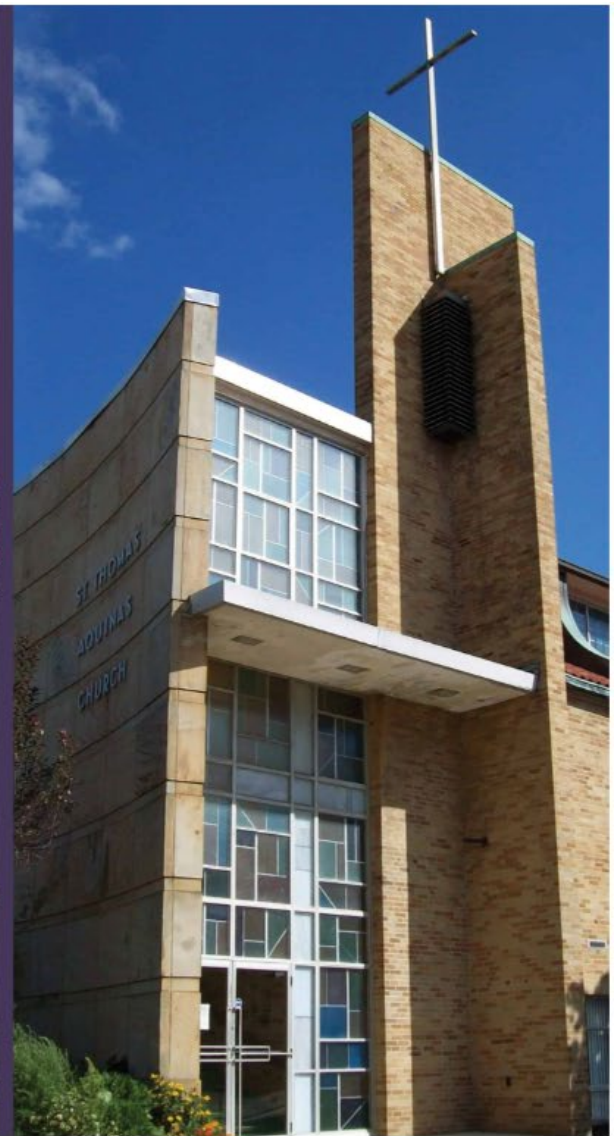
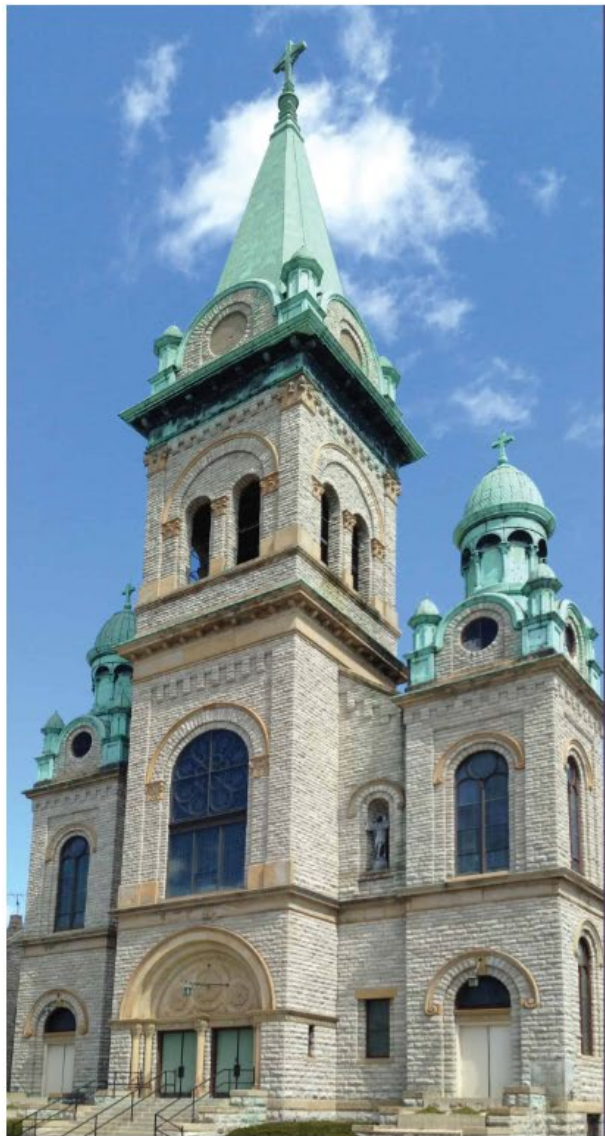
Vision for the Future



13 Facilities - 149,384 Total SF

		Sanctuary Capacity	Building Area		
St. Thomas					
	Church	520	20,512	sf	
	Rectory/Office		9,783	sf	
	Garage		785	sf	
	School		17,940	sf	
	Storage Shed		484	sf	
	Gymnasium		5,851	sf	
Total Area				55,355	sf
St. Stephen					
	Church	414	17,027	sf	
	Rectory		5,078	sf	
	Convent		5,243	sf	
	School		32,936	sf	
Total Area				60,284	sf
Sacred Heart					
	Church	350	24,803	sf	
	Convent		7,422	sf	
	Garage		1,520	SF	
Total Area				33,745	sf
Epiphany Parish Total Existing Building Area				149,384	sf

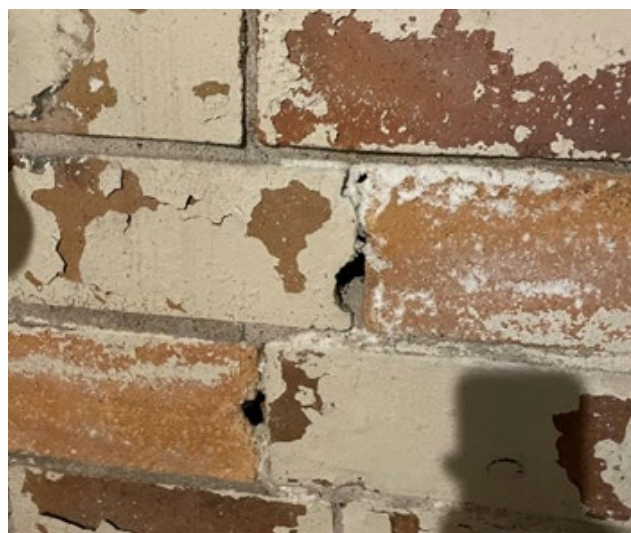
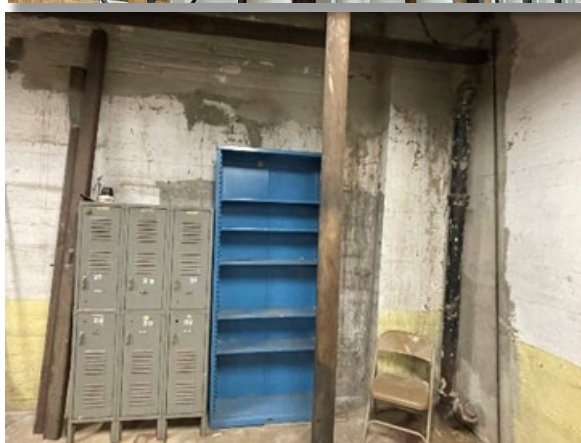




Facility Assessment Items

- Architectural Elements
 - Building Structure
 - Exterior Cladding
 - Windows
 - Roofing
- Life Safety
- Accessibility
- Heating / Ventilation / Air Conditioning
- Plumbing
- Electrical Systems and Lighting
- Estimates of Probable Cost





St. Thomas Aquinas Church

	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
St. Thomas Church	\$356,100.00	\$9,000.00	\$40,000.00	\$25,000.00	\$430,100.00	\$86,020.00	\$43,010.00	\$559,130.00



Foundations	Exterior Walls	Roofing	Windows	Doors	Ramps	Exterior Handrail & Guards	Wall Construction	Interior Finishes	Accessibility
\$900.00	\$12,500.00	\$43,500.00	\$82,500.00	\$0.00	\$75,000.00	\$1,200.00	\$1,500.00	\$14,000.00	\$125,000.00

St. Thomas Aquinas School

	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
St. Thomas School	\$259,500.00	\$80,000.00	\$82,000.00	\$25,000.00	\$446,500.00	\$89,300.00	\$44,650.00	\$580,450.00



Foundations	Exterior Walls	Roofing	Windows	Doors	Ramps	Exterior Handrail & Guards	Wall Construction	Interior Finishes	Accessibility
\$65,000.00	\$5,300.00	\$8,200.00	\$0.00	\$50,000.00	\$0.00	\$12,500.00	\$16,500.00	\$2,000.00	\$100,000.00

St. Thomas Aquinas Rectory and Garage

	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
St. Thomas Rectory & Garage	\$30,880.00	\$9,000.00	\$33,500.00	\$2,000.00	\$75,380.00	\$15,076.00	\$7,538.00	\$97,994.00



Foundations	Exterior Walls	Roofing	Windows	Doors	Ramps	Exterior Handrail & Guards	Wall Construction	Interior Finishes	Accessibility
\$0.00	\$500.00	\$1,880.00	\$10,500.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$800.00	\$16,000.00

St. Thomas Aquinas Gymnasium

	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
St. Thomas Gymnasium	\$62,900.00	\$2,500.00	\$26,000.00	\$15,000.00	\$106,400.00	\$21,280.00	\$10,640.00	\$138,320.00



Foundations	Exterior Walls	Roofing	Windows	Doors	Ramps	Exterior Handrail & Guards	Wall Construction	Interior Finishes	Accessibility
\$0.00	\$1,800.00	\$7,900.00	\$0.00	\$20,000.00	\$0.00	\$4,500.00	\$1,500.00	\$1,200.00	\$26,000.00

St. Thomas Aquinas Campus



	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
St. Thomas Church	\$356,100.00	\$9,000.00	\$40,000.00	\$25,000.00	\$430,100.00	\$86,020.00	\$43,010.00	\$559,130.00
St. Thomas School	\$259,500.00	\$80,000.00	\$82,000.00	\$25,000.00	\$446,500.00	\$89,300.00	\$44,650.00	\$580,450.00
St. Thomas Rectory & Garage	\$30,880.00	\$9,000.00	\$33,500.00	\$2,000.00	\$75,380.00	\$15,076.00	\$7,538.00	\$97,994.00
St. Thomas Gymnasium	\$62,900.00	\$2,500.00	\$26,000.00	\$15,000.00	\$106,400.00	\$21,280.00	\$10,640.00	\$138,320.00
St. Thomas Subtotal					\$1,058,380.00	\$211,676.00	\$105,838.00	\$1,375,894.00

Sacred Heart Church

	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
Sacred Heart Church	\$1,082,912.00	\$21,000.00	\$43,000.00	\$25,000.00	\$1,171,912.00	\$234,382.40	\$117,191.20	\$1,523,485.60



Foundations	Exterior Walls	Roofing	Windows	Doors	Ramps	Exterior Handrail & Guards	Wall Construction	Interior Finishes	Accessibility
\$321,800.00	\$5,000.00	\$526,612.00	\$80,000.00	\$0.00	\$10,000.00	\$3,500.00	\$5,500.00	\$8,000.00	\$122,500.00

Sacred Heart Rectory and Garage

	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
Sacred Heart Rect. and Gar.	\$84,200.00	\$31,000.00	\$31,000.00	\$2,000.00	\$148,200.00	\$29,640.00	\$14,820.00	\$192,660.00



Foundations	Exterior Walls	Roofing	Windows	Doors	Ramps	Exterior Handrail & Guards	Wall Construction	Interior Finishes	Accessibility
\$39,800.00	\$2,400.00	\$2,500.00	\$20,100.00	\$0.00	\$0.00	\$2,400.00	\$1,200.00	\$800.00	\$15,000.00

Sacred Heart Campus



	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
Sacred Heart Church	\$1,082,912.00	\$21,000.00	\$43,000.00	\$25,000.00	\$1,171,912.00	\$234,382.40	\$117,191.20	\$1,523,485.60
Sacred Heart Rect. and Gar.	\$84,200.00	\$31,000.00	\$31,000.00	\$2,000.00	\$148,200.00	\$29,640.00	\$14,820.00	\$192,660.00
Sacred Heart Subtotal					\$1,320,112.00	\$264,022.40	\$132,011.20	\$1,716,145.60

St. Stephen Church

	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
St. Stephen Church	\$125,440.00	\$41,000.00	\$45,000.00	\$25,000.00	\$236,440.00	\$47,288.00	\$23,644.00	\$307,372.00



Foundations	Exterior Walls	Roofing	Windows	Doors	Ramps	Exterior Handrail & Guards	Wall Construction	Interior Finishes	Accessibility
\$2,700.00	\$12,500.00	\$2,640.00	\$5,000.00	\$0.00	\$0.00	\$8,500.00	\$1,500.00	\$2,000.00	\$90,600.00

St. Stephen School

	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
St. Stephen School	\$288,800.00	\$80,000.00	\$73,000.00	\$25,000.00	\$466,800.00	\$93,360.00	\$46,680.00	\$606,840.00



Foundations	Exterior Walls	Roofing	Windows	Doors	Ramps	Exterior Handrail & Guards	Wall Construction	Interior Finishes	Accessibility
\$0.00	\$2,100.00	\$84,700.00	\$36,000.00	\$35,000.00	\$0.00	\$12,000.00	\$24,500.00	\$4,500.00	\$90,000.00

St. Stephen Rectory

	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
St. Stephen Rectory	\$76,500.00	\$4,000.00	\$30,000.00	\$2,000.00	\$112,500.00	\$22,500.00	\$11,250.00	\$146,250.00



Foundations	Exterior Walls	Roofing	Windows	Doors	Ramps	Exterior Handrail & Guards	Wall Construction	Interior Finishes	Accessibility
\$38,500.00	\$1,300.00	\$2,500.00	\$16,500.00	\$0.00	\$0.00	\$1,500.00	\$400.00	\$800.00	\$15,000.00

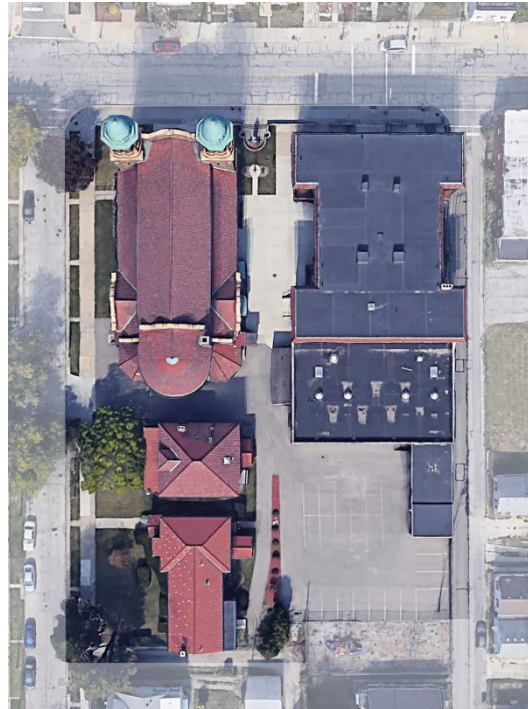
St. Stephen Convent

	Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
St. Stephen Convent	\$686,300.00	\$33,000.00	\$35,000.00	\$9,000.00	\$763,300.00	\$152,660.00	\$76,330.00	\$992,290.00



Foundations	Exterior Walls	Roofing	Windows	Doors	Ramps	Exterior Handrail & Guards	Wall Construction	Interior Finishes	Accessibility
\$0.00	\$1,300.00	\$2,500.00	\$25,000.00	\$6,000.00	\$0.00	\$1,500.00	\$650,000.00	\$0.00	\$0.00

St. Stephen Campus



St. Stephen Church	\$125,440.00	\$41,000.00	\$45,000.00	\$25,000.00	\$236,440.00	\$47,288.00	\$23,644.00	\$307,372.00
St. Stephen School	\$288,800.00	\$80,000.00	\$73,000.00	\$25,000.00	\$466,800.00	\$93,360.00	\$46,680.00	\$606,840.00
St. Stephen Rectory	\$76,500.00	\$4,000.00	\$30,000.00	\$2,000.00	\$112,500.00	\$22,500.00	\$11,250.00	\$146,250.00
St. Stephen Convent	\$686,300.00	\$33,000.00	\$35,000.00	\$9,000.00	\$763,300.00	\$152,660.00	\$76,330.00	\$992,290.00
St. Stephen Subtotal					\$1,579,040.00	\$315,808.00	\$157,904.00	\$2,052,752.00

Epiphany of the Lord Parish

		Architectural	HVAC	Plumbing	Electrical	Total	Contingency	Soft Cost	Total
1	St. Thomas Church	\$356,100.00	\$9,000.00	\$40,000.00	\$25,000.00	\$430,100.00	\$86,020.00	\$43,010.00	\$559,130.00
2	St. Thomas School	\$259,500.00	\$80,000.00	\$82,000.00	\$25,000.00	\$446,500.00	\$89,300.00	\$44,650.00	\$580,450.00
3	St. Thomas Rectory & Garage	\$30,880.00	\$9,000.00	\$33,500.00	\$2,000.00	\$75,380.00	\$15,076.00	\$7,538.00	\$97,994.00
4	St. Thomas Gymnasium	\$62,900.00	\$2,500.00	\$26,000.00	\$15,000.00	\$106,400.00	\$21,280.00	\$10,640.00	\$138,320.00
	St. Thomas Subtotal					\$1,058,380.00	\$211,676.00	\$105,838.00	\$1,375,894.00
5	Sacred Heart Church	\$1,082,912.00	\$21,000.00	\$43,000.00	\$25,000.00	\$1,171,912.00	\$234,382.40	\$117,191.20	\$1,523,485.60
6	Sacred Heart Rect. and Gar.	\$84,200.00	\$31,000.00	\$31,000.00	\$2,000.00	\$148,200.00	\$29,640.00	\$14,820.00	\$192,660.00
	Sacred Heart Subtotal					\$1,320,112.00	\$264,022.40	\$132,011.20	\$1,716,145.60
8	St. Stephen Church	\$125,440.00	\$41,000.00	\$45,000.00	\$25,000.00	\$236,440.00	\$47,288.00	\$23,644.00	\$307,372.00
9	St. Stephen School	\$288,800.00	\$80,000.00	\$73,000.00	\$25,000.00	\$466,800.00	\$93,360.00	\$46,680.00	\$606,840.00
10	St. Stephen Rectory	\$76,500.00	\$4,000.00	\$30,000.00	\$2,000.00	\$112,500.00	\$22,500.00	\$11,250.00	\$146,250.00
11	St. Stephen Convent	\$686,300.00	\$33,000.00	\$35,000.00	\$9,000.00	\$763,300.00	\$152,660.00	\$76,330.00	\$992,290.00
	St. Stephen Subtotal					\$1,579,040.00	\$315,808.00	\$157,904.00	\$2,052,752.00
						\$3,957,532.00			\$5,144,791.60

Diocese of Toledo



EPIPHANY
OF THE LORD
CATHOLIC PARISH

Questions?



St Stephens Catholic Church

Sacred Heart Catholic Church

St Thomas Aquinas Rectory

THIS CONCLUDES THE **FACILITY ASSESSMENT**
PORTION OF OUR PRESENTATION.

BEFORE WE PRESENT THE **NEEDS ASSESSMENT**,

GET UP AND STRETCH!

We will resume in 10 mins

00 : 10 : 00

Diocese of Toledo



EPIPHANY
OF THE LORD
CATHOLIC PARISH

Needs Assessment



St Stephens Catholic Church

Sacred Heart Catholic Church

St Thomas Aquinas Rectory

Needs Assessment Methodology

1. Gathered information

1. Historical Statistics
2. Surveys
3. Workshops (April 9th and 23rd)

2. We asked the following:

- What facility **spaces** do you use?
- **When** do you use these spaces?
- Are your currently used spaces adequate for **your needs** in size, amenity, accessibility, etc.?
- Do you anticipate **growth** in your ministry that would affect your space?

3. We also asked people to **DREAM!**

Historical Statistics

	2021	2020	2019	2018	2017
Weddings	1	5	7	9	9
Baptisms	23	14	20	40	19
Funerals with mass	28	26	49	46	41
Funerals without mass	16	19	15	17	13
First Communion (youth and adult)	20	0	18	25	19
Confirmation (youth and adults)	28	0	10	17	15
Weekly avg. mass attendance	327	N/A	552	646	672
Registered parishoners	3,907	3,950	3,985	2,672	4,626

Concerns and Dreams

- **Site Safety**
- **Adequate Parking**
- **Youth Involvement**
- **Resume Parish Events**
- **Passion for New Community Outreach**

Program of Need

Sanctuary	9,020sf
Fellowship	6,800sf
Ministries	1,100sf
Parish Staff	2,180sf
<u>Religious Education</u>	<u>1,940sf</u>
Total:	21,040sf
	<u>10,520sf (Net to Gross Area)</u>
Total Church Area:	31,560 SF
Rectory	4,000sf
<u>Garage Storage</u>	<u>3,000sf</u>
Total Area Needed:	38,560 SF

Space Comparison

149,384 existing sf vs **38,560 needed sf**

	Sanctuary Capacity	Building Area		
St. Thomas				
Church	520	20,512	sf	
Rectory/Office		9,783	sf	
Garage		785	sf	
School		17,940	sf	
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St. Stephen				
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Sacred Heart				
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St Stephens Catholic Church

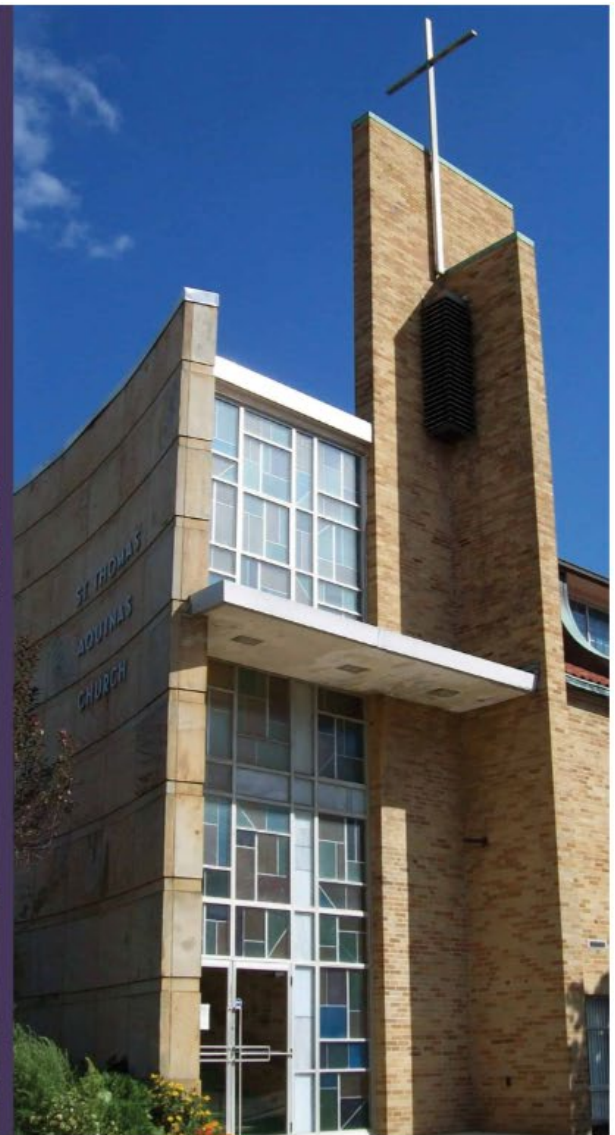
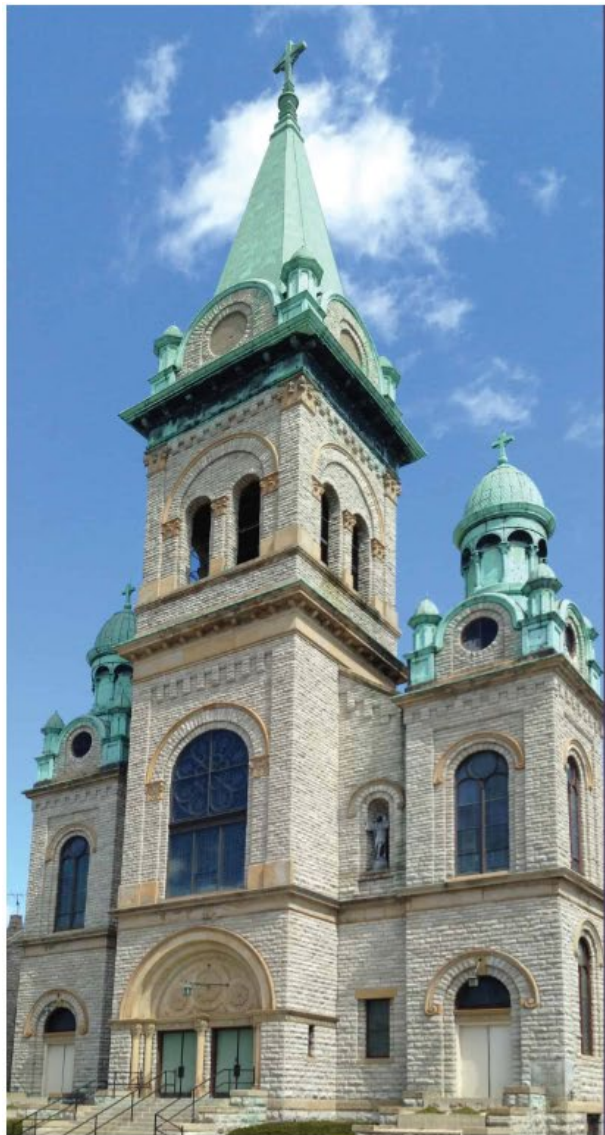
Sacred Heart Catholic Church

St Thomas Aquinas Rectory

Vision for the Future

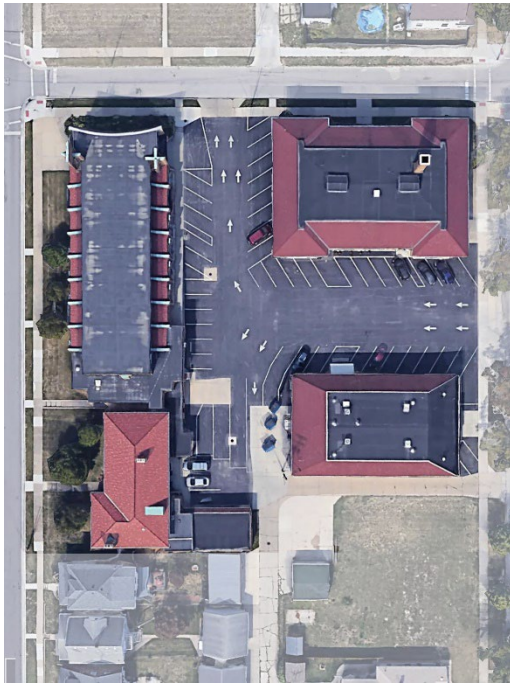


What do we do with the information presented ?

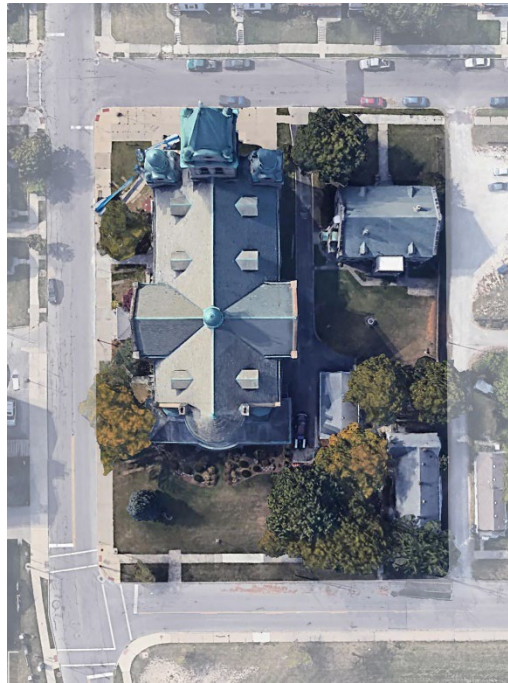


Option 1

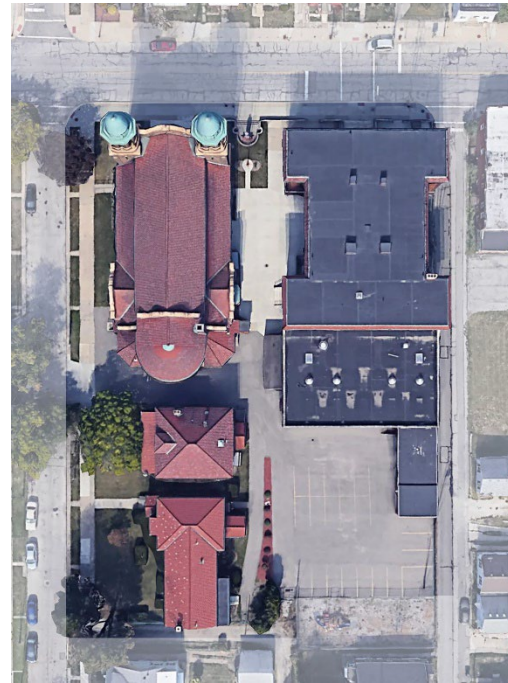
Do Nothing
Cost: **\$2,105,400**



St. Thomas Aquinas Campus



Sacred Heart Campus



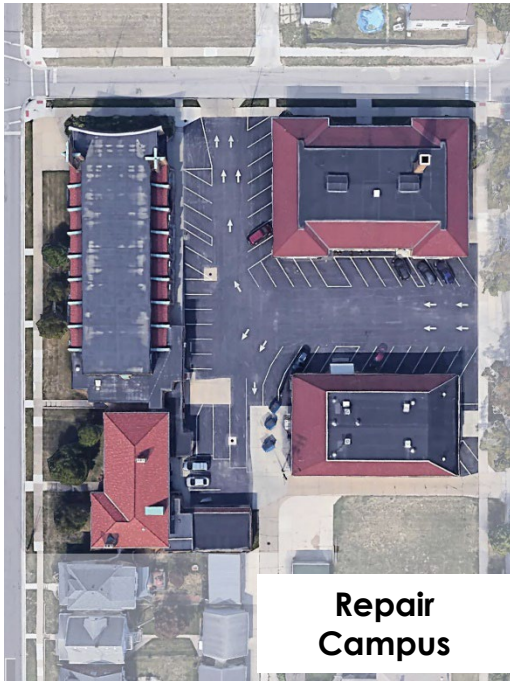
St. Stephen Campus

1. Repair facilities as emergencies arise.
2. Continue paying annual maintenance expenses. (\$778,200 – 10 years)
3. Continue paying annual utilities. (\$1,327,200 – 10 years)

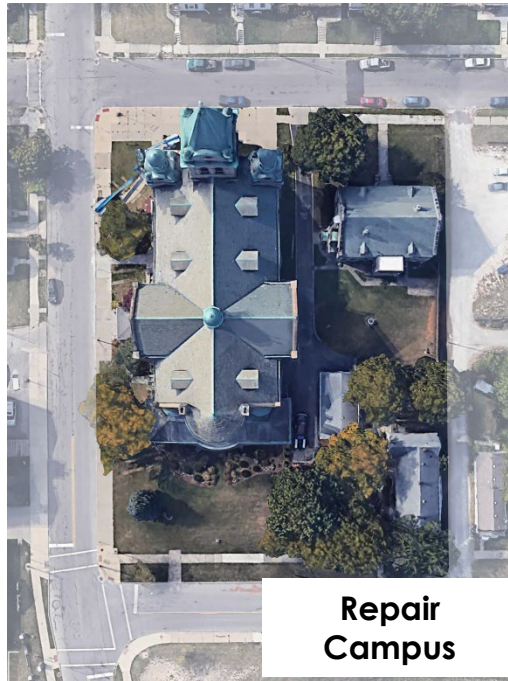
Option 2

Maintain and Repair all Facilities

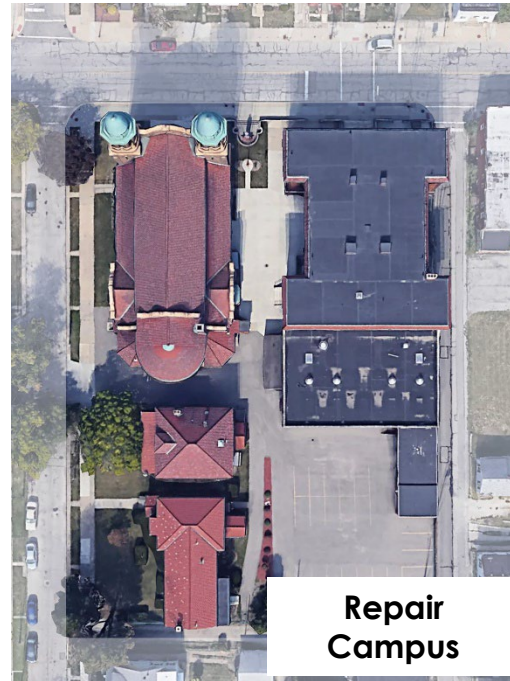
Cost: **\$6,794,732**



St. Thomas Aquinas Campus



Sacred Heart Campus



St. Stephen Campus

1. Repair all facilities as recommended.
2. Continue paying annual maintenance expenses. (\$389,100 – 10 years)
3. Continue paying annual utilities. (\$1,260,840 – 10 years)

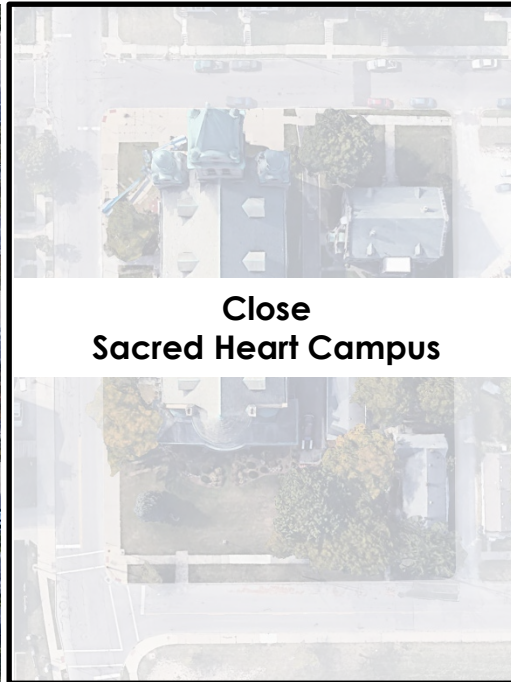
Option 3

Close Sacred Heart Campus

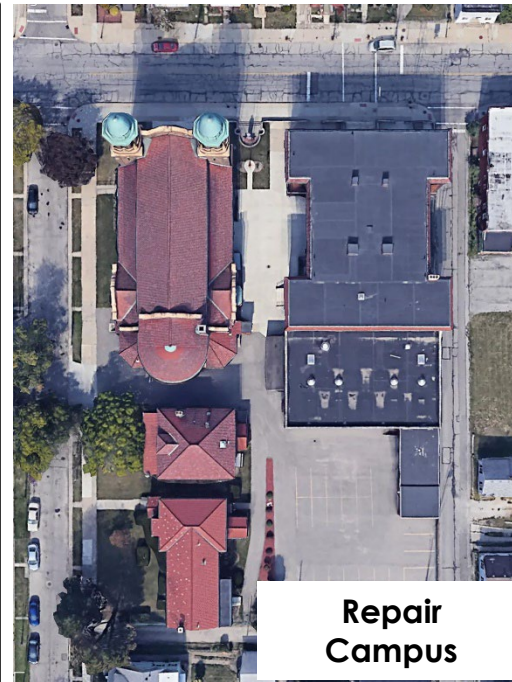
Cost: **\$4,770,546**



St. Thomas Aquinas Campus



Sacred Heart Campus



St. Stephen Campus

1. De-commission Sacred Heart Church.
2. Sell Sacred Heart Rectory and garage.
3. Repair all for St. Stephen and St. Thomas campuses per recommendations.
4. Continue paying annual maintenance expenses for St. Stephen and St. Thomas campuses. (\$315,900 – 10 years)
5. Continue paying annual utilities for St. Stephens campus and St. Thomas campus. (\$1,026,000 – 10 years)

Option 4

Close Sacred Heart Campus, Fix SS & STA Parking

Cost: **\$5,335,876**



St. Thomas Aquinas Campus



Sacred Heart Campus



St. Stephen Campus

1. De-commission Sacred Heart Church.
2. Sell Sacred Heart Rectory and garage.
3. Repair all for St. Stephen and St. Thomas campuses per recommendations.
4. Continue paying annual maintenance and utility expenses for St. Stephen and St. Thomas campuses. (\$1,341,900 10 years)
5. Demolish St. Stephen School.
6. Demolish STA Gymnasium.
7. Construct new STA & SS Parking Lots

Option 5

Close Sacred Heart & St. Stephen Campuses

Cost: **\$2,186,244**



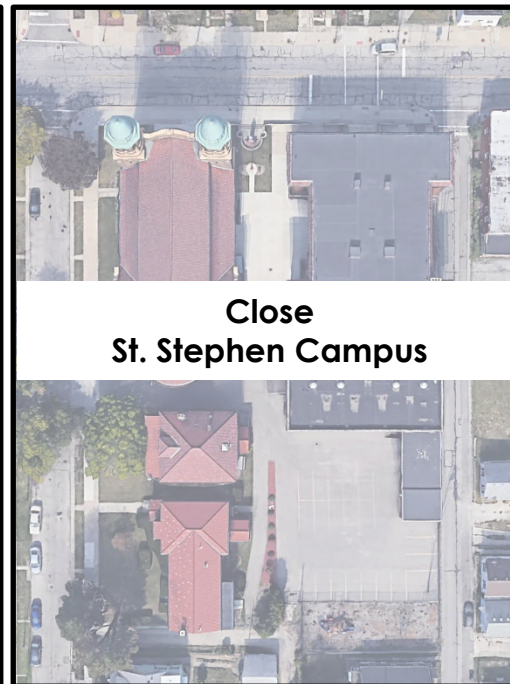
**Repair
Campus**

St. Thomas Aquinas Campus



**Close
Sacred Heart Campus**

Sacred Heart Campus



**Close
St. Stephen Campus**

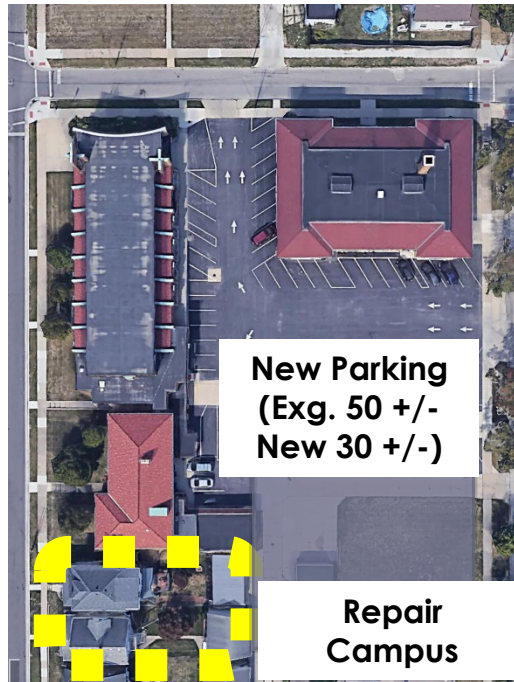
St. Stephen Campus

1. De-commission Sacred Heart and St. Stephen churches.
2. Sell Sacred Heart Rectory and Garage.
3. Sell St. Stephen Convent, Rectory and School.
4. Purchase home adj. to STA for new rectory.
5. Repair all for St. Thomas campus per recommendations.
6. Continue paying annual maintenance and utility expenses for St. Thomas campus. (\$527,850 – 10 years)

Option 6

Close Sacred Heart & St. Stephen Campuses & fix STA parking

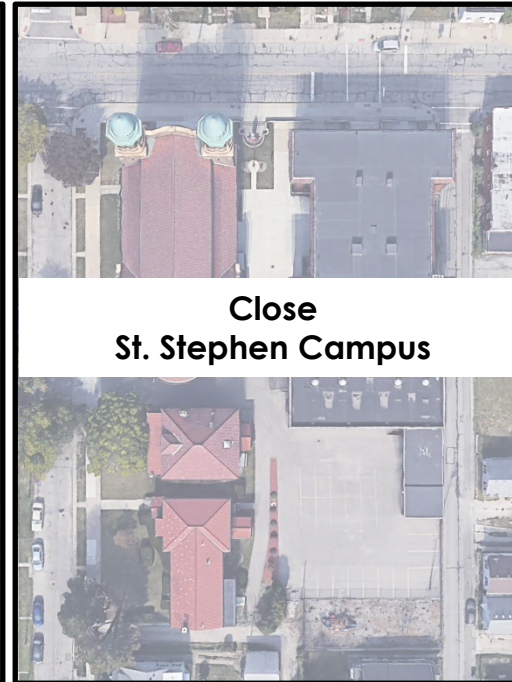
Cost: **\$2,389,435**



St. Thomas Aquinas Campus



Sacred Heart Campus



St. Stephen Campus

1. De-commission Sacred Heart and St. Stephen churches.
2. Sell Sacred Heart Rectory and Garage.
3. Sell St. Stephen Convent and Rectory.
4. Purchase home adj. to STA for new rectory.
5. Repair all for St. Thomas campus per recommendations.
6. Continue paying annual maintenance and utility expenses for St. Thomas campus. (\$527,850 – 10 years)
7. Demolish STA Gymnasium
8. Construct new STA Parking Lot

Option 7

Entirely New Campus

Cost: **\$17,486,400**






1. De-commission all three existing campuses
2. Sell all marketable buildings.
3. Purchase new 2-3 acre property.
4. Build new Campus including:
 - a) Church
 - b) Fellowship Hall
 - c) Business Office
 - d) Rectory
 - e) Parking Lot

In Our Experience with Church Families:

1. Doing nothing produces nothing.
2. Sacrifice towards a goal produces growth.

We Need Your Feedback

1. Get up, have a snack and discuss the options with your fellow Parishioners.
2. Place stickers on the options that you feel best serve the future of the parish:
 -  Yes, this is the best option.
 -  Maybe, but not sure.
 -  Would not consider this option.
3. **This is not a vote!** The Parish will continue to pray and ask the Holy Spirit for guidance after this meeting.
4. We will report on any consensus expressed today.

Summary of Options:

Option 1 – \$2,105,400 - Do Nothing

Option 2 – \$6,794,732 - Maintain and Repair all Facilities

Option 3 - \$4,770,546 - Close Sacred Heart campus

Option 4 - \$5,335,876 - Close Sacred Heart + Fix SS and STA parking

Option 5 – \$2,186,244 - Close Sacred Heart + St. Stephen campuses

Option 6 – \$2,389,435 - Close Sacred Heart + St. Stephen campuses + fix STA parking

Option 7 - \$17,486,400 - New Campus

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