

# *Our Lady of the Rosary Catholic Church*



February 11, 2016

Most Rev. Bishop Robert N. Lynch  
Diocese of St. Petersburg  
Post Office Box 40200  
St. Petersburg, FL 33743-0200

**RE: New Youth Center**

Dear Bishop Lynch:

The Schematic Designs for our new Youth Center are now complete and attached for your viewing. With the advice of Brian Laverty of the Diocesan Construction Office who has assisted us throughout the design phase, I am now asking permission to permit and build our new Youth / Pastoral Center which we believe will be just over 1.2 million, which our attached budget projections will attest.

Our new facility will not only meet the needs of our burgeoning youth and young adult ministries, but will allow us to ramp up our adult education programs as well. As an addendum to our project, our new Nicodemus Room will provide an atmosphere pleasing to adult sensibilities and to the physical needs of more mature bodies. It is here that we will conduct our RCIA, Baptism Prep, Marriage Prep, Adult Bible Study, etc. with furniture and an environment more adult friendly.

We have conducted two focus group meetings with a cross section of the parish over the past five months to get feedback and direction for our project. Two wishes that surfaced and which we believe we have accommodated are a book store/gift shop comparable to the Cathedral's, and also a café / youth friendly concession area.

Another need that our new project will meet is the covering of all walkways connecting the various buildings (Early Childhood Center, Catechetical Class Rooms, and new Youth Center) into an interactive cluster, which in the future, could be easily linked geographically to a permanent Church to be located nearby as the attached site plan indicates. Both staff and parents are overwhelmingly pleased with this decision to add the covered interlinking walkways.

As stated in my previous letter where I requested permission to begin the design phase, we are currently debt free and have put aside as of today's date a total of \$969,000 in an "approved building fund," with the Diocesan S&L, designated exclusively for this project. We would thus need a short term loan from the S&L of \$238,800, which we anticipate being able to pay off by the end of construction, currently anticipated to be the end of August 2017.

As part of the Forward in Faith Campaign in support of Catholic Education, etc., Our Lady of the Rosary dedicated it's 20% of the funds raised to a Youth Center. We are current with our APA obligations and are encouraging our people to fulfill their Forward in Faith pledges, from which we expect to reap an additional \$140,000+ for our Youth Center. Our financial records indicate that we have collected approximately \$100,000 annually for the Youth Center through a monthly 2<sup>nd</sup> collection; and would therefore project that between now and the completion of the project in August 2017 we should collect an additional \$150,000 for our new Youth Center from this monthly 2<sup>nd</sup> collection.

In addition, our regular savings account with the diocese has \$183,582.33 (as of Jan. 31, 2016) and our parish checking account always remains north of \$100,000. Our Lady of the Rosary is financially sound as I'm sure Mr. Phil Signore

can attest. We believe that by the time our project is complete, at the end of August 2017, we will be able to pay off the short term loan and all bills incurred during construction, and once again be debt free.

Three items that we have removed from the project are (1) the regrading of our front property to create soccer fields, (2) equipment for the new café, and (3) a stained glass window of Mary Ark of the New Covenant, presently being designed by Peter Plourde, a name with which I am sure you are familiar. These three items are estimated to be approximately \$150,000. And should miraculously that money appear, these three items would be re-inserted into the project. Otherwise, we will keep our Youth Building Fund with the Diocesan S&L active until such time as we can move forward to completing our full vision for the overall Youth / Pastoral Center.

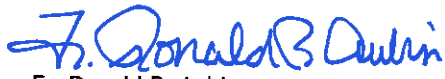
Attached, besides the Schematics for the Youth Center, are three additional documents:

1. Preliminary budget for the construction of the Youth Center by the Image Construction Corporation.
2. A more detailed budget projection put together for us by Brian Laverty of the Diocesan Construction Office.
3. Overall site plan for OLOR

As best as I can recall, former Bishop of St. Petersburg, John Clement Favalora, signed the contract to purchase the property on which Our Lady of the Rosary is presently located just two days before his appointment to Miami as Metropolitan, thus enabling us to move forward with our construction of the new parish facilities during the interregnum. I'm praying that once again we can meet all the criteria to receive your permission to build before your resignation is accepted by Rome so that during the interregnum we can move our Youth Center, "Mater Dei", forward to completion.

I, we, thank you, Bishop Lynch, and your Executive Staff for your assistance in this new endeavor on behalf of the faithful of Our Lady of the Rosary, Land O Lakes, FL.

Sincerely yours in Christ,



Fr. Ronald B. Aubin  
Pastor



Fr. Diego Ossa  
Parochial Vicar



Fr. Jonathan Emery  
Parochial Vicar



Randy Adams  
Pastoral Council



Terry Miller  
Pastoral Council



Joe Gallagher  
Pastoral & Finance Council



Mike Fittipaldi  
Finance Council



Gladys Ruenes  
Pastoral Council



Danielle Murphy  
Pastoral Council



Paul Potthast  
Finance Council

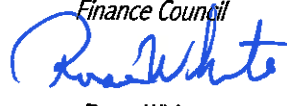


Helen Strakos  
Finance Council

Walter Price  
Pastoral Council



Thomas Ryan  
Pastoral Council



Rosa White  
Finance Council



Margaret Smith  
Finance Council



Christine Pearce  
Pastoral Council



David Caruso  
Finance Council

CC: Frank Murphy, Secretary of Administration  
Richard Kolhoff, Executive Director for Construction  
Phil Signore, Executive Director of Finance

## **Inclusions / Attachments**

1. Schematic Designs for “Mater Dei” Youth / Pastoral Center
2. Preliminary Budget for Construction of Mater Dei building alone by Image Construction Corp.
3. Budget Projections (*more detailed than above*) for Mater Dei from Construction Office
4. OLOR Conceptual Site Plan
5. OLOR Conceptual Site Plan colorized but with less detail.