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Minutes of the 790th Provincial Council Meeting March 24-25; Walls, Mississippi

PRESENT: Fr. Thomas Cassidy, provincial superior; Fr. Yvon Sheehy, Fr. Vien Nguyen, Fr. Jack Kurps, Fr. Jim Brackin and Dn. David Nagel, councilors; Br. Frank Presto, provincial secretary; and Mary Gorski, minutes.

- I. Minutes — Councilors acknowledged that they had voted to approve the minutes of the 789th meeting of the Provincial Council at a January 27th conference call.
- II. North American Meeting — Councilors reflected on the previous day's meeting with the Canadian administration. Several said that the meeting was good and that the sharing was excellent. However, there is a desire by some to do more with the meetings. What that "more" is wasn't defined. The two administrations could discuss collaborative efforts yet each entity is in the midst of dealing with significant issues individually. Is there time and space for another layer of discussion, or another project?

Some councilors had hoped that more could have been done in regards to the General Chapter. Yet it was noted that not much more than discussion can be done outside of the chapter. The work of the chapter primarily takes place in the chapter.

- III. Finance
 - A. Budgets — The budgets are coming into the Treasurer's Office slowly; the Province Finance Commission meets on March 31 – April 1 to review them. Dn. Nagel said that he has been in communication with the three development offices and even with the economic downturn they believe that they can provide the same level of income as they have in the current fiscal year. The Province Development Office anticipates increasing its contribution to the province from \$6.5 million to \$7 million. The Hales Corners development office had a very good Christmas campaign that brought in twice as much money as the previous year. The new software that the office is using has been working well; St. Joseph's Indian School is looking at using the same system. Sacred Heart Southern Missions already uses a PC-based system for its donor base (the type of system that the province office is now using).
 - B. General Finance Commission — Dn. Nagel attended the March 5-8 General Finance Commission meeting in Rome. The economic downturn has had a significant impact on the congregation's funds; the German Province has been hit especially hard. Most of its funding for the missions comes from investment income.

The general treasurer expressed the General Council's appreciation for the willingness of the U.S. Province to support the missions in Asia. A three-year plan has been developed to better anticipate the needs of the works there. Appreciation was also given for the \$45,000 that the province donated toward operations at the Generalate. Dn. Nagel said that this would have been the amount that the province would have given toward the support of a North American councilor. Also, the province has made the two semi-annual \$125,000 donations toward the General Aid Fund.

The commission reviewed the congregation's budget. There continues to be discussion of a 1% "tax" on each province, region and district to support the general budget. Dn. Nagel noted that this is a difficult issue. As he stated in the previous day's meeting with the Canadian

administration, the congregation needs to better understand finances in the context of each SCJ entity. Assets of a province generally do not reflect available cash. Often assets are tied up in property and/or restricted funds. Also, basic expenses such as health care are different in each country. A well-regarded financial consultant has been working with the general treasurer to help him better understand the finance systems of various countries. The Vatican also uses this consultant.

During the first week of the General Chapter the commission will give the finance report for the congregation. Of significant concern is the congregation's continued ability to finance on-going needs.

- C. Province Development Office Audit — The audit is complete; it took much longer to do than anticipated because the field-work accountant lacked experience. The auditing firm promised to have the current fiscal year's audit completed by November 1, 2009. The POSH board met on February 25th to discuss the audit, review updates to the handbook and talk about the new director's first year. A performance review of the director will be done in conjunction with his first-year anniversary, April 1st.
- D. Baileys Harbor — On March 2, paperwork was completed for the lease of St. Joseph's Retreat Center in Baileys Harbor to the Diocese of Green Bay. It is a 20-year lease with a review clause at five-years. The province updated maintenance on the property before signing the lease. The diocese will now be responsible for further maintenance.

The province still owns 40 acres in the area, near Lake Michigan. The Wisconsin Conservancy is interested in buying the land but doesn't have the money at this time. Thomas Lutsey, the new owner of the farm, is interested in the land and will grow hay on it this year. If the Wisconsin Conservancy is unable to raise funds to purchase the property, Dn. Nagel intends to sell it to Mr. Lutsey.

The council voted to give Dn. Nagel authority to sell the 40 acres of property in Door County, valued at \$285,000.

- E. Monastery Lakes Residences — Dn. Nagel said that he presented to the General Finance Commission the province's initial plans for a combined SCJ and lay senior living complex on the current site of Villa Maria. The commission was very open to the idea.

Details of the project are attached to the minutes as Addendum A. An overview: Monastery Lakes Residences is to be an affordable residence for people aged 55 and older. The complex will consist of 48 market rate units, 78 units for those with lower incomes (the developer has applied for tax credits which will be sold to raise capital for construction of such units), and 42 SCJ units. The SCJ section will be separate from the main units; within the SCJ section, apartments for those in active ministry (12) will be separate from the SCJ apartments for elders. Both one and two bedroom apartments will be available for lease; SCJ apartments will have a bedroom, study, living room, bathroom and kitchenette. The layout of the SCJ apartments will allow them to be later leased by lay persons if no longer needed by the community. In the SCJ wing there would be a common dining room, chapel, offices, recreation room, kitchen, laundry and other necessities of a religious house.

There will be a large common area for use of all residents that will include a chapel (separate from the SCJ chapel). Underground parking is also planned.

The estimated cost of the SCJ portion of the complex (42 individual units plus common areas for the SCJ community) is \$5.2 million. Portions of the Villa Maria property would be leased to the developer to build the 126 units for rental. The lease would be for 15 years. The SCJ section would be built first, allowing Villa Maria to be torn down for the construction of the rest of the project.

Preliminary approvals by the Provincial and General Councils are needed so that the province can move forward and begin to apply for various permits. Councilors discussed the plans. Overall, they were in favor of the outline of the project. However, there were questions regarding the 78 "Section 42" units, apartments for those with limited income. Is there any estimate as to how long the rental subsidy will be available? Dehon Village in Mississippi was built with the assumption that it would have a government subsidy for a lengthy period of time. That subsidy disappeared in less than two years.

Councilors asked if the Section 42 units could be scattered throughout the complex (the lay rental section, not the SCJ section). They do not want to have a situation where the low income residents are set in one area apart from the residents who can pay market-value.

Questions were asked about the developer. Is the province committed to Mark Carstensen Construction? Dn. Nagel said that most likely Carstensen will be the developer — he has worked with the province on several projects — but that commitments

have not yet been made.

It was noted that the complex should be built as “green” as possible.

The council voted to approve the initial outline, as presented by Dn. Nagel, for the development of the Monastery Lakes Residences. That outline is based on the information attached as Addendum A. More specific design plans will be brought to the council for its approval at a later date.

Dn. Nagel will give an update on the project at the July province gathering in St. Louis.

- F. Employee Pension Fund — As are many retirement funds, the Sacred Heart Employee Retirement Plan is underfunded. In the 1990s, contributions to the fund were reduced because the markets were performing well. In recent years, especially the last fiscal year, market performance has declined and contributions have not risen enough to adequately fund the trust. There is enough to cover those who have retired and who will through 2014. The concern is for those retiring between 2014 and 2018.

Each of the corporations and entities in the province are responsible for funding the Employee Pension Plan. Because all pay into the plan for the benefit of the entities’ employees, all will be asked to help rebuild the fund. Principal Group is administrator of the Province Employee Pension Plan. Dn. Nagel is recommending that the province contribute 1.5 times the recommended rate suggested by Principal to gradually bring the plan back to an appropriate level. All of the province entities will be taxed by the province to provide for this.

Dn. Nagel clarified that the plan has not lost money, but instead has lost value. If the markets turn around and investment interest increases, the fund will rise to its appropriate level more quickly.

IV. Personnel

- A. Br. Ha Tran — Br. Tran has asked to leave the community.
- B. Fr. Byron Haaland — Fr. Haaland informed Fr. Cassidy that he would like to remain with the SCJs. The council discussed whether it would be appropriate for Fr. Haaland to take part in a re-entry program. Most agreed that it depended on what type of community and ministry he planned to move into. Fr. Haaland is open to doing spiritual direction at Sacred Heart School of Theology. This would help to add an SCJ presence to the school and also allow him time to do retreat work. It is thought that he would prefer to live at 37th Street.
- C. Fr. Quang Nguyen — Fr. Cassidy visited with Fr. Nguyen a week before the council meeting. Fr. Quang is doing well and Fr. Cassidy was impressed by the school he is attending. Fr. Nguyen is studying for a Ph.D. in economics with a focus on economic policy; it should take him approximately three to four years to complete his work. He is open to later teaching at Sacred Heart School of Theology. In May he will go to the Philippines for two weeks, at the request of the district, to help with ministry there.
- D. Fr. Bob Tucker — Fr. Tucker will be completing his sabbatical on July 1.
- E. Brs. Andy Lewandowski and John Monek — Their assistance is no longer needed by the new owner of the farm in Baileys Harbor. Frs. Cassidy and Brackin were to meet with the brothers by the end of the week to discuss their need to move to Milwaukee. They are to move to St. Francis Residence on Woods Road.
- F. Frater Greg Schill — Fr. Cassidy was to meet with Fra. Schill during his visit to Mississippi. He will be encouraged to learn Spanish, as will all those in formation. The need for Spanish is becoming increasingly important in the Church in the United States. Frater Greg has been taking Spanish lessons at Christ the King parish. Frater Greg’s pastoral experience in Mississippi seems to be going well.
- G. Future Assignments — Councilors were reminded that several personnel issues that had not been discussed will need to be soon. In particular, someone will need to take Fr. Francis Vu Tran’s place with the Vietnamese community if he leaves the area for studies (first, Italian and later graduate studies), and Fr. Dominic Peluse will be available for a new assignment in a year.

V. Formation

- A. Calendar — Those in formation would like to change the dates of entrance to the novitiate and first vows to dates that would

not conflict with Fr. Cassidy's participation in CMSM's national conference at the beginning of August. It was suggested that entrance to the novitiate take place on July 22, the feast of Mary Magdalene. The ceremony could be done during the Province Gathering in St. Louis. The formation team will discuss the date; the council hopes to finalize it during their next conference call.

- B. Policy Regarding Ministries of Acolyte and Lector — There had been discussion between the council and the formation team regarding the ministries of acolyte and lector and when they should be conferred upon brother candidates, as opposed to cleric candidates. Fr. Cassidy asked Fr. David Szatkowski, province canon lawyer, to review the matter. Fr Szatkowski's understanding is that there is no reason to prevent the reception of the ministry prior to a brother taking final vows; however, as he said "there is no 'reason' to give a ministry that won't be exercised per se."

The council reviewed a proposed policy prepared by the formation team. Councilors preferred that the policy be set up in two columns, one for those preparing for priesthood and one for those preparing for religious life as a brother. There were also some text concerns such as the need for consistency regarding "reader" or "lector" (reader was the preference) and use of "professed" SCJ, noting that there are no "NON-professed" SCJs. Finally, the policy is prepared in two sections, "a" and "b." The council said that the two sections should be transposed.

Fr. Kurps and Fr. Nguyen will revise the policy in light of the council's input. They will present it to the formation team to review. It is hoped that the revised policy can be approved at the next council meeting.

- C. Philosophy Requirements — The vocation office has asked that the 30-hour philosophy requirement for priesthood candidates be revised to reflect the lesser requirement at Sacred Heart School of Theology. It was noted that less philosophy is required at SHST because most students already have at least a bachelor's degree. More undergraduate work is needed for men coming without a bachelor's. Fr. Mark Mastin spoke with a representative from Catholic Theological Union who said that it is up to the religious superior to decide the requirements for the ordination of men in his community. It was suggested that if a candidate comes to the SCJs with an undergraduate degree, the vocation office can request that the provincial superior reduce the candidate's philosophy requirements to be in line with the SHST standards.

Since this would be an exemption, there is no reason to make this a policy. The vocation office can make the request of the provincial superior when the vocation team believes it to be appropriate.

VI. Administration

- A. C-POSH Board Appointee — The council voted to endorse the decision of the C-POSH Board of Directors to appoint Sr. Mary Thomas, PBVM, to the C-POSH board.
- B. SHST Board Appointees — The council voted to endorse the decision of the SHST Board of Directors to appoint Bishop David L. Ricken, DD, JCL, and Bishop William P. Callahan, OFM Conv., DD, to the SHST board.
- C. Icon — Fr. Charles Brown painted an icon cross which hung in the chapel at St. Joseph's Retreat Center in Baileys Harbor. The center is no longer administered by the SCJs. Fr. Jan de Jong and Fr. Christian Rich of SHST would like to have the cross hang in the main chapel at SHST/SHM.

The council would prefer that the icon be in a different location, perhaps in the chapel of the new Monastery Lakes Residences. Dn. Nagel was asked to determine an appropriate location for the icon.

D. International Vocation Program

1. General Discussion — Br. Ray Kozuch, director of ESL and IVP, joined the council for discussion of the IVP program. He noted that there is value in the program, but that there are several concerns that need to be addressed including the screening of candidates and expectations for them and for the SCJs.

Br. Kozuch became the director of the programs at the beginning of the year and noted some of the differences in his approach as opposed to the previous director. He has asked the ESL teachers to take on more responsibilities and has given them more authority for the students. Br. Kozuch has monthly reviews of the students, noting that this is vital since each student is on a very individual path in the program. Regarding finances, students no longer get a regular amount of money. Instead, students have to make requests to meet their individual needs.

Councilors asked how recruitment for IVP students is done. Br. Kozuch said that recruitment had been suspended since he became the director. Previously IVP students came either from the vocation office (men who lived in the United States but did not have necessary English skills to apply for candidacy) or from recruitment that Fr. Paul Grizzelle Reid had done in Colombia. In the case of the Colombian students, Fr. Grizzelle Reid visited with them prior to their acceptance in the program.

It is important for more than one person to be involved in the screening process. Perhaps the local Church, or others fluent in the language of the potential IVP student, could be a part of a screening process. Background checks also need to be done, as they would be for anyone entering a formation or education program with a religious community or diocese.

The situation of the IVP students needs to be better defined. Presently they are not seminarians, nor are they a part of the SCJ formation program. Who should monitor them? Whomever they report to, the monitor needs to be able to communicate adequately. This is especially a concern when a student is new to English.

2. If the Program Continues — Br. Kozuch outlined what he believes are significant issues to address if IVP continues:
 - Screening needs to be enhanced, including background checks and psychological evaluation.
 - There needs to be a significant vocational discernment aspect to the program.
 - There has to be a better definition of the relationship of IVP students with the SCJs and a better connection to the community.
 - There needs to be better reporting and evaluation of the student's progress. If a student has not made necessary progress in English after a certain period of time he should be released from the program.
 - Recognize the Church's call to help to educate seminarians, wherever they may be, but be mindful of the impact and responsibilities of recruiting internationally.
3. Councilors' Dialogue — The discussion of IVP concluded with general comments from the council. Paraphrased, they included:
 - Accepting students who are from the United States who need language skills is not as much of a concern as accepting an IVP student from outside of the country. Adequate screening is more difficult. Motivation will be a question — why is this person seeking to join a religious community outside of his own country?
 - There needs to be a better sense of cost. Currently, it costs approximately \$25,000 a year for each IVP student. Better screening is needed if such a financial commitment is made.
 - If there are students in other provinces who are interested in serving in the United States would it be beneficial to have the student do his initial studies in a formation community in his home country before coming to the States? This could be financially supported by the U.S. Province. Would this help in the initial screening process? Another councilor preferred that if a student was to be a part of the community in the United States that he start his studies in the U.S. Province. This would allow better discernment for both the student and the province.
 - There is a legal concern as to how the IVP students are defined. It is important that they not be referred to as candidates because Praesidium standards would then apply to them and there would be greater liability for misbehavior. It was suggested that IVP be defined as an "Inquiry Program."
4. Next Steps — Recruitment of students for the IVP program will be suspended (as it has been since the beginning of the year) until the program is reviewed by a committee chaired by Fr. Nguyen. Committee members will include Br. Kozuch, a representative from the vocation department [Fr. Mark Mastin was suggested], and a person from outside of the vocation-formation process. Fr. Nguyen will give Fr. Cassidy the proposed names and Fr. Cassidy will ask the people to serve on the committee. The committee will report back to the council at the fall council meeting.
- E. Correction — At the 789th Provincial Council meeting, Fr. P.J. McGuire was re-appointed as director of the Dehon Study Center for a three-year term that begins June 1, 2009. The correct start-date for the term should be July 1, 2009.
- F. Houston Administration — The council voted to appoint Fr. Ed Kilianski as administrator of the local community in Houston until July 1. Fr. Kurps will do a consultation for local superior. The local superior's term should begin at the end of the administrator's term.
- G. Ritualizing Closure — When the province leaves a ministry or area, it is important that proper closure takes place. The SCJs' departure from Eagle Butte was cited as an example of this having been done well.
- H. Review of President of St. Joseph's Indian School — Fr. Huffstetter is coming to the end of his five-year term as president of

St. Joseph Indian School. The council established a performance review committee (Fr. Brackin, Sally Smits and Linda Church) to evaluate the term. The evaluation took place March 10-11, 2009, at St. Joseph's. The process included a self-review by Fr. Huffstetter, a meeting of the full committee with senior administration and individual SCJs, and individual interviews by committee members with a variety of school personnel. At the end of the process the committee met with Fr. Huffstetter to share its findings and make recommendations.

Fr. Brackin said that overall, Fr. Huffstetter is a good leader and committed to the mission of St. Joseph's. He has a pastoral style. Fr. Brackin recommends that the council reappoint Fr. Huffstetter to a second five-year term. The reappointment will be discussed at the May council meeting.

I. July Province Gathering — Fr. Kurps noted that the preparatory committee for the gathering will be meeting the next week on-site in St. Louis. He will send an update to the council following that meeting. He will also send to the council the evaluations of the January gathering.

J. April 30th Summit — The gathering of SCJs 60-under will be on April 30. Br. Presto gave the council a general outline for the day. The second half of the day will involve an exercise in which tables will have to make a plan for the province given certain variables. During the planning process, changes to the variables may be interjected. Each table will have a "provincial superior" who will be chosen by the playing of a game (most likely, Texas Hold-Em). One of the tables will be filmed. Depending on how the exercise goes, the recording will be shared with those who were not at the gathering. It is hoped that individuals will get a good sense of the challenges in province planning.

No decisions will be made by this gathering. It is an exercise in looking at possibilities for the province. It is a good supplement to the work of the larger province gatherings.

K. Province Jubilees — The jubilee celebration will be August 15th.

L. Praesidium Accreditation and On-going Training — Br. Presto is reviewing a variety of possibilities for on-going education/training in regards to Praesidium. The province would like to have a standard that it follows regardless of individual diocesan requirements. The Jesuits are developing an educational component that Br. Presto hopes to review soon.

M. South Dakota Community — The South Dakota community has asked the council how it should prepare for its visit with it at the council's May meeting. Councilors noted that it was the South Dakota community that requested the time. The council suggests that the South Dakota community be prepared to talk about a vision for the future in South Dakota and the members' expectations of the provincial superior and council. Do they have suggestions regarding staffing and community in South Dakota? What are their thoughts regarding the assistance of the Indonesian SCJs?

N. Calendar — New meeting dates:

- April 3, 10:30 a.m.: conference call to approve the minutes.
- May 4-6: council meeting, Hales Corners (budgets)
- June 30, 10:30 a.m.: conference call to review formation recommendations regarding advancement.
- July 23-24: council meeting in St. Louis following the province gathering
- September 14-15: council meeting
- October 8-9: North American meeting in Montréal
- October 26-27: council meeting
- December 14-15: council meeting (Christmas party on December 14)

Tentative dates:

- The week of June 14, 2010: Election Assembly
- August 16-17, 2010: "Transition Assembly" similar to the two-day gathering done after the last provincial election.

VII. Mississippi Community — The council met with the Mississippi community at St. Michael's community house to better learn about the ministries of the area and the challenges of SCJs there. It was also a time to simply have a dialogue between the community and the administration.

A. Personal Sharing — Each member of the community commented on his ministry.

1. Fr. Leonard Elder — Fr. Elder is based in Holly Springs, where he is pastor of St. Joseph parish. He said that it is a very affirming yet challenging ministry. The parish is well integrated with a third of the population African-American, a third

Caucasian and a third Hispanic. There are 173 registered families. He has no paid staff and enjoys doing much of the parish work himself. Catholic Social Services works at the parish and does much for both the Catholic community and the community at large. There is a large prison in Holly Springs, as well as two nursing homes that he visits.

2. Br. Mike Fette — Br. Fette does outreach with people living with HIV/AIDS. He has been in the ministry since June, 2008. It is a very sad but also very life-giving ministry. Half of his work is with women who have children. Most are African American. Because many lack transportation he spends much of his time taking HIV/AIDS patients to medical appointments. He noted the funding difficulties many of his clients face. Poverty in northern Mississippi is extreme but often hidden. Compared to the Native American reservations of South Dakota Br. Fette said that the degree of poverty is similar but that Native Americans have more resources through government programs than the people he sees in Mississippi.
 3. Fr. Ed Zemlik — Fr. Zemlik is a part of a pastoral team that serves four parishes. The majority of his work is based at Christ the King, a parish that is now over 50% Hispanic. Sacramental ministry is bilingual and there is a Spanish Mass. The parish at Senatobia has about 100 families and the combined population of the worship communities at Walls and Tunica is about 80, though weekend traffic can be large from casino visitors
 4. Frater Greg Schill — Frater Schill is in the last months of his pastoral year. He said that his ministry is different every day; he visits the homebound, does hospital visits, works with Catholic Social Services, and visiting youth groups. He enjoys helping with Knights of Columbus activities.
 5. Fr. Jack Kurps — Fr. Kurps is executive director of Sacred Heart Southern Missions, which is the combination of SHSM and the Sacred Heart League. Much of his focus is on fund raising as opposed to program management. With the declining economy, donations are down yet requests for assistance are up. For example, several families have been having a difficult time paying tuition at the SHSM schools. Scholarships have been made to assist these families. There are concerns about Holy Family School where enrollment has been declining. If enrollment does not go up there may be a need to reevaluate staffing needs.
 6. Fr. Greg Speck — Fr. Speck noted the tremendous change the Mississippi community has gone through since he arrived. There have been several deaths and retirements as well as new arrivals. The growth at Christ the King parish has been challenging. The facilities don't meet the needs of the parish community. Religious education classes are doubled and tripled to make room for all the students. The parish community is made up of primarily lower to middle class families. There is a great diversity in the community — it is estimated that over 20 languages are spoken within the parish. Fr. Speck noted the challenge of creating a team model of ministry for the area. He also noted the unusual sharing of educational resources between Christ the King in the Diocese of Jackson, and the Diocese of Memphis. Such cross-diocese collaboration is rare.
 7. Fr. Tim Gray — Fr. Gray arrived in Mississippi in September and said that he is still learning about the team concept of ministry. It is challenging to celebrate Mass at different locations, taking into account that each place has its own style and tradition.
 8. Fr. Terry Langley — Fr. Langley is at Queen of Peace parish, where he also lives. He has approximately 700-800 families at the parish and does a lot of sacramental ministry. The church is starting to get small for the size of the parish; it may be time to start thinking of building a larger structure.
 9. Fr. Tom Lind — Fr. Lind is retired but helps as needed, especially in Corinth.
- B. Looking at the Next Five Years — Members of the community were asked to look ahead at the next five years. What do they anticipate, what are some concerns. Paraphrased comments:
- A larger Catholic population. More people, especially Hispanics, are moving into the area.
 - The difference between the poor and middle class will be greater. The poor will continue to be more hidden.
 - Mississippi often comes out on the bottom of lists that rank “negative things,” such as teen pregnancy, obesity, diabetes and education. These issues will continue to be a problem.

- The need for religious priests will be greater. Retired and semi-retired priests who are able to help with weekend Masses would be very welcome.
- There will be an increasing need to put resources into direct service to the poor.

C. Challenges

- Among some residents the Hispanic population is not well-accepted.
- The Catholic Church is a minority faith in Mississippi and this can be a challenge. However, people of all faiths seem to sense that if they have a problem, they can come to a Catholic church for help. There is a stronger sense of outreach to the poor among the Catholic churches yet the non-Catholic faiths get greater media attention when they do things for the needy. The communication between the Catholic and Baptist churches is not always ideal. Christ the King, and now the new church in Robinsonville, will be a good image for others to see the Catholic presence in Mississippi.

D. What Should the Provincial Council Know?

- More money is needed for HIV/AIDS ministry. Br. Fette would like to request funds from the Justice and Peace Commission.
- Could we consider urban ministry in Memphis since the SCJs are close to the city? It was suggested that such a question be brought to discussions at the province gatherings. The next one will be in July in St. Louis.
- In planning for the province's future, has leadership considered assessing the talents of the membership and then pursuing ministries that would best fit those talents? Again, it was suggested that such discussion take place with the wider province at the province gatherings and/or the 60-under gathering at the end of April. Fr. Cassidy said that personally, he thinks that while it may be painful, he can let any ministry go. His hope is that all members of the province can come together with an open mind to plan for a future that is appropriate to the SCJ spirituality, best using the talents of those who are a part of the province. Religious should not just fill holes in dioceses. And the health of SCJs needs to be a priority so that they can serve well in ministry and live well in community.
- What are the details of the proposed building project on the Villa Maria property? Dn. Nagel gave some updates and noted that a more detailed report would be attached to the next set of council minutes. Also, there will be a presentation on the project at the July province gathering in St. Louis, as there was at the January gathering.
- How has the experience of the Milwaukee seminarians attending Sacred Heart School of Theology worked out? Fr. Cassidy said that it has been very good. Two full-time faculty members at Milwaukee's seminary are now teaching at SHST, as well as part-time diocesan faculty. The Milwaukee students helped to bring SHST enrollment back up to 90-100 per semester.
- Is it possible for the province to send its own students to SHST instead of Catholic Theological Union? The issue is a complicated one, but always worth investigating. Among the reasons that SCJ students go to CTU is that it has traditionally been a seminary that is more geared toward the preparation of religious. Also, there is a greater possibility for SCJ students to interact with students from other formation programs in Chicago.

E. Thank you — The council thanked the community for its time, as well as its hospitality.

ADDENDUM A

Monastery Lake Residences – Sacred Heart Monastery

Requesting of Provincial Council and General Council

Approval to:

1. Build a new residence for SCJs with 32 units for retirees and 12 units for active members on Villa Maria property.
2. Spend \$5.2 million for new SCJ complex. The new building will provide housing along with common areas for dining, prayer, recreation, underground garage, and business offices.
3. Lease portions of Villa Maria property to a developer to build 126 retirement units. 78 of the units would be for retirees with low income and 48 market rate units. The lease would be for 15 years with an option to receive the 126 units as a donation from the developer or to purchase the 126 units for the remaining debt of \$4.9 million. The value of the 126 units in 15 years is \$6.3 (Proforma equity).
4. Tear down the existing retirement residence and replace it with the 126 units built by the developer, Mr. Mark Carstensen of Mark Carstensen Construction. The SCJ units would be built first and upon completion the existing building would be torn down and the additional 126 units built.

Summary of Project: Monastery Lake Residences is affordable living for seniors aged 55 and older. The complex would consist of 126 units with both one and two bedroom apartments built by the developer and 42 units for the SCJs with common areas built by both the developer and the US Province.

The site of the complex is on Highway 100 across from Sacred Heart Monastery/Sacred Heart School of Theology and currently houses Villa Maria. The property is owned by the Priests of the Sacred Heart and is a beautiful park-like setting along a small lake. The site also has excellent visibility and is located near shopping, parks and civic facilities such as a new library.

There would be three sections to the complex and the first section would be for the SCJs. As construction took place the existing Villa Maria building would be torn down and the new units built in its place.

The complex is divided into three sections:

- a. SCJ residence for 42 members; 12 units are for SCJs active in ministry
- b. 48 units for lay people who can afford to pay the market rate for rent
- c. 78 units for lay people who cannot afford to pay the market rate for rent and receive subsidized housing through a government program

Costs:

42 SCJ Units	\$ 5.2	(Built by Province)
48 Market Rate Units	\$ 5.9	(Built by Developer)
78 Section 42 Units	<u>\$10.7</u>	(Built by Developer)

Total: \$21.8 million

The Developer is Mark Carstensen Construction Company; Mr. Mark Carstensen is the chairman. Carstensen Construction did the remodeling of the St. Joseph Chapel at Sacred Heart Monastery and the SCJ Recreation Room. They have developed a shopping center and other retirement complexes in the Franklin City limits. Mr. Carstensen is a Catholic and is interested in assisting the SCJs in their mission.

Note: Carstensen Construction Company is in the process of developing a contract with the Priests of the Sacred Heart. No contract has been signed as of February 19, 2009 and will not be done until the fall of 2009 (pending permissions)..

1). Current Land Value: SCJs own the land about 13.5 acres along Monastery Lake. The new complex would be built on the site of Villa Maria along Highway 100 and across the street from Sacred Heart Monastery/Sacred Heart School of Theology. The lease cost

for the property from the SCJs to the Developer is:

\$7,000 per unit @ 126 units = \$882,000

2). Land Lease : developer will pay Priests of the Sacred Heart over 15 years = +/- \$572,000. The Developer will be responsible for debt obligations for the units under *b. and c.* above.

3). Section 42 Provision : the tax credit wing will have one and two bedroom units funded through a government sponsored program. Business investors are recruited to purchase tax credits from the government and receive back about a 30% reduction in taxes. The money raised from the sale of the tax credits is used to finance the construction of the units for seniors with low incomes who would qualify for subsidized housing.

At end of 15 years then Priests of the Sacred Heart can take on the @ debt = \$1,900,000 (This year the available grant money has increased significantly because the debt has been lowered from \$10 million.?)

Value of 78 units at year 15 anticipated

Value (78 units @ \$70,000)	\$ 5,460,000
Debt	<u>(\$1,900,000)</u>
Proforma Equity	\$3,548,0000

Plus cash flow in year 15 of approximately \$60,000 after debt service, if you reamortize the debt, cash flow could be increased further. Section 42 restricts rents for 30 years but it is safer to use 35 years for the calculations. The rental fees can be increased to keep up with inflation and markets. Income after year 15 would go to the Priests of the Sacred Heart.

4). Market Rate : 48 units with a mix of one and two bedroom units.

Land Lease 15 Years = \$ 201,600

Current Equity Gap \$ 1,500,000 (Need Investor Partner which the Developer will seek or the Province could also invest.)

Anticipated Cash Flow Year 1 Starting \$ 67,000 – year 15 \$ 150,000

Per NOI 8% cap	\$5,900,000
Year 15 Debt	<u>(\$3,039,000)</u>
Proforma Equity	\$2,861,000

The rental fees can be increased to keep up with inflation and markets. Income after year 15 would go to the Priests of the Sacred Heart and could be used to pay the remaining debt of \$2.8 million.

5.) SCJ Units: There will be two sections for the SCJs. One will be set aside for SCJs in active ministry and the other 32 units will be for SCJs who are retired. The cost for the SCJ wing is about \$100,000 per unit or \$4.2 million with another \$1 million for chapel, kitchen, dining room, and offices. The total cost will be about \$5.2 million.

The SCJ units will be equipped with one bedroom, study, private bathroom, kitchenette, and living room. The layout of the units will allow them to be used by lay people if not needed for SCJs. There will also be a common dining room, chapel, offices, recreation room, kitchen, laundry, and other necessities for religious life.

Fr. Thomas Cassidy, Provincial Superior, has contacted the Archdiocese of Milwaukee about the plan to build a semi-public chapel. The Archdiocese was very much in favor of the retirement complex for laity and religious and strongly supported the need for such a complex.

In the designing of the complex the SCJ wing will be separate from the other two wings for lay people. This will allow the SCJs to have their own religious setting to foster community life. It has been suggested that the SCJ wing be referred to as Sacred Heart Monastery. The new complex might be a better location for Sacred Heart Monastery as the seminary has only a few SCJs in residence.

6.) Developer Risk:

Receive tax credit for 10-15 years. Majority of value of facility accumulates over time. The developer carries the risk of the mortgages for the market rate and Section 42 wings of the building.

The Priests of the Sacred Heart are insulated from tax credit obligations as the Developer will cover these expenses. When the Section 42 and Market Rate obligations come due the PSH will be able to realize the return on its investment.

Developer has mentioned that he would consider donating the building to the Province or sell it for debt obligation value. This includes the two wings after 15 years from the start of the construction date. The Province will receive the value of the two buildings in exchange for its investment of land, good name, and resources.

7.) Main Street: (Common area for all residents)

The cost of the Main Street area will cost approximately \$1 million for 10,000 Square feet. Section 42 will contribute \$473,500 and Market Rate will contribute \$ 288,090 for a total of \$861,590. The remainder will be contributed by Priests of the Sacred Heart.

As outlined, there will be gathering space, coffee bar, hair salon, exercise room, service kitchen, and other amenities for the use of all residents.

8.) Funding of the Project:

The Province has set aside \$3.6 million from the sale of the farm in Bailey's Harbor that could be used for the construction of the new retirement facility. There is another \$2 million that could be borrowed from the Support & Maintenance Trust or from the Ministry Fund. This would cover the investment level required for the construction of the Priests of the Sacred Heart wing of the complex. A loan could be taken from a commercial bank for the \$2 million if the Trust is not able to lend the money. The Trust could also serve as collateral for the loan.

The Developer, Mark Carstensen Construction, will take on the debt obligation for the other two sections. Section 42 Units will be funded through the government tax credit program and the Market Units through investor partners or commercial loans.

9.) Building Plans:

Three architect firms will be given the opportunity to submit plans for the retirement complex. The plans will be for one complex that will have three sections; the SCJ section for retirees and active members, the market rate units for single or couples, and the low income housing for single or couples.

Since this housing is to be living space for seniors their particular needs will be incorporated in the design of the complex. Elevators, well lit underground parking, specially equipped bathrooms, and other amenities will be a part of the design.

The public area or main street will be shared by all of the residents. The social interaction will benefit the SCJs who are retired and provide them with activities that cannot be provided by the current living arrangement at Villa Maria.

The SCJs will have the opportunity to share their spirituality and the Catholic faith with residents in the two other sections. Daily Mass, adoration, and other prayer services can be scheduled so to be able to invite none SCJ residents to share in these religious services.

The complex would be managed by an independent management company that has experience in caring for senior housing. The management would provide for the upkeep of the exterior of the entire complex and for none SCJ areas. The SCJs would maintain the interior of the SCJ section.

The complex is located near to healthcare providers, banks, shopping centers, and other amenities. There is a grocery store within walking distance of the complex. In addition, Sacred Heart School of Theology is across the street and has hosted concerts, Masses, healing services, and talks for seniors through the Priests of the Sacred Heart Development Office. This would be a great spiritual resource for all the residents at Monastery Lake Residences.

10.) Marketability:

A study was done by the firm of Virchow, Krause, & Company to find out if there was a market for senior housing in the Franklin area. The study indicated that there was a need for this type of housing in the Franklin area.

The “halo effect” provided by the association of the complex with the Priests of the Sacred Heart would also have a great draw for potential residents. The Catholic population of the Milwaukee area would find the complex to be of interest to them. Also the property that the Priests of the Sacred Heart own is wonderful park-like setting that cannot be found anywhere else in the Franklin area.

A number of professionals from different areas of expertise have looked at the property and all agree that the location is excellent. Since the property faces Highway 100 it has good visibility to the public and this would help to draw residents. The park-like setting is beautiful and very unique. Many people would enjoy walking the grounds and spending time in the wooded setting. The grounds will be landscaped to encourage residents to use the area and the religious shrines currently on the grounds will be preserved.

The complex could be built in stages so that the units would be filled as needed rather than to overbuild. The finances of the project also indicate that government funding is available for the 78 low income units. Professional consultants have reviewed the viability of the senior housing project and feel that it is definitely a good investment.

The Mayor of Franklin and the Alderman for this area of Franklin have reviewed the senior housing complex. They both endorse the project and feel that it would be good for the local area. As the project moves ahead it is important to have the support of the local officials and this is being put into place at the present time.

A meeting has been held with the SCJs living at Villa Maria to explain the project to them. During the Province gathering in January a meeting was held with those in attendance who were interested to hear about the project. Both groups were open to the senior retirement complex and felt that the setting with lay persons would be beneficial to them and to the SCJs living in the complex.

The project is well supported and would be of benefit to the Province. As SCJs retire there would be a good place for them to live and in the future the rent from the lay persons in the complex would provide income for the Province. The retirement complex could provide for the needs of the Province in future years and support those SCJs who are retired.

11.) Proposed Time Line*:

February 2009	Apply for Section 42 Tax Credits from Government
Spring 2009	Request zoning change for senior housing and seek City of Franklin approval
Summer 2009	Approval of design for complex
September 2009	Approvals completed
November 2009	Begin construction of SCJ Housing
Summer 2010	Begin construction of Market Rate & Section 42 Housing

*This is a proposed time line for the project. The sequence of events depends on the signing of a contract with the developer and approvals from City, Province, and General Officials.

Minutes of the combined North American councils meeting March 23, 2009; Walls, Mississippi

PRESENT: Fr. Thomas Cassidy, provincial superior of the U.S. Province; Fr. Yvon Sheehy, Fr. Jack Kurps, Fr. Vien Nguyen, Fr. Jim Brackin and Dn. David Nagel, U.S. councilors; Fr. John van den Hengel, regional superior of Canada, Fr. William Marvee, Canadian councilor; Fr. Charles Brown and Fr. Maurice Légaré, General Chapter delegates; Br. Frank Presto, U.S. provincial secretary, and Mary Gorski, minutes.

I. Personal Sharing — Participants took time to share information about themselves, their ministries and communities. A few points of interest:

- Fr. Cassidy: Fr. Cassidy has been traveling quite a bit; before coming to Mississippi he was in California visiting with Frs. Quang Nguyen and Bob Tucker who are doing studies there. He has two trips to Rome scheduled in spring: one for CMSM and the second for the General Chapter.
- Fr. Marvee: Fr. Marvee lives and ministers at a parish 30 minutes (by car) from Ottawa. He noted the health concerns of some of those at Dehon House on Daly Ave and realizes that he could be of assistance there. It is challenging to balance the needs of the diocese versus the internal needs of the community.
- Fr. Kurps: Fr. Kurps has been busy with the budget for Sacred Heart Southern Missions. There is concern in regards to the impact of the economy both on donations and the increased demand for social services. He said that the general spirit of the office and the local community seems to be good.
- Fr. Légaré: Fr. Légaré has been working with a financial advisor in regards to the region's investments. The region is still working on combining its financial concerns following the 2002 merge of French and Anglo Canada. Speaking about the community in Montréal, he noted Fr. Claude Bédard's upcoming heart operation (the reason that Fr. Bédard could not be at the meeting). The community is welcoming a few new additions, most recently Fr. Walter van As and a gentleman who is discerning a possible vocation with the SCJs. Fr. Roger Phaneuf will join the community in August.
- Fr. Brown: Fr. Brown is in the middle of his semester of teaching at St. Joseph's Institute in South Africa. He noted that it is a challenging semester because he has a large number of students and he has to adjust his classes because of his participation in the General Chapter.
- Fr. Nguyen: Fr. Nguyen enjoys working with Fr. John Czyzynski and Br. Duane Lemke on the formation team. The formation community has been collaborating with the vocation office to host potential candidates at its Come and See weekends. In recent months, 20 students have taken part. Fr. Nguyen hopes that four or five of these men will apply for candidacy. It is anticipated that perhaps three men will be ready to apply for novitiate for next fall. Besides his formation work, Fr. Nguyen has been doing help-out ministry in Spanish-speaking parishes; it has helped him to see the need for Spanish-speaking priests.
- Fr. Jim Brackin: Fr. Brackin has been traveling quite a bit both in his duties as director of Elder Life and as a councilor. The Villa Maria community has been challenged by the death of three of its members in the past six months. Fr. Howard Melzer's health is now deteriorating due to his stomach cancer.
- Dn. David Nagel: Dn. Nagel reported that his Non-Hodgkin's Lymphoma has responded well to treatment. Doctors will continue to monitor his condition. He was in Rome recently for the meeting of the General Finance Commission; the commission will also be in Rome for the first week of the General Chapter. The commission is exploring how the congregation can best support the missions, as well as the work of the Generalate itself. In the U.S. Province, the economy has had a significant impact on investment income; however, fund-raising continues to do fairly well, though a decline in income is anticipated. Issues that the Treasurer's Office are addressing include employee insurance, as well as a new residence in Franklin. The residence will have living space for about a dozen SCJs in active ministry; however, the main focus will be on elder living. There is to be a wing for SCJs and then a larger space for rental to lay people. It is hoped that a large complex will allow for more social opportunities for the retired.
- Fr. van den Hengel — Fr. van den Hengel said that a significant challenge has been the health of members of the Dehon House community. Fr. Adrian Visscher is suffering from cancer and recently Fr. Herman Falke was diagnosed with a blood

hemorrhage in his knee. Fr. Bill More is now in nursing care; the community visits with him regularly. Outside of the community, Fr. van den Hengel is teaching a class at St. Paul University and will teach one via the internet while he is at the General Chapter. He is also working with the Canadian bishops' conference on two educational projects.

- Fr. Sheehy: Fr. Sheehy is enjoying the parish routine though noted the challenge of dealing with a deficit at St. Martin of Tours.

II. General Chapter — Those gathered discussed the upcoming General Chapter.

A. Chapter Objectives — What are the objectives of this chapter? Is the primary task to review the past six years and elect the administration for the next six, i.e., “housekeeping?” The theme is “The Love of Christ Impels Us.” How is this theme to be implemented in the chapter? How does “the love of Christ” affect the SCJs’ life together? The communication regarding the chapter seems limited.

B. Topics of Concern for the Congregation; Topics Appropriate for Chapter Discussion

1. Concerns of the Northern and Southern Hemispheres — How can the issues of the northern and southern hemispheres be discussed with equal weight? Growing secularization in the north is a major concern. In the southern hemisphere, there are many vocations but financial resources are scarce. The challenges of the north are significant. Personnel are needed, but more so, the Church’s relevance in northern countries needs to be addressed.

The question of how the congregation funds the Church in the third world is important. However, more challenging is the question of why the Church is losing its relevance in the northern hemisphere and what can be done to revitalize it. Sharing resources isn’t simply a matter of moving money and personnel around, but instead, it is a matter of addressing — together as a congregation — the concerns of the Church (and congregation) around the world. While together the SCJs need to look at how to assist the church in the southern hemisphere, together it must also look at how to revitalize it in the northern hemisphere.

2. Funding Third World Ministry — The General Finance Commission is concerned with the question of funding the Church and specifically, the congregation in third world areas. Cultural differences can make this challenging. How does a mission area depend on the funds of external resources without developing an “entitlement” mentality? How are the needs of an area appropriately met in the context of that area? How does the congregation help to build an area without creating large discrepancies in living standards? This is a significant concern in regards to formation. Often when students from third-world countries enter a formation program they are living at a much higher standard than their families and their local community in general. Is this appropriate?

Also, how does the congregation prepare for the possibility that in the future, funds might not be available at the same level that they are now? The German Province has already stated that its resources are more limited.

Related to these discussions, Dn. Nagel said that there are now three-year plans in place for the Asian entities so that funding can be better anticipated.

3. Finances in Context — The congregation needs to better understand finances in the context of each province, district and region. Assets of a province generally do not reflect available cash. Often assets are tied up in property and/or restricted funds. Also, basic expenses such as health care are different in each country.
4. Education — How can the congregation work together to form and educate its students? Can more collaborative work be done, such as the example of the pan-African formation house in Pietermaritzburg, South Africa? Could more students come to North America to study? Could a northern province, such as the United States, fund a student’s education from a southern province with the understanding that the student would then give several years of ministry to the northern province?
5. SCJ Education — How are those in formation educated on the basics of who the Priests of the Sacred Heart are and what it means to be a member of the congregation? Should there be some standardization in formative expectations? In some formation houses there isn’t even a copy of the Rule of Life.
6. Renewal — How do we re-vamp our mission? How do we give life to our congregation and ministries through the chapter? How can the chapter energize us as a community?

- C. Submitting Topics For Discussion — How do these, or other topics, get brought forth for discussion at the General Chapter? Chapter veterans said that it is important to plan. Prior to the chapter, delegates should talk about what they believe should be discussed (as they are doing here). If those topics are not a part of the chapter outline the delegates will have to ask that the topics be added to the chapter discussions. There is strength in numbers; if there is a unified request for a topic's discussion it would have more weight than simply a request from one person. A councilor asked if it would be helpful to share the minutes of these discussions with other chapter delegates. Most thought that verbal communication at the chapter would be more productive, perhaps speaking to Fr. Ornelas directly.

One councilor suggested that North America collaborate with SCJs from the southern hemisphere in presenting a topic — such as finances — to the chapter. It may receive greater interest if it is raised as a concern of a variety of people instead of just North Americans, or just English-speakers.

- D. Province Reports — The U.S. Province and the Canadian Region are both working on their reports for the chapter. It was noted that these can be an excellent opportunity to share significant information about a province, region or district. The U.S. Province and Canadian Region share similar challenges, such as aging, vocations and a need to refocus for the future.
- E. Memorial for the Deceased — A memorial Mass, similar to what was done in 2003, will be held at the chapter to remember those who have died in the past six years. Provinces, regions and districts will bring photos and other memorial information for a display.
- F. Chapter Blog — There is a blog for the General Chapter that can be accessed at www.dehon.it. SCJs are encouraged to participate in it.
- G. North American General Councilor — Fr. Ornelas and members of the General Council have said that the presence of a North American voice on the council has been missed. Although the decision regarding who serves on the council is up to the General Chapter delegates, it is appropriate to discuss names prior to the gathering to ensure that possible nominees are willing to serve in the role, as well as educated on what that role entails. After the November North American Councils meeting, Frs. Cassidy and van den Hengel sent letters to their membership asking if there were SCJs who were interested in serving on the General Council. Several people generously put their names forward.

The North American administrations discussed the SCJs who offered to serve. Each had qualities that would benefit the council and congregation. After much discussion, it was suggested that Fr. Charles Brown's name be put forward as a candidate to the General Council. Among the reasons for the choice was Fr. Brown's extensive international experience with the congregation.

Fr. Cassidy is going to inform the British-Irish, South African and Asian entities of the North American councils' choice of Fr. Brown as a potential candidate for the General Council. These other entities are generally served by councilors representing their regions, but since they are fellow English-speaking entities it is important to keep in communication with them.

- III. Praesidium and Related Issues — Br. Presto was asked to briefly talk about the impact of Praesidium on the province. He noted the significant standards that have to be met to receive initial certification and also be followed to maintain that certification. Reaccreditation is done every three years.

Members of a religious community who have a credible allegation against them are on strict safety plans subjected to unannounced spot-checks by Praesidium.

There are standards that follow a man from his initial inquiry with the community to his death. Many dioceses are looking at religious and their work with Praesidium as a model for themselves because of its detail.

Regarding dioceses, there is an increasing concern that dioceses are requesting more personal information (as background information) from religious priests than what they are entitled to by canon or civil law. In one instance, before it would give permission to a visiting SCJ priest to concelebrate a mass one diocese asked for the SCJ's Social Security and passport numbers. Civil lawyers have said that this is an inappropriate invasion of privacy.

- IV. Finances — Dn. Nagel briefly discussed financial issues in light of the challenging economy. The downturn in the markets began in December, 2007. The investments held by the province have done better than the market average, though have still lost

significant value. Dn. Nagel noted that the investments are diversified, which helps to spread risk. Only 50% of investments are now in stocks.

There is strain in every part of the finance picture. Fund raising has slowed but not dramatically.

The future is very uncertain. Dn. Nagel suggests that the earliest that the economy might start to show significant rebound would be at the end of 2009.

The Canadian Region has asked for the return of funds invested by the province for it in the U.S. Province. Fr. Légaré assured the U.S. Province that the request was not because of any dissatisfaction that the region had with the service of the province. Instead, it is part of a larger effort to merge the finances of French and English-speaking Canada.

- V. Next Meeting — The next gathering of the North American councils will be in Montréal. Participants will gather for dinner the evening of October 8 and then meet for a full day on October 9.

CALENDAR

2009

April 30	Meeting of those 60-and-under
May 4-6	Provincial Council meeting
May 17 - June 12	General Chapter (Rome)
July 20-23	Province Gathering
July 23-24	Provincial Council meeting
September 14-15	Provincial Council meeting
October 8-9	North American meeting in Montréal
October 26-27	Provincial Council meeting
December 14-15	Provincial Council meeting

UPDATES

Please refer to the new directory printed in February, 2009 and revised in March, 2009. Contact Lisa Brahm at the Provinciate if you need a copy.

NECROLOGY

FR. LUIGI MAINO, a member of the North Italian Province, who died January 22. He was born in 1915, professed in 1932 and ordained in 1939.

FR. THEODOR ROELFES, a member of the German Province, who died January 25. He was born in 1932, professed in 1957 and ordained in 1963.

FR. REMO CANAL, a member of the North Italian Province, who died February 5. He was born in 1920, professed in 1938 and ordained in 1946.

FR. ANTONIO BECCHETTI, a member of the North Italian Province, who died March 15. He was born in 1923, professed in 1942 and ordained in 1951.

