



DIOCESE
of
GAYLORD

PLAN TO SELL THE CONVENT, SCHOOL AND RECTORY AT ST. MARY'S CAMPUS OF ALL SAINTS PARISH

The following steps were taken regarding the sale of the convent, school and rectory at St. Mary's campus of All Saints Parish.



All Saints
Parish

1

2015

Merger of the four parishes in Alpena into All Saints Parish. As part of the discussions during the merger it became clear the parish had more buildings than would be needed in the future.

2

**2016-
2019**

The Parish sold the rectory at St. John campus, the office building and the two houses of the Madonna House ministry at St. Bernard campus, and the property exchange and demolition of the rectory and school at St. Anne campus.

3

**SPRING
2022**

In the Spring of 2022, The Parish began a strategic planning process with over 25 listening sessions which resulted in the 10-year Strategic Plan published in August 2022 with the approval of the strategic planning committee, the finance council, the pastoral council, and Bishop Walsh. The plan included the creation of three centers: Worship, Evangelization, Charity – with the sale of the former All Saints Catholic School, Convent, and Rectory at the St. Mary campus.

4

**FALL
2022**

A Feasibility Study was conducted which recommended moving forward with a \$3.3 million dollar capital campaign for the first phase of the Strategic Plan

5

2023

The parish strategic planning committee, the parish finance council, the parish pastoral council, the diocesan finance council and Bishop Walsh approved the Capital Campaign. The silent phase of the campaign commenced in May 2023 and the public phase of the campaign commenced in September 2023

6

**NOV.
2023**

A Request for Proposals was circulated in Alpena and around Michigan asking entities to submit a purchase proposal for the three buildings for sale. The proposal asked interested parties to include how they intended to use the buildings, how the use aligned with Catholic Social Teachings, and how the use would be to the benefit of the Alpena community and the neighborhood.

Continue →

7

**JAN.
2024**

Three proposals were submitted by the deadline. The Parish Finance Council reviewed the proposals and recommended to Bishop Walsh the proposal of Integrity Construction (E-Free Church of Gaylord) for \$500,000.

8

**FEB.
2024**

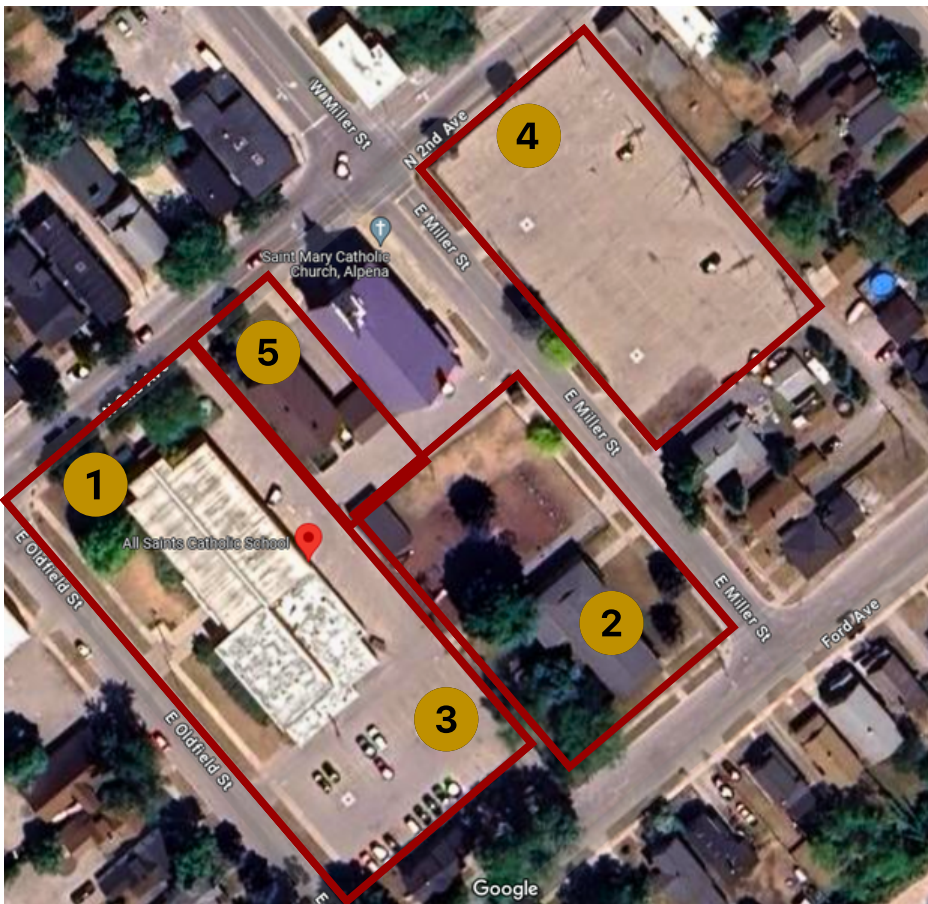
The proposals were evaluated by JEFFRESS-DYER, INC. – a local commercial appraiser – who was extremely impressed by the Integrity Construction Proposal (E-Free church) and recommended accepting the bid. They evaluated the sale price as above the fair market value based on similar transactions in northern Michigan which were between three to 10 times lower than the proposal.

9

**FEB.
2024**

In accord with Canon 1292 the bishop sought the consent of the Diocesan Finance Council and the College of Consultors which was given on February 28 and March 5.

Go, therefore, and make disciples of all nations, baptizing them in the name of the Father, and of the Son, and of the Holy Spirit.
Matthew 28:19



LAND AND BUILDINGS:

- 1 - School Building - Built in 1962 - 24,300 sq. ft.**
500 N. Second Ave.
- 2 - Former Convent - Built in 1956 - 7,650 sq. ft.**
120 E. Miller St.
- 3 - School Parking Lot**
127 E. N. Oldfield St.
- 4 - Church Parking Lot**
101 E. Miller St.
- 5 - Rectory - Built in 1915 - 4,690 sq. ft.**
516 N. Second Ave.

FREQUENTLY ASKED QUESTIONS

How will E-Free church use the buildings and property?

Their intention is to use the property to further the mission of Christ. First, the E-Free Church intends to begin a mid-week program that is outreach in nature to school age children. This called “Kidz JAM” or “Jesus and Me”. Next, the E-Free Church has a passion for helping those families who have a child or adult with special needs whether it is physical, mental, or emotional which is called “Able” ministry and a “Night to Shine (NTS), a Prom for People with Special Needs is an event held every year. The former St. Mary Convent they foresee developing into either a youth center, care center, childcare facility, or other form of ministry to the community. On Sunday mornings, they intend to begin a Kidz ministry in the gym with a future hope to begin streaming Sunday Service from Gaylord E-Free Church. We as a parish believe these ministries continue the Christian mission of the buildings and fulfill a real need for evangelization in the neighborhood. This is much better than any for-profit commercial use of the buildings.

What will happen to St. Mary Church?

St. Mary Church will be available for funerals and weddings upon request. E-Free church will allow use of the parking lot during those services. Currently the church is not for sale. It is the decision of the Diocesan Bishop to reduce a church to profane (but not sordid) use by decree and approve any sale.

What will we do with the proceeds from the sale?

Canon 1294 §2 requires the proceeds to be invested for the good of the church or expended prudently according to the purpose of the sale. The current recommendation is to invest \$400,000 of the proceeds into the All Saints Catholic School Endowment fund at the Northern Michigan Catholic Foundation which would increase the fund to approximately \$450,000 – that would give the school an additional \$20,000 annually which could be used for tuition scholarships for example. The other \$100,000 will be used toward the priest’s housing.

Could we use the proceeds of the sale for the capital campaign?

This is not a prudent use of the funds since once the money is spent it is no longer available for future needs. Investing the proceeds in an endowment fund ensures that forever and ever there will be a stream of income guaranteeing the future of Catholic education and faith formation in Alpena – which was the original intent of our ancestors who paid for the school and convent.

How much savings will the parish realize after the sale?

We currently spend anywhere between \$30,000 to \$50,000 a year in utilities, insurance, and maintenance of the buildings and property. That annual cost over 10 years would be close to half a million dollars. The Center of Evangelization (St. John Campus) has been fully heated, maintained, and insured the entire time of its disuse. The increased utility costs for electricity and water will be far less than the savings from the sale of the property.

Where will the priests live since the rectory is being sold?

The bishop decides the canonical residence of priests. Bishop will be exploring those option for housing over the coming months. In the meantime, the priests can continue to live at the current rectory even after the sale.



Most Rev. Jeffrey Walsh
Bishop - Diocese of Gaylord



Fr. Tyler Bischoff
Pastor - All Saints Parish