

**Sacred Heart of Jesus School & PFC Sale**  
**Additional Questions and Answers.... October 2, 2019**

**OVERVIEW, ALTERNATIVES CONSIDERED AND COMMUNICATIONS**

**1. The School and PFC sale sound like a step toward closing the Parish.**

- a. That is absolutely not the case! The sale strengthens the Parish for the long term. The Parish will no longer have minimally-used buildings to maintain. The sale will provide financial resources for needed capital improvements and will provide reserve funds for the future.

Would the Parish go to the expense and effort to move statues onto church property, renovate Knight's Hall in the church basement, install awnings over the church doors, and make other improvement, if the plan was to close? Of course not. The sale is a very positive move for Sacred Heart of Jesus Parish!

**2. Couldn't the buildings be used for other Parish activities, rather than being sold?**

- a. We explored many possibilities. There are not enough Parish events and activities to efficiently and economically use the entire school. While there was some interest by outsiders in renting the gym, there was no interest in renting the entire school. School rental interest was for very small portions of the school and for brief periods of time.

**3. Where will the Parish hold meetings, since the PFC meeting rooms will no longer be available?**

- a. A two-year renewable agreement for use of the gym enables the Parish to still hold major events in the gym. These might include Bishop visits, ordination celebrations and major fundraisers .

Regarding ongoing parish group meetings, we have Mary's room and two meeting rooms in the rectory basement. Importantly, renovations of Knights' Hall in the church basement are being investigated to provide improved meeting space.

Better access to Knights' Hall for Parishioners who have difficulty with steps is part of the study. Other changes being considered are kitchen improvements, folding walls for smaller meetings, updated lighting and other improvements.

**4. Once the decision was made to sell to Yeshiva, why wasn't that immediately communicated to the Parishioners?**

- a. Father Ireland and the Finance Council discussed that. It was firmly agreed that immediate communication would have negatively affected our discussions with Yeshiva about matters in the Sale/Purchase Agreement. Both the Parish and Yeshiva agreed that discussions should remain confidential until a definitive agreement was in place.

**5. Why didn't the Parish have open meetings to discuss the alternatives, similar to the 2016 meeting related to possible senior housing?**

- a. Senior housing using the athletic field may have impacted neighbors, so an open meeting was held.

Confidentiality was important during discussions with Yeshiva and the apartment developer, since there were many questions and issues to be considered. At the same time, other options were also being investigated. It was a complex process, not well suited for open meetings.

Once the decision was made to sell to Yeshiva, a confidentiality agreement was in place. This was necessary during the negotiation of many matters which resulted in the recently-signed Sale/Purchase Agreement.

**6. Why did the Pastor make the decision without input from all Parishioners?**

- a. Father Ireland made the recommendation to the Bishop to sell to Yeshiva after many, many discussions and meeting with the Finance Council, the Pastoral Council and with other parishioners and pastors. He made the decision after through careful examination, consideration, prayer, and guidance from the Diocese.

Having open discussions with all parishioners was simply not workable in the evaluation and negotiation environment. It sounds nice, but would have been chaotic and likely counterproductive.

**7. Did the Diocese push the sale to Yeshiva?**

- a. No. The recommendation came from the Parish. The Diocese asked questions and provided guidance, before approving the Parish recommendation. The Bishop ultimately had to approve the sale and signed the Sale/Purchase Agreement, since every parish's properties are in his name.

**COORDINATION WITH YESHIVA DERECH HATORAH**

**8. How will parking be coordinated with Yeshiva? Will Yeshiva use the Parish driveways and parking lot?**

- a. Yeshiva is purchasing fifty two parking spaces next to the school and Tabor House. Parking spaces are required by city ordinance. The Parish will retain the large parking lot. Through education and experience, Yeshiva staff and parents, and our Parishioners will park in appropriately designated areas.

Driveways will continue to be owned by the Parish and Yeshiva will be granted access to their parking area.

An agreement about parking, including for big events such as Christmas and Easter, and shared driveway maintenance costs is part of the sale to Yeshiva.

**9. We heard that the gym can no longer be used for CCA/CYO athletic activities.**

- a. That is NOT TRUE. A two-year gym use agreement is part of the signed Sale/Purchase Agreement. The agreement has renewal provisions. A schedule of days and times is included. The CCA Athletic Director had a very successful meeting recently with Yeshiva representatives to discuss that schedule for this and next school year.

**10. Can the three religious statues outside the school be moved onto Parish property?**

- a. Yes. All three will be moved onto Parish property.

**11. Will the exterior of the school be changed?**

- a. Only minor changes will be made such as adding signage and updating entrance doors, windows and landscaping.

**12. What kind of security, inside and outside the buildings, with Yeshiva have? Will the Parish change its security?**

- a. Yeshiva will have very comprehensive security, as they do now with their school buildings. This includes locked entrance and classroom doors, full time security guard and security cameras. The Parish will review our security to see if improvements are necessary in today's environment.

**13. How many students will be at the school? What grades?**

- a. Yeshiva plans to move its elementary (K-8<sup>th</sup> grade) boys school on Warrensville Center Road, currently 350 students, and its Preschool to the school building and PFC.

**CITY OF SOUTH EUCLID AND OneSouthEuclid COMMUNITY DEVELOPMENT**

**14. Why not sell to the apartment developer? That fit with the City of South Euclid and OneSouthEuclid’s community development plan.**

- a. That option was very carefully considered and compared with the sale to Yeshiva. Many hours were spent in interviews, meetings and discussions reviewing both options.  
Apartment proximity to the Church, increased noise during multi-year renovations and thereafter, traffic and parking issues, financing and other unknowns were considerations.  
Ultimately it was decided that keeping the building as a school was in the Parish’s best long term interest. Interactions with Yeshiva representative have reinforced that decision. They will be very good neighbors.

**15. Why did the Parish agree to meet in with the City and OneSouthEuclid in November 2018, regarding the community plan, if the decision had already been made?**

- a. We simply could not announce the agreement to sell to Yeshiva at that time. Negotiations were continuing and no Agreement was in place. Confidentiality was an important part of those discussions.

Father Ireland, the Finance Council and Parish Pastoral Council heard details of this comprehensive plan for the first time at that meeting. The plan included use of the Parish school and PFC buildings according to a previously-known developer plan for use as apartments.

After the meeting, the Finance and Parish Councils had a full discussion with Father Ireland. It was concluded that the information learned at the meeting did not alter the previous decision to sell to Yeshiva.

We are hopeful that the City and OneSouthEuclid redevelopment plan can proceed, modified for the use of the buildings as a school.

**FINANCIAL CONSIDERATIONS, TIMING AND APPROVALS**

**16. Is this a “done deal?”**

- a. We have high confidence that the sale will close after the Due Diligence period. That started on August 29, and will continue as property surveys, government approvals, inspections and other matters are completed. It is estimated Closing will occur in approximately sixty days, more or less.

**17. What is the agreed sales price? What was the appraisal value?**

- a. That will be discussed after closing. There are various usual costs that will impact the amount the Parish actually receives. Yeshiva has asked that we delay discussing the sales price.

**18. Will all of the funds remain with the Parish, or will some go to the Diocese?**

- a. All of the funds, after paying for normal survey and closing costs, will come to the Parish.

**19. Why has this taken so long? The school merger was announced in January 2016, over three years ago.**

- a. Father Ireland, the Business Manager and the Finance Council worked extremely hard to find the best possible use for the school and PFC. Finding potential buyers or lessees took a lot of time.

When Yeshiva and the apartment developer came forward and made proposals, there were lengthy discussions and analysis before the decision was made to go forward with Yeshiva. We wanted to make a careful, thoughtful decision.

Once the recommendation was made to the Bishop to sell to Yeshiva, he approved very promptly. The legal drafting and negotiation process was very lengthy.

In late August 2019, the Sale/Purchase Agreement was signed and we communicated to all Parishioners and others very shortly thereafter.

We wish the whole process had been much shorter. We believe in the end, selling to Yeshiva was worth the time and effort and is best for the Parish

**20. What if Yeshiva decides to sell the property after several years?**

- a. Yeshiva said they plan to use the property for many years into the future. Their enrollment is growing rapidly. In addition to purchasing the property, they plan to make a sizable investment in renovations.

In the unlikely event they would sell, the Warranty Deed prohibits the property use for activities related to abortions, embryonic stem cells, pornography, simulation of Catholic sacraments multi-family housing and any other use that violates the teachings of the Magisterium of the Catholic church.

**TABOR HOUSE, CREDIT UNION, ATHLETIC FIELD AND OTHER**

**21. Will the statue by Credit Union be moved?**

- a. No. That remains on Parish owned property.

**22. What is happening with vacant property between the school and S. Green Road? Why has all the grass been killed (now brown)?**

- a. The Parish is not aware of what that property status is and why the grass was killed.