



Parish Town Hall

St. Cyprian Church

Saturday, February 7, 2026

Multi-Site Review Team

Fr. Paul Cao - Pastor

Laurie DePillo – Business Manager

Lois DeFelice

Kim Hagerty

Mary Krewer

Lynn Loftus

Paulette Maraviglia

Bryan Ty



Parish Townhall Agenda

- Opening Prayer and Introductions Fr. Paul, Lynn Loftus, Lois DeFelice
- Background and Use Kim Hagerty
- Finances Bryan Ty
- Opportunities for the Future Paulette Maraviglia
- Recommendations Lois DeFelice
- Next Steps Lois DeFelice
- Questions / Feedback Lynn Loftus
- Closing Prayer Fr. Paul Cao



Multi-Site Review Team Objectives

Review the current conditions of the parish's facilities including:

- Facility costs and critical capital repair and maintenance project needs and cost
- Use of campus spaces
- Parish financial condition
- Share finding with parish community.
- Discuss the feasibility of maintaining multiple parish facilities.
- Recommendation on the future of the parish and share the recommendation to the parish community



Questions to Consider

- How do we use our resources wisely?
- How can we use our spaces for ministry?
- Can we keep all parish buildings as they are on both campuses and develop a plan for fundraising for capital improvements?
- Can we sell some building and use proceeds for capital projects and investing in parish ministries?
- Are there other possibilities that address the urgent capital needs, financial considerations, and long-term sustainability of the parish based on parishioner feedback?



Parish Overview and Use

St. Cyprian

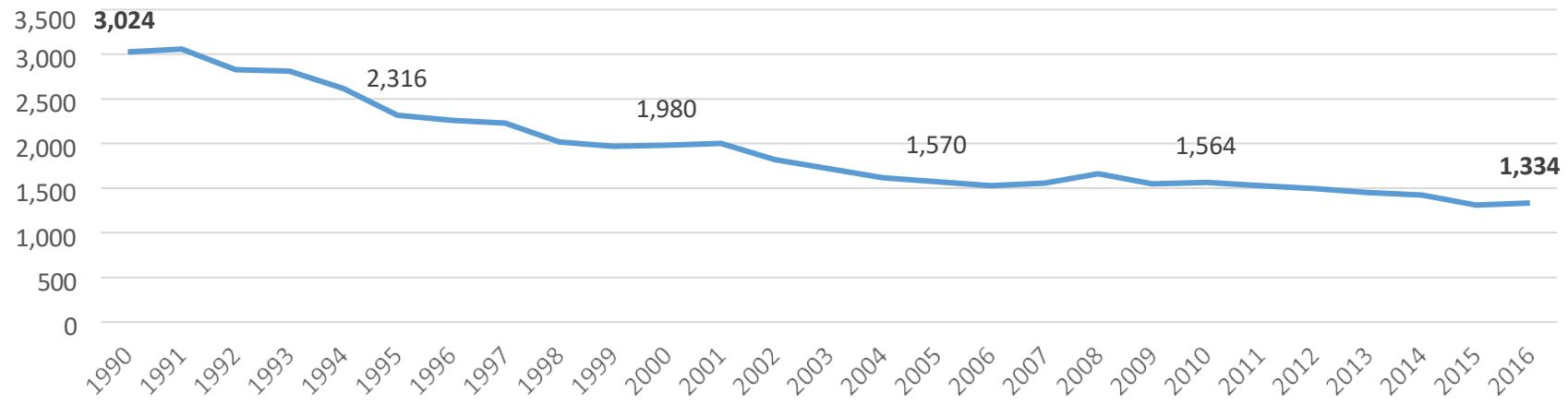
- Church
- School and Pavilion
- Evangelization and faith formation: Alpha, New Wine, New Wineskins
- Rectory: 2 Priests, OCIA, The Chosen, Baptismal Prep, meetings
- Mass on the Grass yearly

St. Celestine

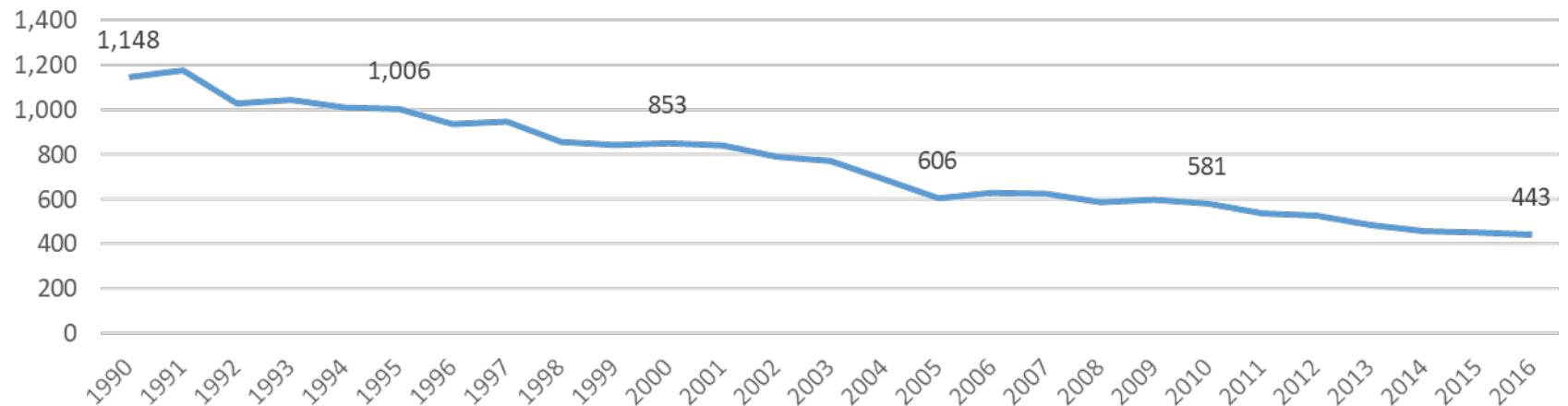
- Church
- School
- Residences
- Large events and organizations



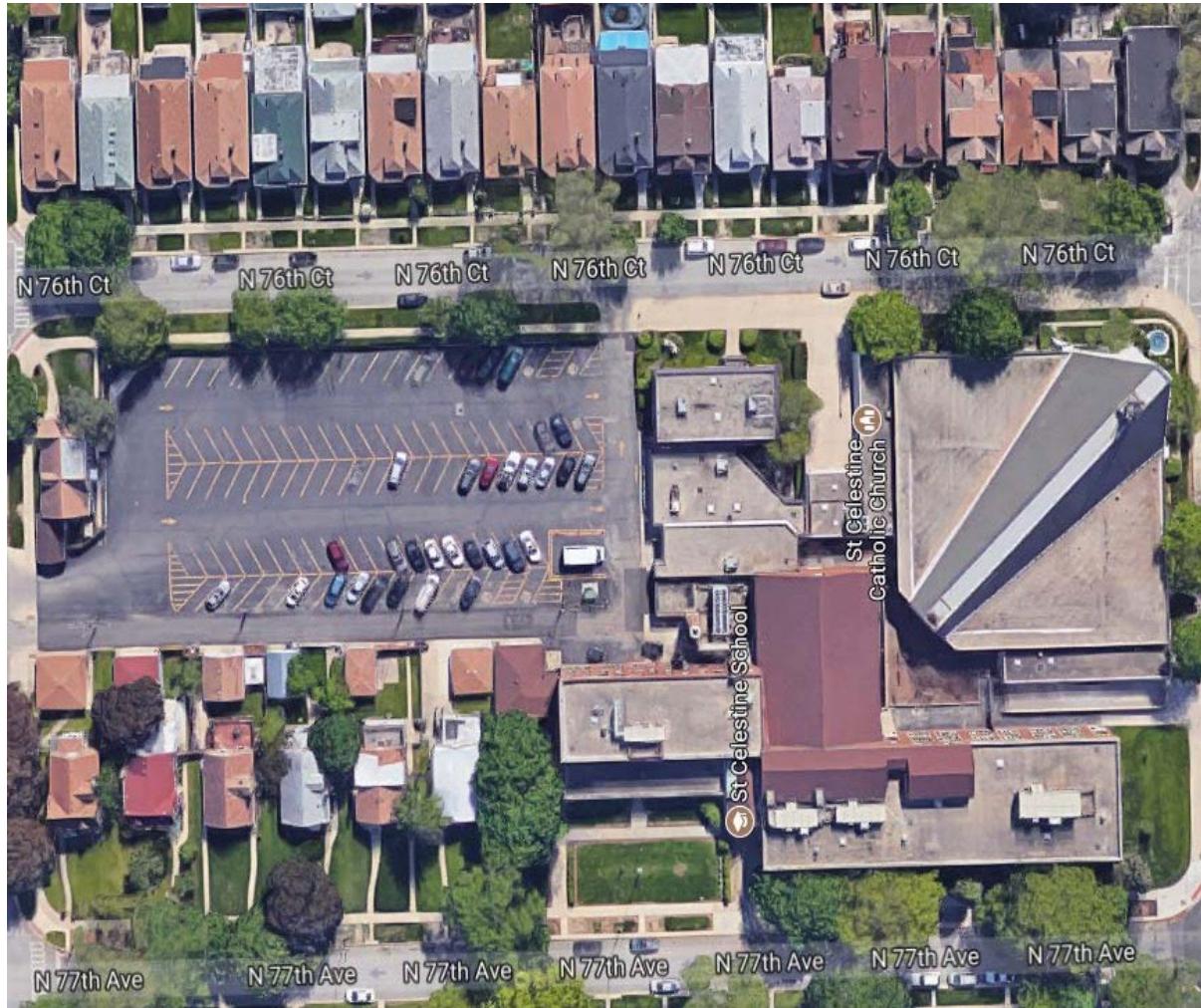
St. Celestine Weekly Mass Attendance



St. Cyprian Weekly Mass Attendance



St. Celestine Campus



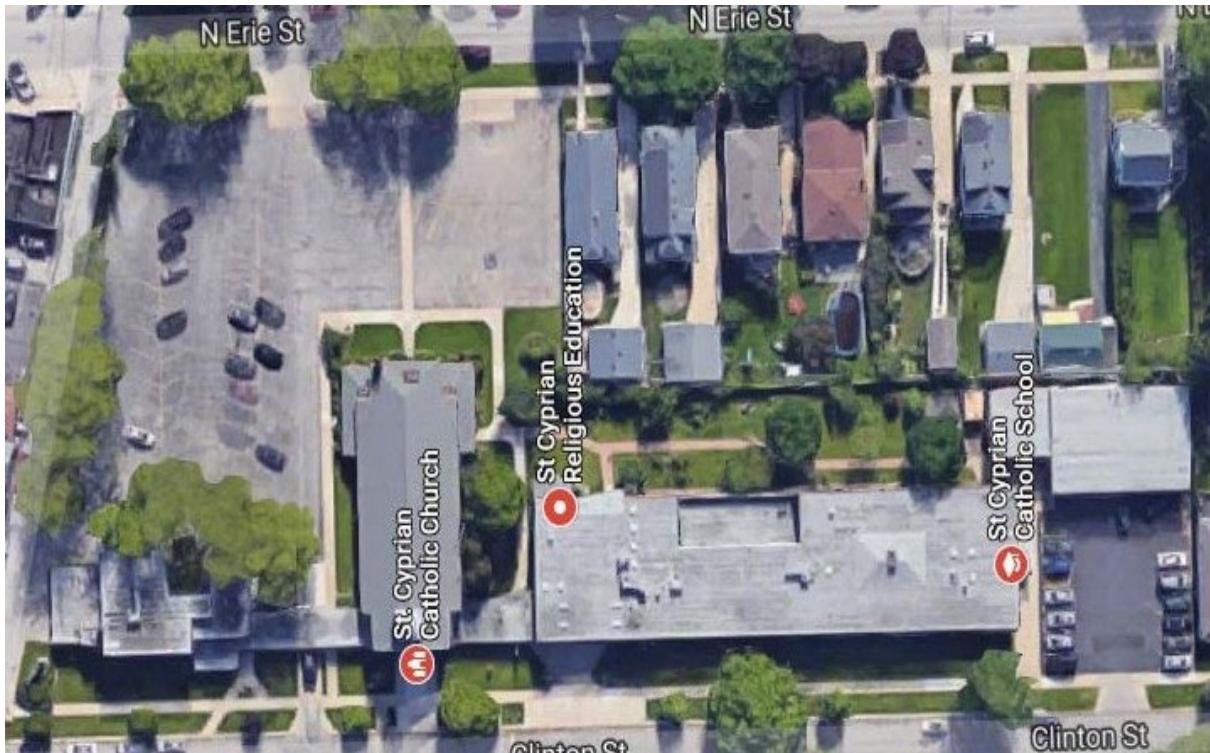
Building	Year Built	Approx Area (ft ²)	Levels
Church (holds 1000)	1970	22,505	1
Pastoral	1970	6,124	2
Convent	1947	6,242	2
School/Gym	1947	35,371	3
Rectories	1930	2,928	2
Campus Cap. Project \$	\$519,200* / \$755,280**		

* Campus Cap. Project \$ based on 2019 WJE report

** Current cost based on 2025 cost of Construction Index = 1.4547



St. Cyprian Campus



Building	Year Built	Approx Area (ft ²)	Levels
Church (holds 250)	1950	6,404	1
Rectory	1954	7,522	3
School/Convent	1955	27,019	2
Pavillion	1950	4,124	1
Campus Cap. Project \$		\$386,850* / \$562,749**	

* Campus Cap. Project \$ based on 2019 WJE report

** Current cost based on 2025 cost of Construction Index = 1.4547



Campus Overview – Building Usage

St. Cyprian Campus	Use	St. Celestine Campus	Type of Use *
Church <i>Holds 250</i>	Masses 4 x week Taizé 4 x year Talk 1 x year Choir practice weekly Stations 3x year Sacraments	Church <i>Holds 1000</i>	Masses 6 x week Talks, concerts, school, RE, Spec.RE Sacraments, Stations Holy Hour monthly Special masses (Simbang Gabi, Our Lady of Guadalupe)
Rectory	OCIA 2 x weekly Baptism Prep monthly The Chosen weekly 2 priests in residence	Pastoral Center	Offices, Organization Meetings, Bible Study, Grief Group
School/ Convent	Vacant	School/ Gym/Annex	RE, Special RE, Lenten Dinners School and Large Events Labyrinth Scouts and Athletics Organizations, Toys for Tots, K of C
Pavillion	Rented	Convent	School uses
		Rectory	4 priests in residences



St. Mother Theodore Guerin Parish: 4 Year Financials

ORDINARY OPERATING REVENUE:	FY22	FY23	FY24	FY25
TOTAL OPERATING REVENUE	\$818,261	\$829,765	\$837,732	\$816,872
TOTAL OPERATING EXPENSES	\$894,254	\$905,888	\$939,091	\$943,052
NET OPERATING INCOME (LOSS)	(\$75,993)	(\$76,123)	(\$101,358)	(\$126,181)
OCTOBER COUNT	806	825	980	978



St. Mother Theodore Guerin – Collections per Campus

St. Cyprian Campus					St. Celestine Campus				
	FY22	FY23	FY24	FY25		FY22	FY23	FY24	FY25
Sunday and Holy Days Collection	\$89,667	\$96,522	\$101,935	\$92,920	Sunday and Holy Days Collection	\$451,994	\$435,530	\$431,529	\$439,438
October Count	147	191	199	199	October Count	659	634	781	779
Annual Contribution per person	\$610	\$505	\$512	\$467	Annual Contribution per person	\$686	\$686	\$553	\$564



TO TEACH WHO CHRIST IS CAMPAIGN (TTWCI)

ST. CELESTINE		ST. CYPRIAN
Ramp, steps, bricks, hallways, roof, ceiling \$181,510	2020	Roof repairs, steeple, parking lot resealing \$79,724
\$206,128	2021	\$94,079
Church bathrooms remodeled and expanded \$172,045	2022	\$96,421
Sewer collapse \$144,129	2023	Heating repairs \$74,994
AV, conference room \$99,556	2024	HVAC repairs \$60,979
Left for roof repairs:\$100,278	2025	\$390



Parish Facilities Assessment Terminology

- **Building Envelope:** Building envelope review consists of visual observations of the exterior walls and roof areas.
- **MEP systems:** Consists of visual inspections of Heating, ventilation, air conditioning systems, Electrical systems and Plumbing systems.
- **Interior:** Interior review focuses on the condition of the wall, ceiling and floor surfaces including poor or hazardous conditions.
- **Life Safety:** Review is limited to a review of fire alarms and panel, extinguishers, fire suppression systems, and battery exit signs / exit lights.
- **Site Conditions:** Review includes areas of asphalt and concrete pavement on the property.



St. Celestine Campus: Capital Projects Needed

Building	Building Envelope (Doors, walls, roofs, windows)	Mechanical Engineering Plumbing Systems	Interiors	Life Safety	Site Condition	Total*	**2025 Est. Cost w/ Inflation
Church	\$167,000	\$4,000	\$72,000	\$40,000	\$24,000	\$307,000	\$446,592
Pastoral Ctr/ Annex	\$87,500	\$0	\$1,500	\$0	\$3,000	\$92,000	\$133,832
Convent	\$21,500	\$20,000	\$31,000	\$0	\$0	\$72,500	\$105,465
						\$471,500	\$685,891

* Campus Cap. Project \$ based on 2019 WJE report

** Current cost based on 2025 cost of Construction Index = 1.4547



St. Celestine Campus: Capital Projects Needed

Building	Building Envelope	MEP Systems	Interiors	Life Safety	Site Condition	Total*	*2025 Est. Cost w/ Inflation
Residence 1 (3001)	\$3,400	\$0	\$3,000	\$4,000	\$900	\$11,300	\$14,856
Residence 2 (3005)	\$2,200	\$6,500	\$5,800	\$0	\$0	\$14,500	\$19,063
Residence 3 (3026)	\$9,500	\$0	\$1,800	\$3,500	\$0	\$14,800	\$19,458
Convent and Residence Garage	\$5,300	\$0	\$1,800	\$0	\$0	\$7,100	\$9,334
						\$47,700	\$69,389

* Campus Cap. Project \$ based on 2019 WJE report

** Current cost based on 2025 cost of Construction Index = 1.4547



St. Cyprian Campus: Capital Projects Needed

Building	Building Envelope	MEP Systems	Interiors	Life Safety	Site Condition	Total	*2025 Est. Cost w/ Inflation
Church	\$5,850	\$80,000	\$0	\$3,500	\$102,250	\$191,000	\$277,847
Rectory	\$38,300	\$0	\$1,500	\$0	\$0	\$39,800	\$57,897
School	\$50,800	\$44,000	\$0	\$57,500	\$0	\$152,300	\$221,550
Pavilion	\$3,000	\$0	\$0	\$750	\$0	\$3,750	\$5,455
						\$386,850	\$562,749

* Campus Cap. Project \$ based on 2019 WJE report

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Parish Opportunities

- Grow Religious Ed Program.
- Senior Ministry, Adult Ministry, Youth Ministry, retreats, more Bible Studies, book groups, opportunities for adult formation and prayer, evenings of reflection to grow our faith.
- Build faith for the future generations.
- Support young families.
- Develop a planned upkeep program for campus buildings.
- Make buildings and bathrooms more accessible.
- Support the school.



MSR Recommendation

- End regular Sunday worship at St. Cyprian Church.
- Move OCIA, Baptismal Prep, and other activities to St. Celestine campus.
- Sell the St. Cyprian campus buildings.



Next Steps

- The committee will take the feedback from the Parish at large and present a recommendation to the Parish Finance Council and Parish Pastoral Council for a final recommendation to the pastor.
- The pastor and parish leadership will share the final recommendation with the parish.
- The pastor will share the final recommendation with the Vicar and Presbyteral Council.



Reflection from Lois DeFelice on Behalf of the Committee

Recommendation

It is always hard to make decisions about letting go. As I age and realize all the treasures I have collected that my family may or may not treasure, I must begin to let things go. I have been a baptized Catholic for over 75 years and belonged to many parishes, worked in many throughout my years of service in the archdiocese. I have observed that my faith, my belief in God certainly has been nourished by all of those places and people. However, my faith is in God and not in a particular parish, building or priest. This recommendation does not come easily, but upon reviewing all we were asked to look at it seems the best direction to ensure that future generations have faith.

A lot of what we looked at was already happening prior to the decision of consolidation from Renew My Church. Decisions were often made on major repair and maintenance issues based on what bills needed to be paid or what needed to be done immediately to keep the building in use.



Our Mass attendance was declining at both sites before 2016. Now, we have 5 Masses at two sites and combined attendance is less than 1000. It has leveled off and is not declining. According to our most recent financial report we have over 2000 registered families.

Asking people to increase their offering or setting a fund to raise a certain amount of money for capital repairs to keep the buildings open and operational is just a Band-Aid and will not benefit the bigger picture of our parish. The decision to close St. Cyprian will only be delayed, not stopped.

Selling the property at St. Cyprian would give the possibility to expand our ministry to the parish, young and old alike. The few activities that remain in the rectory could easily be moved to the St. Celestine site which has many unused spaces.

Fr. Paul has done everything he could during these past 7 years to keep the site open and operational. He has also listened carefully to the advice from the committee that has been meeting these past 6 months. Now, he will need to finalize the plan with the input from the Parish Council and Finance Council before presenting it to our Vicar.

