

3/18/04

Dear St. Anthony Parishioner:

We are happy to announce a new development that will strengthen the parish's financial position and benefit the Madisonville community, as well. St. Anthony Parish has reached an agreement to sell our school building to Lighthouse Youth Services, effective this spring. Lighthouse Community School, already a tenant in the building, will expand its programs and use the entire building as a school – returning the building to its original use.

Because our current lease with the YMCA expires in November, we needed to make a decision about the building's future. Parishioners were invited to make their opinions known during the process, and the Finance Committee has been studying options. Based on our experience to date, we believe that Lighthouse will be an excellent steward of the facility and continue to serve the community well. They will pay the parish \$450,000 for the building; those funds will be deposited with the Archdiocese of Cincinnati for the sole use and benefit of St. Anthony Parish.

This change in ownership is good for our parish and good for Madisonville. Here's why:

- This aging building is expensive to maintain. By selling it to an owner committed to its improvement, the parish is relieved of substantial financial responsibilities required for maintenance. This sale enables us to be good stewards of our limited parish resources.
- St. Anthony retains the right to use the building for Sunday activities and, pending schedules at Lighthouse, for special events. In addition, as Lighthouse completes significant building renovations (including addition of central air conditioning, improvements to the cafeteria and kitchen, and upgraded security), we'll benefit, too.
- The Madisonville community also will be able to use the building for Community Council and other scheduled meetings. In addition, Lighthouse has offered to develop and offer a six-week "summer camp" experience for Madisonville children.

The YMCA was included in this process and has reaffirmed their commitment to Madisonville. Their lease will be honored through its expiration at the end of November. Lighthouse and the YMCA will negotiate any continuing relationship.

Please be assured that this building sale is nothing more than one of the many decisions we need to make in the course of running our parish responsibly. It does not reflect any concerns about the parish's viability, nor is it part of any archdiocesan settlements related to the abuse crisis.

For more information, please talk with one of us, or read the question-and-answer sheet posted on our website (www.stanthonychurch.net; click on "Facility Planning") and also in the back of church.

Sincerely,

Fr. Len Wenke
Pastor

Gloria Parker
Parish Council Chairman

John Neyer
Finance Committee Chairman

Questions and Answers About the Sale of St. Anthony's School Building to Lighthouse Youth Services

March 2004

How much is the school building worth?

The Archdiocese of Cincinnati appraised the building at \$500,000. In consideration of the substantial improvements that Lighthouse Youth Services has already made to the building — and due to the parish's ongoing use of the building — we set the sale price at \$450,000.

What will the parish do with the proceeds from the sale?

This money comes to the parish, for the benefit of the parish. We will receive \$200,000 at closing, with the remaining costs paid over the next five years. The funds will be held on deposit with the Archdiocese of Cincinnati to gather interest for the sole use and benefit of the people of St. Anthony Parish.

What efforts were made to keep the YMCA in the building?

The YMCA became the lessee and principal occupant of the building in 1989, with a 15-year lease ending November 30, 2004. This arrangement allowed government funds to support the full renovation of the school building at that time. As the parish considered options, we explored a full building renovation that would have housed St. Anthony, the YMCA and Lighthouse Community School. However, the YMCA declined to pursue that option. They also were invited to present a proposal to purchase the building, but did not. The YMCA's lease will be honored through its expiration. The YMCA has reaffirmed their commitment to Madisonville, and will negotiate any continuing presence in the school building with Lighthouse Youth Services.

What is Lighthouse Youth Services?

Lighthouse Youth Services is a comprehensive youth and family services organization that provides a wide range of programs including emergency shelter, residential treatment, foster care, juvenile corrections, transitional living services for older homeless youths, and in-home service for families in crisis. Lighthouse has had a presence in Madisonville for 35 years; in our community they currently operate a group home for boys, a transitional living home for homeless young women and children, and the Help Me Grow program. For more information, visit their website at www.lys.org.

What is Lighthouse Community School?

Created in cooperation with Lighthouse Youth Services and Cincinnati Public Schools, it is a charter school that serves students ages 10 to 22, in grades 6 to 12. Most of the students are special education students, primarily SED (severely emotionally disturbed). They're working to earn their high school diploma and prepare for life on their own, as well as future education. With the purchase of this building, Lighthouse plans to expand its student body from 60 to 100 students. They have begun a capital campaign to substantially improve the school building to meet the needs of their students and of the St. Anthony and Madisonville communities.