

Pope John XXIII Parish

Report to Annual General Assembly on Parish Expansion / Relocation Project

18 June 2009

This report summarises the work of the Parish Expansion / Relocation Committee (the “E/R Committee”) and successor committees since the last Annual General Assembly.

E/R Committee presents Final Report to the PAC and Parish

Following completion of a feasibility study by the architectural firm 2dlc, the E/R Committee presented its Final Report to the Parish Administrative Council (“PAC”) in November 2008. In this Final Report, the E/R Committee recommended that our Parish relocate to and renovate the current premises of the Parish of St. Nicolas de Flüe. The PAC endorsed this recommendation and convened a Special General Assembly to present this recommendation to the full Parish. The E/R Committee’s Final Report and related documentation are available on the Parish website.

John XXIII Special General Assembly approves relocation to St. Nicolas de Flüe

At the Special General Assembly on 21 January 2009, our Parish voted unanimously in favour of the following resolutions:

- To support the recommendation of the E/R Committee and the PAC to exchange premises with the Parish of St. Nicolas de Flüe and to renovate the premises there in accordance with Variant A of the Feasibility Study ("The Project").
- To agree that the PAC be given mandate to negotiate and finalize the parameters for implementing the Project, subject to appropriate reporting to the Parish.

Draft minutes of this Special General Assembly are available on the Parish website.

St. Nicolas de Flüe Special General Assembly also approves exchange of premises

On 24 February 2009, the Parish of St. Nicolas de Flüe in turn convened a Special General Assembly at which a majority of their parishioners voted in favour of an exchange of premises with the Parish of Pope John XXIII.

Activities and Issues since the end of February 2009

Following the approval of the two Parishes, the PAC decided to disband the E/R Committee and replace it with three new committees: (a) the Project Committee (responsible for executing the Project); (b) the Transition Committee (responsible for liaising on all transitional issues with St. Nicolas de Flüe); and (c) the Fundraising Committee (responsible for raising all funds necessary for execution of the Project). These committees have begun various aspects of their work.

By way of example, the Project Committee: (a) convened a consultative meeting with a broad range of Parish groups to obtain input on their needs for our new premises at St. Nicolas de Flüe; and (b) met on several occasions to discuss the plans for these new premises.

In addition, the Transition Committee has held several constructive meetings with representatives of St. Nicolas de Flüe regarding coordination of a number of matters relating to the exchange of the premises.

Notwithstanding this work, several issues have somewhat slowed progress on the Project since the end of February 2009:

- ***Preliminary concern about structural problems at the Church of St. Nicolas de Flüe***
 - During the course of March 2009, the architects who had carried out the feasibility study received a preliminary report from a civil engineer indicating that the Church at St. Nicolas de Flüe might require costly and extensive remedial works to comply with new building regulations on earthquake safeguards.
 - As a result, all work on the Project was suspended for several weeks pending the results of a review by a specialist civil engineer.
 - Fortunately, at the end of April 2009, the specialist civil engineer reported that only minor reinforcing works are required.

- ***Discussions regarding legal structure of exchange of the premises***
 - At present, the Diocesan authorities for the Roman Catholic Church in Geneva (the “ECR”) are the owners of the current premises of Pope John XXIII and the Parish association of St. Nicolas de Flüe are the owners of the current premises of their Parish.
 - In order to implement the exchange of the two premises, it had been proposed that the ECR and the Parish association of St. Nicolas de Flüe would simply exchange ownership of the two properties.
 - For the purpose of assessing the feasibility of this exchange, the ECR commissioned Colliers Ami (Suisse) SA to carry out independent valuations of the two properties. Colliers valued the current premises of Pope John XXIII at approximately CHF 5 to 7.4 million and the current premises of St. Nicolas de Flüe at approximately CHF 13 to CHF 15.8 million.
 - As a result of the significant difference in the value of the two properties, the ECR concluded during the course of May 2009 that it is not feasible to exchange ownership of the two properties, as had been originally proposed.
 - Accordingly, representatives of Pope John XXIII, St. Nicolas de Flüe and the ECR recently met to discuss alternative options for the legal structure of the exchange. In view of the positions taken by the different parties, the following structure appears to be the only feasible one:

- St. Nicolas de Flüe Parish and the ECR would enter into a 50 year renewable lease for the current premises of St. Nicolas de Flüe;
- the ECR would grant St. Nicolas de Flüe Parish use of the current premises of Pope John XXIII as rent “in kind” under this 50 year renewable lease; and
- the ECR would, in turn, grant Pope John XXIII Parish rent-free use of the current premises of St. Nicolas de Flüe on the same basis as for our current premises.
- In the interest of moving forward with the Project, the Project Committee recommends that this proposed structure be pursued. This will involve, among other things, obtaining a formal legal opinion on the validity of this proposed structure.

- ***Tender for Architect for the Project***

- After considering the needs for the new premises at St. Nicolas de Flüe, the Project Committee has concluded that it would be prudent to seek bids and initial design concepts from several architects in addition to the architects who carried out the feasibility study.
- The Project Committee has finalized the package of bid materials and is in contact with several architectural firms. The goal is to engage an architect for the Project as soon as possible, preferably during the course of July 2009.
- Once the architect has prepared an initial set of acceptable plans, the Project Committee will present these plans and a preliminary budget for comment to the Parish. This will hopefully take place in early autumn 2009.

- ***Challenge of Fundraising***

- As with any building project, the major challenge in moving forward with this Project will be fundraising.
- The Fundraising Committee will be examining all options, including loans from the ECR, grants from various public and private sources and, most importantly, donations from our parishioners.
- The Fundraising Committee will likely formally launch its activities in September 2009.

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