

Holy Cross Parish – Finance Council Meeting
February 25, 2026
Holy Cross Narthex – 12:00 PM

Attendees:	Rick Vanden Boogart	Lance Goetzman	Dennis Bowers
	Fr. Luke Ferris	Tammy Schmahl	Tony Vosters
	Jane Vanden Boogart – taking minutes		
B&G Comm.:	Lee VanderSanden	Bob Wurdinger	Gordy Vosters
	Ric Huss	Stan Dercks	Kurt Peters
Guests:	John Stilp (call in)	Mike Smith	Drew Mulloy
	Greenwood Management Group		
Excused:	Cheryl Van Toll	Mark Tetzlaff	Justin Collins

1. Opening prayer – Fr. Luke

2. Presentation from Greenwood Management Group:

- Phase 1 is the bell tower. Phase 2 is the rest of the church. Want to start with the bell tower in the spring.
- Bell tower masonry:
 - R. J. Jacques, masonry contractor, is already booking work for 2027. He tentatively scheduled us to begin work in May. They specialize in restoration, not just construction. Greenwood has good relationships with them and some of the other specialized contractors. R. J. Jacques estimates 10-12 weeks to do the masonry on the bell tower. Greenwood is in agreement with RJ Jacques on his proposal to fix the masonry.
 - Is church on the historical register? Fr. Luke will check on it. We think it was put on the register in 1984. Have to keep the same historical construction for five years from then.
 - Louvers are wooden and need to be replaced. Flashing below the louvers needs to be worked on. Recommend putting metal on that ledge. Edge of the ledge would be metal. Have to find out what the historical society is going to let us do.
 - Recommend using new materials for the restoration to put off future maintenance as long as possible.
 - Masonry on the upper part of the bell tower was not done to the level of quality of the masonry on the lower part of the church. They knew people would be looking at it from far away and would not notice the inferior workmanship.
 - The bell tower gets the most exposure to weather. Need to tuckpoint all the way down to the ledge below the clocks and even farther down on the part of the bell tower that touches the roof. They will make the joints as sealed as possible to deter water penetration and put a good quality sealer over the whole thing to prolong the life of the masonry.
 - 100-150 bricks will need to be replaced. R. J. Jacques has the bricks we need.
 - Will do select tuck pointing on the lower part of the bell tower.
 - Statue on the front of the narthex – sitting on a stone that is just set on the top of the brick. Recommend making a sturdy ledge on which to set the statue. Would like to include that work when they do the bell tower phase because the scaffolding has to be set up that far over from the bell tower.
- Bell tower metal work:
 - Metal work all needs to be replaced. That is why we need to use scaffolding instead of a lift. They have to get close to the areas where they need to work and not have to be on their knees for a long period of time in a bucket that will sway in the wind and not be very steady.
 - The things that are in place to help shed the water are not doing their job. They are past their life expectancy.
 - Met with Chris VandeHey who did the work on the roof of the spire. They did a good job. Greenwood could not see metal on the joint where the tile meets the ledge below the spire. They may have to put metal under the tile there. Will use a high-quality product to do it – baked on enamel, guaranteed for 50 years, PAC-CLAD aluminum, .02” thickness.
 - Round windows above the clock – recommend replacing them with aluminum-frame windows.

- Bell tower interior:
 - Flashings underneath the clock, deteriorated and letting lots of water in. Will fix that flashing when they replace the louvers.
 - Bird screening has lots of holes and should all be replaced.
 - Supports for the bells are in good condition. The hammer system is good because it eliminates swaying but vibration is still an issue.
 - Framing issues all over the place. Ladder system is scary. They are old, cobbled together, and unsafe. Platform above the bells, where the clocks are, is very poorly built. Four-foot span of 1"x6" boards. Will refasten the support boards to the masonry.
 - A hole was made to get the bells up into the tower and was left open which is not safe. Get new aluminum ladders with railings to replace the existing ladders. Will flash the roof out onto the ledge below the louvers to get the water out of the bell tower. Bell tower room is 16'x16'.
 - Did not look at what is holding the spire down. Lots of decay there. Will fix it to help keep the spire in place to withstand wind and storms.
- Remainder of the church building:
 - Side of the roof opposite the bell tower – They do not like the gutter system. Recommend putting new gutters all along that side of the roof. Water is staying in the lower masonry. EDPM was installed all along that side of the church about ten years ago.
 - No leaking in the basement on the bell tower side of the church. Would like to see a third storm lateral installed on that side. Should also consider doing something with the pitch of the sidewalk on that side.
 - Masonry on the rest of the church is not in too bad condition.
 - Chimney – old one was in really bad shape. Replaced it. Had to keep it as an exhaust system for the boiler but it is no longer needed. It would cost \$30,000 to take it out and fix the roof/building so we will leave it in place. Recommend putting a full coping cap over the whole top of the chimney.
 - All the roof flashings are not in good shape. Valleys will start failing soon.
 - The roof is asbestos tile. Need a certified person to remove and dispose of it. (Chris VandeHey is a certified abatement officer and could remove the asbestos roof for us.) The roof really needs to be replaced.
 - Question – Could we pull back the tile and replace the valleys? The problem with that is we will not be able to reuse the existing tiles. Will have to use new ones and you will see the difference.
 - Recommending a clay tile roof. A product equal in weight to the existing roof so we know the structure can handle it. Warranty is 75 years.
 - Spire roof is in great shape. Only work needed there is to put the metal flashing under the tile at the bottom of the spire.
 - Scaffolding – Have plans to remove tile where needed and will put foam over the asbestos tile to protect the roof when the scaffolding is erected.
 - Need to replace the cap on the roof of the narthex.
 - Flat roofs over the sacristy and sanctuary need to be replaced.
 - Round roof over the sanctuary – recommend replacing it with a metal roof.
 - There are nine windows on that sanctuary end of the church that are not protected by plexiglass. Recommend cutting out the old ones and put in new replacement windows. To save money they could scrape and repaint them instead of replacing them but that will not give us significant cost savings.
 - Question – Could we cut out the old windows, replace them without the rounded top (standard windows), and fill in the top gap with something else? Would save only about \$10,000.
 - In comparison, the masonry work on the bell tower will cost \$135,000 while the masonry on the remainder of the church will cost \$100,000.
 - Outside lighting – should put LED lights to replace existing lights.
 - Gutter system – gutter on the north end of the church was filled in. Would like to put a new gutter system there. Water is staying in the masonry above the roofs on the sides. Recommend putting a down spout on the corner by Doty St. Best thing to do on a masonry building is collect the water and get it away from the building.
 - Stone coping above the gables on the north end of the church needs work. Recommend to covering them with metal.

- Stairwell on the Doty St. side shows water leakage. Could do a temporary patch on those to get us to phase 2.
- Cost estimates:
 - Schematic estimate – budget numbers from all the contractors. VandeHey and Jacques estimates are the most solid. Greenwood is confident in those two estimates. R. J. Jacques slotted to start in May. VandeHey can squeeze us in to take off the tile roofing for the scaffolding and to replace it when the work is done.
 - Bell tower cost estimate is \$668,586.
 - Phase 2 work – \$1.269 million. \$520,000 to remove existing roof and lay down the new roof. \$87,000 for flat roofs (membrane roof – 20-year water tight warranty). Attics are under the flat roofs so we do not have to deal with insulation issues.
 - Site construction – scaffolding will be used for all the work on the bell tower. OSHA approved (includes railings, etc.).
 - 7% contingency built into the estimate. Puts buckets of money in each area of the work. Contingency does not get billed if it is not used.
 - Timeframe is May – August for the work. Draw requests will be submitted monthly. May – putting scaffolding in place and removing roof tile. Those costs would have to be paid in June.
 - If we do the phase 2 work without replacing the roof, the cost reduction would be about a quarter to a third of the estimated cost.
 - Capital campaign – Would like to get a flash drive of some of the pictures that we can put up on the TV in the narthex and scroll through them for people to see the condition of the bell tower and remainder of the church building to help them understand the work that needs to be done.
 - By the middle of March, R. J. Jacques need to have a solid commitment from us with a signed contract shortly after that.
 - December would be a great time to bid out phase 2. Roofing material cost continues to go up by 4-6% annually.
 - Fr. Luke will contact the diocese to share information and discuss the project. We need 75% (donations or pledges) to proceed with the project.
- School:
 - Would like to fix the two window areas on the front of the school from the church to the school front door. Windows are not up to code and are not secure. Stan will ask Kurt Peters to get estimates on that work.

3. Other Business:

- None

4. NEXT MEETING – Mar. 11, 12:00, Holy Cross Narthex

5. Closing Prayer – Fr. Luke

6. Adjournment – Meeting adjourned at 2:09 PM. Consensus reached to close the meeting.

MEETING SCHEDULE 2026 – meetings typically are at noon in the Joint Parish Center unless otherwise indicated.

Apr. 22	Jun. 24	Aug. 26	Oct. 28	Dec.-no mtg.
May 27	Jul.-no mtg.	Sep. 22	Nov. 25?	