

The Leo C. Byrne Residence RENOVATION PLAN

The Leo C. Byrne Residence
Caring for our priests

RENOVATION GOALS

1. Enhance safety and security.
2. Create an attractive and appealing residence for present and future residents.
3. Make more accessible and convenient for residents and staff.
4. Select replacement of mechanical and electrical components to ensure low maintenance and energy efficiency.
5. Replace exterior finish with new low maintenance, moisture impervious materials.
6. Perform work with least impact on residents and building operations.
7. Ensure building is well maintained and updated for future generation use.
8. Raise \$11M for renovation and ongoing maintenance.

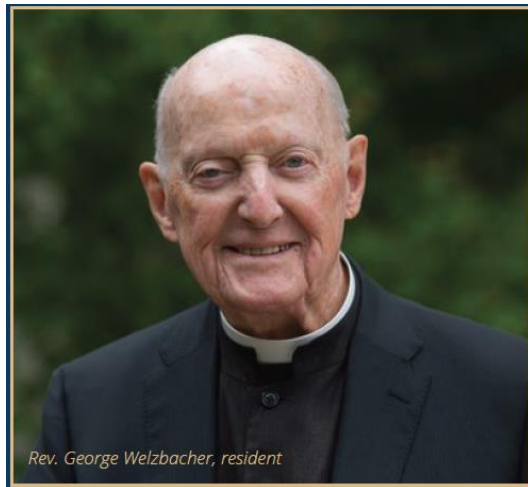


THE RESIDENCE

The Leo C. Byrne Residence offers a unique living opportunity for retired priests in the Archdiocese of Saint Paul and Minneapolis. The residence allows retired priests to live in community and continue to serve the needs of parishes and organizations.

Residence highlights:

- 29 individual apartments for retired Archdiocesan priests
- Located adjacent to the St. Paul Seminary, along scenic Mississippi River
- Shared spaces include dining room, chapel, community room, library, underground parking, exercise room, laundry and more
- Constructed in 1995



Rev. George Welzbacher, resident

“Every morning we gather to concelebrate Mass in the chapel. We look after one another. The younger ones take care of those who are more aging. It’s a great place to prepare to meet the Lord. Many dioceses don’t have a place like this for retired priests. We’re thankful to the archdiocese and to the donors.”

- Fr. George, resident

Resident access to a variety of services:

- Chapel with daily Mass and sacristy with private chapel
- Community dining with three prepared meals daily
- Weekly housekeeping
- 24-hour security
- Wellness services including access to nurses, social services, home care, haircuts and foot care
- Building amenities including internet and Wi-Fi, on-site storage, cable and a guest room for visitors
- Dedicated building staff

THE REALITY

The Residence was constructed in 1995 and as a result of the building's age, original design issues and years of limited investment, the facility is in need of extensive renovation and upgrades.



At the request of the Archdiocese, McGough Construction performed a full assessment of the needs at the Residence and recommended a scope of work to include, among other things:

- Improve safety and security for the residents
- Correct design deficiencies
- Eliminate mold
- Upgrade inefficient and unreliable electrical and mechanical systems
- Upgrade aged kitchen equipment
- Make building more accessible and convenient for residents and staff

The total cost of the recommended work is \$6.5M. With this in mind, the fundraising target is \$11M to allow for the creation of a dedicated ongoing maintenance fund.

A Charitable Trust was created to ensure donated funds were used exclusively for purposes of renovating and maintaining the Residence.



THE TRUST

After review with Archdiocesan consultative bodies, Archbishop Hebda determined that for long-term viability, the Byrne Residence should be transferred to a charitable trust.

Trust highlights:

- Charitable Trust created on October 11, 2022. Trust is a 501(c)(3) tax-exempt organization.
- Purpose of the Trust is to own, maintain and operate the Residence for retired priests of the Archdiocese of St. Paul and Minneapolis.
- Trust is an irrevocable public charity and shall continue forever provided certain conditions, outlined in the Trust Agreement, are maintained.
- Trust will maintain a minimum of three and no more than five Trustees. One Trustee will be appointed by the Archbishop.

Current Trustees:

- Richard H. Anderson
 - Stephen J. Hemsley
 - Brian D. Wenger
 - Reverend Patrick A. Kennedy (Byrne resident)
 - William P. Lentsch (Archbishop appointee)
- Subsequent Trustees will be elected by the existing Trustees with exception of the Archbishop's appointee.

We have a Christian duty to take care of priests who devoted their lives in the service of Christ to the Catholic communities in the Archdiocese of Saint Paul and Minneapolis.

- Richard Anderson,
Byrne Residence donor



THE PARTNERS

Catholic Community Foundation of Minnesota (CCF), a faith-aligned steward of charitable funds and a trusted partner in the Minneapolis community for nearly 30 years, will manage Trust funds and pay for renovations and ongoing maintenance expenses.

Financial highlights:

- Current fund balance and commitments of \$4M+ against goal of \$11M
- Archdiocese committed to contribute up to \$500K annually to fund (with annual escalator)

The Archdiocese of Saint Paul and Minneapolis entered into an operating agreement with the Trust to provide day-to-day management and maintenance of the facility.

Archdiocese's services:

- Meal preparation
- Cleaning services
- Resident programs
- Coordination of social services
- Building oversight
- Contract services management
- Accounting services



We all owe a debt of gratitude to the retired priests of this archdiocese for their incredibly generous service, both in the past and the present. With that in mind, I am asking for your support for a project that would express that appreciation.

— Most Reverend Bernard Hebda,
Archbishop of Saint Paul and Minneapolis



Catholic Community
FOUNDATION
OF MINNESOTA



ARCHDIOCESE
OF
SAINT PAUL &
MINNEAPOLIS

THE PLAN

Work is needed on many aspects of the interior and exterior of the Bryne Residence for the purposes of comfort and accessibility, energy efficiency, ease of maintenance and quality of life.

Renovation plan highlights:

- Chapel renovation
- Roof replacement
- Safety and security enhancements
- Apartment updates
- Technology upgrades
- HVAC/mechanical upgrades
- Energy efficiency updates
- Kitchen, dining hall, community room, and laundry facility updates
- Exterior stucco, window, and bay window repair or replacement
- Balcony repair



“When I came here in 2006, it was great. I’m thankful that the building will be renovated because how things look matters. When your home is failing apart, it gives the impression that you’re not that important and not worth investing in. New paint, lighting and upgrades makes a place livable and pleasant. Knowing that people are willing to support this renovation makes me feel better because it’s saying something about my value and worth. I’m so thankful.”

- Fr. Michael