

MOTION REGARDING THE DIOCESAN PROPERTY LOCATED AT 927 – 933 N LASALLE STREET

The purpose of this document is to provide the historical context for the Diocesan Council's motion to transfer the Diocesan property located at 927 – 933 N LaSalle Street, Chicago, IL 60610 to the Diocesan parish of Christ the Savior, Chicago, IL.

In the late 1990s, the Catholic Apostolic Church of Chicago offered the LaSalle Street property as a gift to the Diocese. After much debate, and with the blessing of Bishop Job, the Diocesan Assembly directed the Diocese to accept the gift. The Diocese acquired the LaSalle Street property via quitclaim deed for zero consideration in January 1997.

At the time the Diocese acquired it, the LaSalle Street property required extensive renovations to render it fit for purpose. The Diocese used the proceeds from the sale of the old Diocesan Center in Oak Park, IL to fund the needed renovations; however, the proceeds from that sale did not cover all the necessary renovations. A few years later, the Diocese secured a mortgage—using the property as collateral—to make further renovations to the property, including a new roof for the church building, new windows for the residence, and roof repairs for the residence. The Diocese is still paying-off that mortgage.

Today, the Diocese uses the LaSalle Street property in two ways. First, the Diocese uses the property as its Diocesan Center; the Diocese uses two offices in the church building for Diocesan Center business. Second, the Diocese uses one of the apartments in the residence building as the official residence of the Diocesan Bishop.

In addition to serving as the new Diocesan Center, Bishop Job envisioned the LaSalle Street property serving as a home for a vibrant, Orthodox parish ministering to Orthodox Christians in downtown Chicago. To this end, Bishop Job blessed the creation of the Christ the Savior mission. Over time, Christ the Savior has realized Bishop Job's vision. The continued success of the parish means that it now uses most of the available space on the property for parish needs and parish ministries.

As Christ the Savior has matured and grown, it has assumed increasing financial responsibility for maintaining the buildings on the LaSalle Street property. In the last two years, a consensus has formed in the parish that it is ready to explore the possibility of taking full ownership of the LaSalle Street property. At the same time, a consensus formed in the Diocesan Council that transferring the LaSalle Street property to Christ the Savior would benefit the Diocese. Discussions between the relevant parties have resulted in the proposal before you today.

On January 1, 2020, Christ the Savior will assume full financial responsibility for the LaSalle Street property. This Diocese will realize gross savings of around \$70,000 per year. At the same time, the Diocesan Center will move to St. Archangel Michael parish in Burbank, IL. The Diocesan Center will occupy the vacant rectory attached to the St. Archangel Michael parish. The cost of the new Diocesan Center will be a fraction of the cost associated with the LaSalle Street property.

The net savings realized by the Diocese from the LaSalle Street property transfer will be applied to the existing LaSalle Street mortgage—in addition to the regular monthly payments—in an effort to retire the mortgage as quickly as possible. The Diocese expects to retire the mortgage within three to five years. Upon paying-off the mortgage, the Diocese will transfer lawful title to the LaSalle Street property to Christ the Savior.

Should Christ the Savior need to sell the LaSalle Street property after receiving lawful title, the Diocese will receive a portion of the proceeds of that sale. The portion of the proceeds to which the Diocese is entitled reflects the amount of money the Diocese invested in the LaSalle Street property since 1997.