



CHURCH OF ST. CASIMIR

Religious Client

www.stcasimirchurch.org

PROJECT OVERVIEW: LANDLORD REPRESENTATION

The Advisory Services Group was hired in June 2013 to secure tenancy in St. Casimir's school in St. Paul, Minnesota.

BUILDING

Church of St. Casimir
930 E. Geranium Avenue
St. Paul, MN 55106

SQUARE FOOTAGE

52,000 SF

SERVICES

- Lease Negotiations

APPROACH

- Engaged in negotiations with school leadership to create a lease providing both parties time to design a longer term campus plan, which would keep the school as a tenant for many years.
- Worked through recent statutory regarding lease aid approval with the Minnesota Department of Education.

RESULTS

- Executed a 3-year renewal with LIFE Prep, a tuition-free charter school, generating \$1.35 million for the church.

"In my four years as pastor of St. Casimir's we have noted that the presence of a tenant in our school building is imperative to sustain the financial life of our church. The present tenant, Concordia Creative Learning Academy, has been in place for the past five years and will begin a new three year lease next month. The difficulty is the presence of the school's administrator and principal who is overly demanding, consistently disrespectful and unprofessional, and has made my life difficult on many occasions. Enter Paul Donovan who has functioned as a mediator between the landlord and tenant and reopened the channels of communication for us. I am grateful for his efforts and expertise and commend the Archdiocese for making his services available to those, like me, who get caught up in these situations."

Rev. Joseph Ferraioli
O.M.I., Pastor