



# Saint Stephen's Way

A Community for Homeless Families with Schoolchildren

Winter-Spring 2021

NEWSLETTER

Issue #8

<https://www.ssway.org>

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Saint Stephen's Way is an active non-profit 501(c)(3) Corporation, Federal Identification Number 45-5390085, providing affordable housing with supportive services to homeless families with schoolchildren in Brevard County, Florida.

## OUR MISSION

Saint Stephen's Way provides affordable housing, along with supportive services, to homeless families with schoolchildren in Brevard County.

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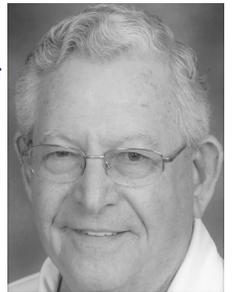
Jock Walker

## Groundbreaking Celebration Tues, March 2<sup>nd</sup>!

"For the last 3 years, so many amazing people and wonderfully surprising things have come together to make SSWay a reality," recalls John Farrell, SSWay's Executive Director. "Our Groundbreaking is the newest evidence of that!" Leading the team that's preparing for the ceremony is Mary Broderick, an experienced event planner and one of the original board members when SSWay first formed 9 years ago. "When my husband changed jobs 4 years ago, we

**IMPORTANT! Because of COVID and limited space at the 11:30AM ceremony, THE EVENT WILL BE LIVE-STREAMED on the Internet—click the link at [www.ssway.org](http://www.ssway.org) to watch.**

relocated to Wisconsin." Mary's husband is here, but she is still in Wisconsin to close on the sale of their house. "I'll arrive in Melbourne only a couple of days before the groundbreaking ceremony," so she is coordinating all the preparations remotely and is eager to get more involved with SSWay. Invitations are going out to local dignitaries and community leaders, and Pastor Garry Edwards of St. Sebastian's by-the-Sea Episcopal Church in Melbourne Beach will be the master of ceremonies. "When I asked 'Why me?', I was told it's because I'm a pastor and I have a loud speaking voice!" Pastor Garry has actively supported SSWay in fundraising activities for years, and loves how SSWay will offer a "second chance" to families that are on or over the edge of homelessness. Dr. Anthony Catanese, Fundraising Chairman (see article below), will be the keynote speaker for the event. Mary also says the Knights of Columbus will be helping with setup and parking at the ceremony, and there will be tents setup for shelter. "Refreshments will be served but done with COVID restrictions in mind." Florida Today will be there to capture the moment—look for an article in that paper right after the event. The SSWay campus is now transitioning from a construction plan to a construction project—physical evidence it is coming to life! (See article p. 2)



**John Farrell**



**Mary Broderick**



**Pastor Garry**

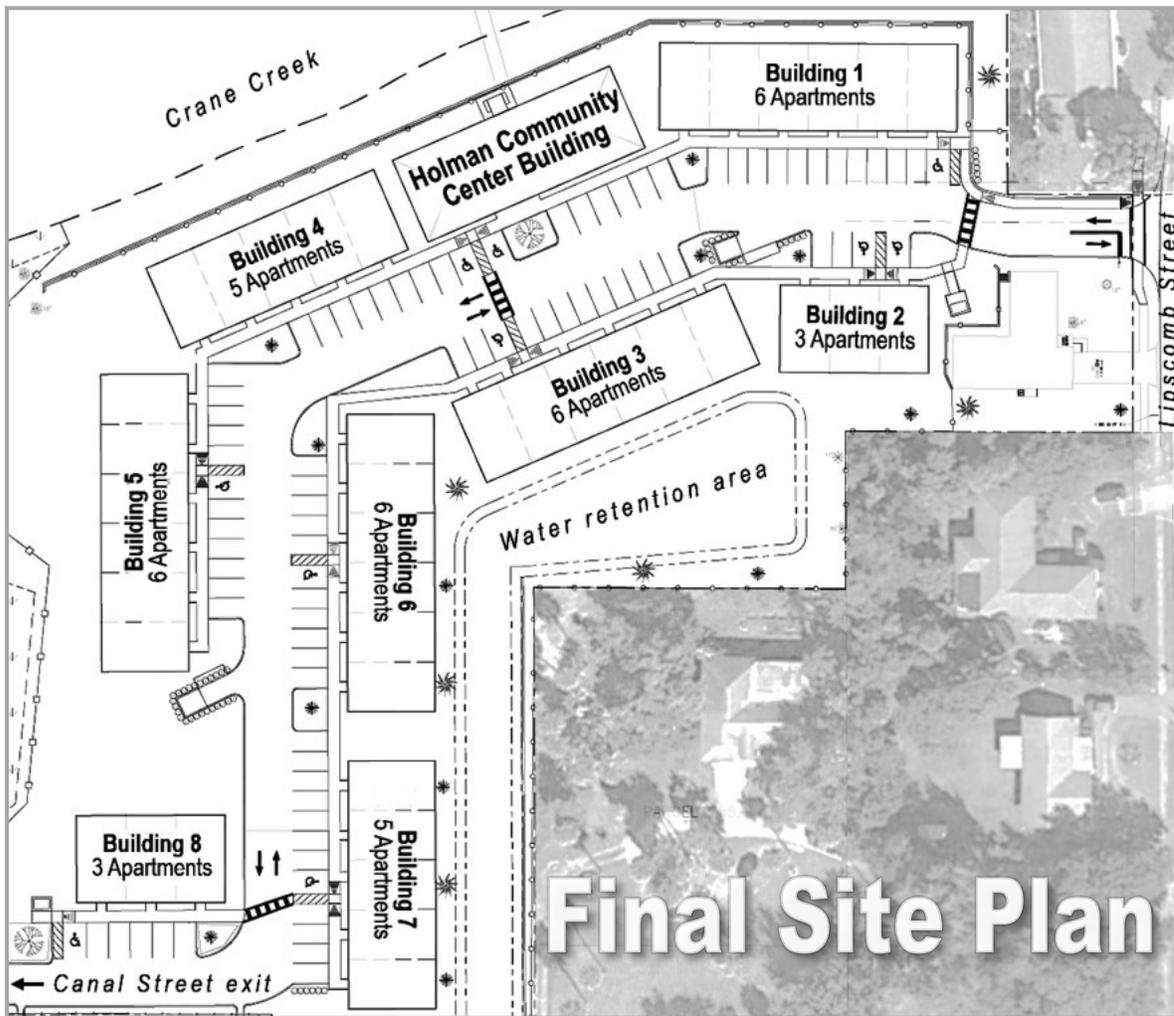
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## Fundraising Lands \$250,000 Challenge Grant

Tony Catanese has been busy! "We've got two major donors and a couple of others pooling their pledges to form a \$250,000 Challenge Grant," explains Tony. "That means they want it matched dollar-for-dollar by contributions from others." If 100% successful, the total for SSWay will be \$500,000. According to John Farrell, SSWay already has \$1,000,000 in hand to begin construction at the SSWay site, and with the Challenge Grant \$500,000, it's possible the anticipated expenses for all the horizontal construction (drainage and water retention, water and sewer lines, power, roads, parking, etc.) will be covered. The Challenge Grant will be open for matching donations for 6 months, from March 1<sup>st</sup> through September 30<sup>th</sup>. "I feel confident about getting funding to complete horizontal construction which will take us near the end of 2021," says Tony. "And we're hoping to not just meet but exceed the Challenge Grant goal!" When horizontal construction for the SSWay campus is done, vertical construction (buildings) can begin. And Tony already has those follow-on fundraising efforts in mind!



**Tony Catanese**



## ADVISORY BOARD

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## The Time for Construction to Start is HERE!

**“In early February, plans went out for bids to multiple contractors for the horizontal construction phase. The bids are due back the 18th of February,”** says Brian Bussen, Primary Civil Engineer for the SSWay team. “All contractors are good; I’ve used them often. We’ll figure out the best price, and I hope to make recommendations for a decision at the end of February.” Erin Trauger, lead engineer on the site plan, confirms only one permit left: “The City of Melbourne is processing the Environmental Protections permit—that’s always the last one to be done after the plan has been approved.” In Brian’s words, “They are almost done, just dotting i’s and crossing t’s.”



**Hugh Evans**

Hugh Evans, Land Developer on the team, characterizes the planning work this way: “This project has gone very smoothly. Erin has done a great job pulling all the pieces together! However, things always take longer than you think. Realistically it’s probably 30 days until the preliminary work at the site starts.” About the expected time to complete the horizontal construction phase, Brian says, “It’s about a 6 to 8 month job, so the end of November this year is about right.” Nevertheless, it’s wise to prepare for the unexpected. “The fun of land development is that every project is different. You always have to be ready to solve a problem you’ve never had before. We try to do all our due diligence, but always leave a contingency in the budget because something always happens. Every project I’ve ever had has had something come up that I’ve never seen before!” When it comes to how these folks *feel* about the project, they are all of one heart. From Hugh: “I’m very excited about the project and for the community and the families with school children that SSWay will be serving to hopefully change the trajectory of their lives.” Erin: “I’ve learned a lot through this project and enjoyed working with a good group of people for a great cause. I look forward to seeing it become a great success!” Brian: “I just can’t wait to see that first building done and the doors opened! It’s been an incredible community effort.” Regarding buildings, Vintage Estate (V•E) Homes will be doing the vertical construction once horizontal construction is completed around the end of this year. They are eagerly waiting for their turn! Craig Schmauss, Director of Purchasing for V•E Homes, says: “I and all of us at V•E Homes are very excited about this project! We agree the need that SSWay is striving to meet is there, and are looking forward to the construction project’s successful completion.” **AND SO ARE WE ALL!**



**Erin Trauger**



**Craig Schmauss**