



Board of Directors Special Property Meeting Agenda – Tuesday, April 11, 2023
4:00 PM Site Visits
Meeting in the Chapel following the site visits

Our mission: To be a compassionate, welcoming community that nurtures spiritual growth and practices justice.

Meeting Minutes

Board: Kim Reid, President; Paul Trewartha-Weiner, Vice President; Kimberly E., Secretary, John Helmers, Treasurer; Molly Dingel, Jodi Edmonson, John Tacinelli & Walt Rothwell, Members at Large, Reb. Luke Stevens-Royer, ex officio

Guests: George Huston, Dave Pesch, Gail Bishop, from the Building Our Future Team

1. **Call to order.** Kim R. called the meeting to order.
2. **Chalice Lighting & Reflection.** Kim R read a statement from the former minister when they were working on the building project for this church.
3. **Discussion about the Board Property visits:**
The building teams spent a few weeks looking at the various features of each property and shared those with the board prior to the tours. The reasoning for the other evaluated properties not making the final list was shared. The team unanimously chose the same 3 top properties with agreement on the top two.

The Donor and Viola properties were toured by the team and the various features were discussed. Kim R. will be updating slides for the forum tomorrow, April 12.

4. **Architect Team Decision:**
 - a. Review of interviews with architect teams. Each firm was given the same questions and interviews were conducted. The overwhelming preference of the team is to work with Locus (which also happens to be a bit less expensive). They also have experience in building UU churches.
 - b. Approval of architect recommendation and request for architectural assessment of the top two property types was discussed. Motion made by Molly, seconded by Brianna to approve contracting with Locus to evaluate the two properties and provide conceptual designs. Motion approved.
There are some specific requests from Locus for the congregation to prioritize design elements. Ann has some of this work started.
 - c. A request for pre-development meeting with the city is planned for both properties.
5. **Funding preliminary costs (church funds/loans)**

Kim R shared funds that are currently available to assist in the initial costs for the building project. Funds include early Building Our Future donations, the building our future fund, stocks, the Flora Woodworth Fund, operating reserves, and possibly some funds from the endowment and building reserve fund. \$220,00 could be available from these sources.

Some of these funds also need to be set aside for the Walden Lane building so that necessary repairs can be made in preparation to sell the property. A group has also met with F&M bank for a loan and has been pre-approved.

6. Steps in determining best property Choice:

- a. A draft of a letter of Intent to purchase Viola property to take it off the market as we consider both properties was shared with the board and discussed. John H. moved, and Molly seconded to approve Kim to sign the letter of intent and to send it to the developer. This letter also includes an agency agreement with Dan Groteboer. Motion approved.
- b. Motion to approval of property negotiating team of George H., John H. and Alex M. made by Paul T., seconded by John T. Motion approved.
- c. Motion made by Walt, seconded by John to engage with the Ohly Law firm to review real estate documents. Motion carried.
- d. City Pre-development Meeting. This is to help to identify any potential problems prior to development.
- e. Tentative decision timeline including voting process and dates.
We are down to 2 properties – taking one off the market while we consider options; we are contracting with architects, taking steps to learn more about both properties prior to development. Once more information is gathered, the options will be presented to the congregation. The board would like to provide opportunities for congregants to tour the properties prior to the vote. The board and BOF team will make a recommendation on a property for the final vote.

7. Congregational Communication / Input Tours of the Viola property will be made available to members of the congregation.

“We have no magical formula to give ourselves to show us HOW this job should be done. It is our task, our opportunity, our promising future. Let’s move toward it with confidence.

From “As we Plan to Build” report - 1966

Meeting adjourned.