



## Location Team (BOF/BO) – May 25, 2023

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

### Meeting Minutes

**Attending:** John Helmers, Greg Turosak (team lead), Ann Hutton, Kim Reid, Gail Bishop, Dave Pesch, George Huston, Alex Mayer

- 1. Call to order/reading/chalice lighting.** Greg called the meeting to order and provided a reading. The chalice was lit.
- 2. Recap of deed acquisition on Viola Road property.** John said the deed was filed at the courthouse on May 17; it includes the large parcel plus the smaller parcel on the east side. Connie Schuelka is working to make sure that we have liability insurance. The first payment to the bank is due on or about June 11, approximately \$2,900 per month. The loan is a 5-year balloon. We can't pay it off early, but we can roll the principal into a construction loan, and we can refinance.
- 3. Pre-development planning recap.** Discussion first was of hiring a civil engineering firm to help the development plan and other issues. John went through his draft proposal for land surveying, development planning and civil engineering services. The group was in agreement with the draft and with John sending to two firms, with a reply deadline of June 2. Once the two firms have replied, the BOF Core Team will go through the responses and make a recommendation to the Board on June 6, with the Board expected to then make a decision electronically that same day or next. Dave went through a document that he has prepared that includes all the necessary development planning tasks. John said he would work with Dave to post the document to our shared drive.
- 4. Questions that Locus wants answered.** Ann said that the Design Team has been going through the list of questions, and that team members are making comments to the document on the drive. Ann encouraged any comments from Location Team members as well, and said everyone will have an additional chance to comment at future meetings.
- 5. Easements on current property.** Kim said the Board is OK with using the Dunlap Seeger law firm, and that she will ask about the cost. George said he has spoken with Realtor Dan Groteboer, and Dan mentioned two important things that need to be done in advance of putting our current property on the market: (1) Clean up the easements issue; (2) Convey what is an acceptable timeline for us in terms of moving from our current property. Kim said her understanding from Dan is that it could take 12-18 months from the time of putting our property on the market until closing. She also said she spoke with Rev. Luke, and he feels there are options for us in the interim, including possible using space at the nearby UCC church. John said we should make clear to any buyer that their purchase does not include the organ. The group decided we need to have another discussion with Dan soon, and George said he would contact Dan about the possibility of June 8. Kim said she is looking to the Location Team to make a recommendation to the Board at some point regarding when the property should go on the market. John wondered if we should approach churches who might be potential buyers on our own, to avoid the Realtor commission. Alex cautioned strongly against that. The group also discussed what to do with all the stuff in our current building and how we might store it in any interim between when we would need to leave our current building and when we could move into the new one. Greg offered to approach Erika Fetterman to

see if she would be available to develop a complete inventory (Gratitude Team list of items, other items that would need to be stored in a climate-controlled environment, and other items that would not need to be in a climate-controlled storage area) and to see what our various storage options and costs might be. Regarding a list of tasks for the Location Team, Greg offered to develop a list of tasks and their status and to post the document on the shared drive.

6. **Adjourn**

**Next meeting:** June 8 or June 15

Respectfully submitted, Greg Turosak (team lead)