



## Location Team (BOF/BO) – June 15, 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, George Huston, Kim Reid, Gail Bishop, Dave Pesch, Walt Rothwell, Alex Mayer, Erika Fetterman, Dan Groteboer (Realtor)

1. **Call to order/reading/chalice lighting.** Greg called the meeting to order and provided a reading. The chalice was lit.
2. **Items for discussion with Dan Groteboer, Realtor.**
  - a. **WSE invoice.** First UU has already paid a \$7,743.13 invoice from WSE Engineering, a higher amount than expected. Dan had helped First UU engage the services of WSE by working with Bill Tointon, director of land development for WSE. Dan said WSE had originally made a lower estimate based on presumed work on the Viola site only. Then, as events unfolded quickly, WSE understood we also wanted information on the donor site and Eastwood property, and made an investigation into the Decorah Edge as well. Their work all resulted in deliverables (reports). WSE moved us ahead of other clients because we needed the work done quickly in order to secure the Viola site. Dan said that Bill Tointon also donated 50% of the time he spent doing work for us. John and others thanked Dan for his explanation.
  - b. **Timing/selling time estimate for current property.** Dan said that if we want to sell our current property and building to another church, time of year putting the property on the market is not a consideration. Regarding other developers, Dan said he has sat in our parking lot with a couple of apartment builders, and there is interest. One he mentioned in particular was Dan Schoeppner of Schoeppner Construction. Dan said he didn't think that a builder would get approval in our neighborhood for a wide-open new apartment plan. Instead, he said it's more likely a builder could get approval for a plan that would involve repurposing our building, plus building apartments and underground parking on our site. He mentioned apartments for people 55 and older, with our current building being used for offices, activities, etc. He also pointed out that once we would have a Letter of Intent from a developer to buy our property, there could be 16 months lead time as the developer does due diligence, etc., with the possibility that a developer could back out at some point. He advised that our best scenario would be to have a sales contract in place with a rent-back agreement so that we could stay in our current location until our new building is ready. Alex recommended not trying to time the market and to instead get the building and property on the market sooner rather than later.
  - c. **Possible proceeds.** In a discussion on price, Dan said it depends on who is buying, but agreed that it could be in the \$3.5 million to \$4 million range, and agrees that we could list at \$4 million.
  - d. **Advice on easement issue.** Regarding a possible cloud over the title to the 20-foot easement on the east side of our lot, Dan suggested working with one party, such as attorney James Ohly for our neighboring Jehovah's Witnesses church, and then bring our research to our attorney.
  - e. **Next steps/other.** Regarding possibly splitting the Viola property into two parts – one part annexed into the city and the remainder staying in the township, Dan recommended against a split and said he'd keep it in the township if possible. Dan also asked us to keep Schoeppner in mind when we're to the point of considering a builder.

3. **Recap regarding civil engineer.** John said that he, Dave, George and Kim attended a June 14 kickoff meeting with Widseth, the civil engineering firm with whom we have contracted. The meeting also included representatives of our architectural firm, Locus. Logan Tjossem of Widseth said we'd face a much shorter time for approval of our plan with the township (3-6 months estimated) versus up to a year with the city. And, we wouldn't have to address the storm water, containment ponds and bike trail issues with the township. Kim said we've divided up a few issues to research prior to the July 12 meeting with Widseth, at or before which we hope to make a decision on city versus township or a split. Locus needs to know our decision in order to proceed. Kim asks for pros and cons and a recommendation from the Location Team and Core Team prior to the July 19 Board meeting. John said that Widseth hopes to have topographical maps of the site ready to deliver to us by next week, and has agreed that we can have a church crew walk with their surveyors as they do their work so that we can place additional property line stakes along the boundaries.

4. **Recap of easement issues.** Greg said that he's working on creating a visual version of the property timeline that he sent to Location Team and Core Team members in early June. The purpose of that would be for us and for whomever else we present the information to (attorneys, register of deeds, Jehovah's Witnesses) to more easily grasp the issues. Once the visual version is complete, we could initiate a meeting with the attorney or representatives of the Jehovah's Witnesses to move the issue forward.

5. **Other items.** George mentioned that Rev. Terri Burnor is our guest minister this coming Sunday and is involved with Interfaith Power and Light. George suggested that he and whoever else is available meet with Terri after the service to learn more about no-cost solar energy options.

6. Adjourn

**Next meeting:** June 29

Respectfully submitted, Greg Turosak (team lead)