



## Location Team (BOF/BO) – March 18, 2024

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

### Meeting Minutes

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

1. **Call to order/reading/chalice lighting.** Greg called the meeting to order and provided a reading. The chalice was lit.
2. **Update on Walden Lane site going on the market.** Realtor Dan Groteboer joined the meeting via phone. He said he had sent out packages of information to various people and developers around the state and country. Information also has been posted to internet platforms for Realtors. He has still been pushing the idea of a 55+ project for the site. He said there is some casual interest because of the exposure Rochester is getting due to Mayo Clinic's announced building program. He said interest rates are a big factor and they have not been softening as quickly as he had hoped. Dan also said that as soon as the board approves putting up a for sale sign, he could work with his sign guy to get a sign completed within a matter of days.
3. **Update on easement matter.** Greg said that he and Kim met a few days ago with attorney Karen Fetterly. She thought that it would be straightforward to work with both the bank and the county on clearing the title. Then, we could work with the city regarding clarifying the right-of-way matter. After that, we would then communicate with the Jehovah's Witnesses.
4. **Update on E. Circle Drive access to Viola site.** Dave discussed approaches to gaining additional access to the Viola site, which so far the county has denied, from both a legal and a traffic study point of view. **Legal:** Dave said that we could use legal research tools at the courthouse for free. He indicated that his initial attempts at search phrases turned up thousands of results related to access issues and governmental decisions. Discussion indicated that pursuing a legal route, in which someone with expertise probably would need to spend a lot time, could be costly. **Traffic studies/projections:** Dave then addressed whether we may be able to justify access from East Circle Drive by demonstrating that daylong meetings/events/retreats that we may let third parties conduct on the new church site may generate enough traffic. Our pitch to the county for access needs to be based on projections, Dave said.
5. **Update on annexation, matters with the city.** A check covering annexation application costs is to be delivered to the city this afternoon. The Neighborhood Information Meeting (NIM) regarding our annexation request for the Viola site is scheduled for April 29. Greg reported that city mowing of the area around the lower containment pond was to occur yet today.
6. **Communication from local housing coalition to Rev. Luke RE: new site.** Greg explained that Rev. Luke received a communication from the Coalition for Rochester Area Housing regarding their interest in using a portion of the Viola site for affordable housing units. Greg said his view was that any third-party proposal to partner with our church on the new site is properly in the domain of the Core Team and the Board and should also involve congregational input. Consensus supported Greg's statements. Gail suggested that when we are approached by various groups about the Viola site the response now is that we are at a point where we are exploring our options.

**Next meeting:** 1:30 p.m. Thursday, April 4

**Adjourn**

Respectfully submitted, Greg Turosak (team lead)

**Other upcoming Location Team meetings:** April 18, May 2, May 16