

3/12/06  
ACJ

## Christian Education Building

Sell or Develop ourselves?

Subdivide:

Sprint-Nextel Part of subdivision, Part of condominium. Condo agreement. Maintenance of roof, parapet, access ladder or walkway.

Does JBL plan to remove ladder? If not or if it is moved, how about Air Rights.

Do we discuss addition of 3 more antennas with JBL? Rent now 1380<sup>00</sup>, w/additional ant. +200<sup>00</sup>

Utility Room/Boiler Room - Do we share room? If so who maintains roof? Does JBL plan to remove existing boiler? Would RE Michels be interested in buying back? Are Ed. Bldg. + Church systems completely independent? Room access is only through Church Hall. John Price is most knowledgeable of equipment in room. Electric power comes in Utility Room for Church + Ed Bldg. Two meters + Sprint submeter. One meter serves Church + Ed Bldg. Other meter serves Church A/C only. I think it is 3 phase. Does JBL plan to centralize their electric in an entirely different location? Do they require 3 phase current? Gas comes in complex through Ed. Bldg. Both buildings now heated by gas by separate systems. Church will be continued to be heated by Gas. Does JBL plan to heat condos by Heat Pumps (Electric) or Gas Hot Air? Do we need to relocate Gas entrance + meter for Church? What is cost? Water enters Church + Ed Bldg. through Church Kitchen. I assume JBL would have to bring water in from East Ave. Where is Church + Ed Bldg's hot water heater.

Rear "L" of Ed. Bldg. Church should retain Pantry Closet + Audio Closet which are actually part of Ed Bldg. Both Church + Condo dwellers need access to rear stairway and alley.

Who gets closet under stairs where Flowers are kept? Do we replace door leading to stairs going down to Fellowship/Friendship Hall or simply repair/maintain one way lock on existing door? Same with door leading to Sanctuary.

We would have to share door to Boiler Room roof as it provides only access to outside of both Bldgs. Who maintains? Does it need replacing? Wooden door. Is lighting of alley/rear stair up to OSHA + Fire Regulations. I don't think so - who pays?

Bell Tower is not really part of Ed. Bldg. It was built when Church was built, 1957. Unfortunately only access to ~~2~~ rooms is through Ed. Bldg. If we let developer have those 3 rooms we are giving them approx.  $1.14 \times 3 = 342$  sq. Ft.  $342 \text{ sq Ft} \times 90^{\circ\circ}/\text{sq Ft} = 30780^{\circ\circ}$

$(1,175,000^{\circ\circ} \div 13000 = 90.38)$  Several people in the Church have expressed concern to me about us "giving" the Bell Tower to a developer. If JBL or developer takes over the 3 rooms they would have to agree to not change windows or Facade without permission from Church.

Who maintains exterior of Bell Tower? JBL mentioned that they would maintain clock, spire + chimes (bells). The current state of the clock + bells needs more than routine maintenance. Eastward facing clock is jammed + disconnected. Inner milk glass face of one clock is cracked (we have a replacement) Hands need painting. Interior structure of spire needs painting. Solenoid operated bell clappers + programmable computer system needs updating. Currently not operating. We can only ring one bell now using old cam operated mechanism. Interior lighting of clock faces was never finished. Exterior lighting was done instead, however I don't think that is operational currently as Bill Myer's health has

not permitted him to keep up with it anymore. Is JBL willing to do all of the work, part of it or what? Who pays? The bell tower used to be an important part of Batz's Church's image. At one time it was known by mariners entering Baltimore's Harbor as a landmark. Does any of this mean anything in future marketing or our current congregation's vision? Should funds be budgeted for some of this as I doubt if JBL is willing to bear the cost of all that really should be done. As for access to Bells, Clock + Steeple, I think JBL's proposal to provide access from Ed Bldg's roof is feasible. They would have to break through the Ed Bldg's parapet and into the tower which would provide about a 3' to 4" high opening into the room under the clock + bells. Height of opening would depend level of deck built on top of Ed Bldg's roof. I would be strongly opposed to any modification of Louver Room which houses clock + bells. Of course a weather proof door would have to be provided.

Parking. I think parking on first floor under bldg is workable. There is still a question in my mind though as to whether 6, 9, or 12 spaces are required. Who do we believe? We and our neighbors should have input into where entrance would be located and what overall effect under building parking would have on East Ave. Maybe we or JBL should make some attempt to sound out neighbors before formal hearing. Has any effort been made to communicate with neighbors since first meeting? Does JBL plan a ramp, building up floor, or a lift in converting lower floor to parking. How about ventilation + drainage? Parking space yields can be increased significantly using lifts + turntables. So there are ways

to get as many spaces as required into the area available on the First Floor. All you need is money. Automated parking systems are being used in Europe and are now moving into the U.S. An internet search yields a lot of information on systems + equipment available.

Elevator - How would through roof elevator affect exterior appearance of Bldg?

Other Issues :

- Condominium Agreement
- Parsonage
- Sell now or later
- Develop ourselves
- Use of Funds
- Investment of Funds