

United Evangelical Church Council Minutes
March 14, 2006

Meeting began 7:05pm
Devotion given by Howard Carter

Attendees: Nancy Parker-Gray, Clarence Rowell, Howard Carter, Ellen Carter, Rev. Cathy, Lori Beth, Calvin Gundlach, Harvey Jacob, Rebecca Orendorff, Lynn Sanders

Guests: Jeff Landsman, Jeremy Landsman, Bill Caltrider, Dale Sanders

Meeting was dedicated mainly to discussion with Jeff & Jeremy Landsman (JBL Real Estate LLC) and Bill Caltrider (Federal Realty) regarding the sale of the Christian Education building.

JBL's office is located at 2030 Aliceanna Street. Information can be obtained via their website at www.jbl-realestate.com.

Questions stemming from the March 5 meeting were compiled by Rev. Cathy, Harvey Jacob and Dale Sanders to present to JBL. Bill Caltrider developed new contract for Council's review describing the sale of the entire Christian Education building and amending the sale price.

Items discussed:

- Jeffery described a letter that St. Bridgid's had shared with him from the Arch Diocese indicating that they do not look favorably upon the parking arrangement proposal between JBL and St. Bridgid's.
- JBL must wait for decision from UEC before they can proceed with feasibility study or layout of any other monies. The following timeframes were needed:
 1. Post intentions to Canton Association and neighborhood regarding UEC's plan to sell the building.
 2. 30 days timeframe for cost feasibility study.
 3. Approximate 60 day timeframe for City approval of JBL's intentions.
 4. JBL would be able to withdraw from the contract at any time.
 5. The easiest path would be for UEC and JBL to apply together in one hearing for sub-division through Board of Municipal Zoning Appeals.
- Roof access to UEC will be granted through stair/elevator shaft. Esthetics of exterior building is to remain similar to current appearance. Elevator would not be visible from street. Garth Rockcastle is architect being used. He is the Dean of Architect and Urban Planning at University of Maryland. Roof between Christian Ed building and Church building will remain property of UEC and will be maintained by UEC. Roof over Christian Ed building will be developed for condo owners' use (depending on code laws, etc).
- JBL does not want to use the roof for air conditioning units but they are not sure at this time exactly where the a/c units will be housed. UEC will retain access of roof for our a/c units.

- Harvey described the Sprint contract to JBL. Addition of any other Sprint equipment (i.e., additional antennae) will be tabled for the time being.
- 6 to 8 parking spaces are being sought. Zoning is 1 for 1. There would be no additional funds for any spaces over 6 since the lump sum \$75,000 was offered in addition to \$1.1million.
- UEC and condo utility meters will most likely be on basement level (relocated at developer's expense).
- UEC's intention is to repair bells for ringing and would give bell ringing schedule to our condo neighbors.
- Bell tower access discussed. JBL will look into access entrance to Bell Tower. Exterior maintenance of bell tower to be retained by JBL. Workage of clock and bells would be UEC's responsibility.

Ellen Carter made motion to schedule Congregational Meeting on April 2, 2006 to vote on sale of entire building or decide on development on our own and to have one service at 10am on this day, with **no Absentee Ballots accepted**. Clarence seconded the motion. 8 'yes'; 1 'no'. Motion passed.

Rebecca Orendorff and Nancy Parker-Gray plan to explore other potential possibilities for development of the Christian Ed building.

Financial: Options will need to be explored to determine how to continue paying our bills. Calvin & Harvey advised that we have to move monies around between accounts and will be looking for direction from Council. We will look into cashing in CD's before we consider selling stock at this time. Harvey met with realtor who is putting add in Baltimore Sun to advertise the Lombard Street property. Harvey is exploring on-line banking.

Miscellaneous:

Clarence motioned to approve article to be placed in The Guide to announce the Last Supper Tableau. Seconded by Ellen; all in favor. Announcement to be sent to neighboring churches for announcement to their congregations.

Tuesday night Narcotics Anonymous group has completed their meetings at UEC and have moved to St. Brigid's. Clarence motioned to allow group to pro-rate March rent to allow them to pay partial month's rent to St. Brigid's. Seconded by Lori; all in favor.

Cass Young, Diane Pachilis and Karl Price are our new Fellowship leaders.

Volunteer needed to help organize 50 Year Confirmation luncheon.

Church picnic to be discussed at next meeting so we can decide on booking a location.

Verizon has been contacting church office regarding usage. Nancy Parker-Gray offered to contact Verizon to determine what they are trying to accomplish.

Ursula attended workshop with Rev. Cathy entitled "Multiply Your Ministry Moving From Sitting to Serving". Ursula sent a summary of the workshop to Council.

Pastor's Report: Confirmation question night is April 6 at 7pm. Ellen and Howard Carter volunteered to participate in questioning.

Holy Week preparation to begin – ordering palms and flowers and organizing day to strip palms.

Central Atlantic Conference Annual Meeting will be held June 9-11 at University of Delaware. 3 lay delegates being sought to attend.

Rev. Cathy has been asked to prepare an Affidavit of counseling sessions and will meet with UEC lawyer.

Rev. Cathy will be on vacation the week of April 17.

Next Council meeting will be held Tuesday April 25th due to Holy Week.

Meeting adjourned at 10pm with Lord's Prayer.