

Special Congregational Meeting Minutes
April 2, 2006

Meeting began at 11:45am with a prayer from Rev. Cathy.
59 in attendance.

Based on questions received regarding the sale of the Christian Education Building at the prior special Congregational meeting on March 5, 2006, Rev. Cathy, Harvey Jacob and Dale Sanders met and compiled questions to present to Council, then to JBL Developers & Bill Caltrider (Federal Realty). Council met with JBL & Bill Caltrider on March 14. Council then requested the April 2 meeting in order to present answers received from JBL Developers to the Congregation. Dale Sanders reviewed answers reflected in March 14 Council minutes for open discussion with the Congregation.

Bill Single suggested the possibility of selling the Sprint agreement to JBL for an additional lump sum amount. Council will present suggestion to JBL.

Question raised asking if Council would consider getting 2 or 3 other realtors to get pricing options but no one except Council members and a few other members on special committee are willing to give time required to have these meetings, etc.

Rev. Cathy, Nancy Parker-Gray and Rebecca Orendorff again looked into funding sources, grants, federal initiatives to explore the idea of developing the Christian Education Building ourselves. We don't know if we would receive grant monies or not. Building is zoned for residential use no matter what is decided or who finally purchases the building so the options are a 'gamble' either way – either sell & begin to rebuild to allow UEC's vision to remain alive and keep our doors open; or, make a loan and hope our ideas for building renovation and self-development would work out and allow us to be able to repay the debt and keep our vision alive. Bottom line is UEC will not be making large amounts of money with either option .

Rebecca presented affect and impact on PACT and disappointment about church's decision to sell the building. A letter was read from one of the PACT parents and Rebecca asked for consideration of the parent's comments when deciding how to vote.

Harvey reviewed UEC's current finances:

\$100,000 in CD which matures January, 2007. We would lose interest if we borrowed against this CD. We have \$14,000 in Constellation Energy stock and \$5,500 gifted to UEC from Trinity UCC for church growth and special purpose monies. The property on Lombard Street that was bequeathed to UEC has been sold for \$123,500. We should net approximately \$115,000. Cashflow has been very slow and Harvey asked PACT to submit their rent funds early to help with cashflow.

Elaine Kimos re-presented the non-profit options that were considered prior to listing the Christian Education Building for sale. Concentrated efforts for possibly long periods of time are required for any non-profit projects. While we have many voices with many

different opinions, every one has limited time and most are not able to commit to such a requirement. That would be a period of time where all we would do is repay the loan and would make no profit.

Motion made by Dorothy Jones to accept the offer from JBL to purchase Christian Education Building for \$1,175,000.00; seconded by Diane Borkman. Ballots completed and counted:

41 'Yes' votes to sell the building

16 'No' votes not to sell

Lori Betch will contact JBL on April 3 to advise them of the decision to accept their offer. JBL's feasibility study will be the next step now that a decision has been made.

Meeting adjourned at 12:50pm with the Lord's Prayer.