

United Evangelical United Church of Christ
Special Congregational Meeting
April 22, 2007

45 people in attendance

Church School Building discussion – Selling may not be feasible as only one developer was interested and there was an issue with off-street parking as well as concerns within United for releasing the bell tower to the developer.

Jubilee Baltimore – Recommended development of condominiums, however, parking would still be an issue. Parking access through front of building is not allowable since building is historical and rear parking is probably not feasible because of variances required for width of space available.

Multi-tenant non-profit center is being researched. Council is in favor of this option. Current zoning is R8 Residential which does permit the non-profit center option but would require Planning Board approval. Grants are available for development of building. Charlie Duff of Jubilee Baltimore will advise if Jubilee Baltimore can assist with this development.

Slide presentation of bell tower and church schools rooms presented. Harvey Jacob offered comments on items he feels should be changed to enhance presentation of the building.

Council had previously been authorized to proceed with selling the building. Harvey asked for motion to rescind selling of building. Bob Osburne motioned to rescind selling decision; seconded by Pat Jenkins; two opposed.

Darlene Waters motioned to pursue Multi-tenant non-profit center; seconded by Ed Willis; all in favor.

Stained Glass Windows – 10 very nice windows & 1 large window in balcony. Repairs needed – windows leak during hard rain and there is damage to plaster and window sills. The protective glass outside of the stained glass windows is cracked or broken, which is causing damage to the actual stained glass. Proposal from Higgins & Associates to repair and restore the windows = \$23,000 for total window repair or they could do a few windows at a time. Should United consider fundraisers for this project? Carolyn Noteware motioned to proceed with complete restoration of all affected windows; seconded by Ed Meyers; all in favor. Estimate is valid for 120 days.

Stock, investments and certificates of deposit are doing well.

Motion to adjourn made by Sam Jones; seconded by Lori Betch. Meeting adjourned 1:05pm.

Congregational Meeting 4/22/2007- Notes

Another chapter in the saga of 923 South East Ave.

Surveys – studies – meetings – not much progress

We do know a whole lot more now – not all wasted time

Have learned about the condition of the building – market – zoning – parking-
That selling the building is not necessarily a good move

Need to know more about costs involved in whatever route we take – future goal

Talked about Jubilee Baltimore's study & ideas at informational meetings

Developing as condominiums could be very speculative & requiring us to give up more than we are willing to. Parking issue – 10 ft wide alley – costly – board & neighborhood

Developing as residential rental too costly for rate of return – parking issue no better

Recent research has turned up trend toward people developing buildings as Multi-Tenant Nonprofit Centers. shared space – conference rooms – copy centers- secretary pools

Organization in CA leading effort throughout country – seminars – information – etc. contacted, described building – location – size – web site

Zoning would permit – with board approval – daytime use – no parking problem

Would allow us to retain title to building – still have use of some space – finding right tenants could fit mission of Church – grant money may be available

Asked Jubilee Baltimore if they would be interested in pursuing this avenue with us – they stated that the idea sounds promising, however since their focus has been housing, decision would be up to Chas. Duff, Pres.

At council meeting Wednesday, council voted unanimously to pursue converting the School Building into a Multi-tenant nonprofit center

If we go in this direction, it would require not just the support of a few people, or just the Church council, but the whole congregation

Need to clean up building for show – form committees – Design, renovation & construction, Funding & grants, Nonprofit organization tenants, Legal & zoning

Questions & Discussion - - - Call for motion rescinding council's authorization to sell