

First Unitarian Church of South Bend
Special Congregational Meeting
February 5, 2012

1. Call to Order- Meeting was called to order at 12:30 p.m. by our president Dave Wistreich. It was determined there was a quorum with 59 signatures (see a list of members present attached).

2. Opening Words- Rev. Sian Wiltshire gave the opening words.

2. Call for Resolution - David Mayfield moves that the congregation vote among the options being:

- a. Buy and rehab at 801 East Washington Street;
- b. Buy and build at 712 Niles Ave. and adjacent property;
- c. Remain in current building at Colfax and Eddy and lease property;

and authorizing the Board of Trustees to pursue in the best interest of the congregation that option selected to a contracted state. Bette Asplund seconds the motion.

Discussion:

David Mayfield suggests that we may need to have one vote for everyone's first choice and then re-vote on the winner to solidify the final choice. Michelle Richards moves to make an amendment to the motion and add that we conduct a second yes/no vote to take place after the first vote on the option that receives the most votes in the first round. Don Wheeler seconds the motion. The vote receives two nay votes. Motion carries.

A. 801 East Washington St.

Michelle R. would like to remind the congregation that no money was factored into our cost figures for rehabbing any of the RE space at this facility. Barbara W. comments that we have a possibility to park in the TCU parking area and on the street and adds that the RE space could be done upstairs. She also likes the elevators and believes we could do the remodel in phases. Dale Gibson adds that the kitchen and social hall could be in the basement and the RE rooms upstairs. Don W. would like to remind the congregations that the roof and many mechanicals are original to the building and will need replacing in the not so distant future. Susan S. confirms with Brenden C. that this building can only support a sanctuary of right at 160 people and we had originally wanted an area that could seat 200. Bette A. mentions that being a landlord has many disadvantages. Tama C. feels green space is very important and is concerned that our children along with our pagan community would not have adequate space at this option. Julie W. adds that getting a play structure in the fenced in area may not even be possible.

B. 712 Niles Ave.

Fern H. questions the operating/mortgage expenses in comparing option A to B. Dave W. clarifies that option A will be in the range of \$29,000-\$48,000 and option B will be in the range of \$29,000-\$54,000. The range in the figures is because we have not held the capital campaign yet. Chuck L. explains that one advantage to our group meeting on Sunday is that there are a number of facilities within very close proximity that will have empty parking lots on the weekends. This could allow for a possible agreement where we share parking. Bob A. believes

there is “a subjective area of pros” we have not talked about yet. He feels this property will drum up a limitless amount of enthusiasm for the future of our community. Elizabeth S. adds that the possibilities at this site are endless. She can see us expanding and using this land for our congregation 40-50 years from now. Barbara W. does not think this lot is right for us. She believes much of it is unsuitable to build on and is unhappy with the parking being in the front of the property. She thinks this will hide the structure. Tama C. likes the land because it’s on a busy road and in very close proximity to the river. Anne M. likes the idea of a green building and feels the land is really nice.

C. Remain in current building

Anita M. asks how long each project will take. Brenden C. estimates that Niles Ave. will take about 12 months and Washington St. would take about 6 months. Chuck Leone adds that because of recent negotiation talks, he knows our CAM charges are going to go up substantially in the next lease cycle. Joe G. adds that he quite likes the aesthetics of this facility and does not see it as a negative at all. He adds that with a deficit budget and decreased RE numbers, staying here would allow us to rebuild ourselves a bit before taking yet another leap. He would like to see a permanent minister and more stability before we move. Don W. does not feel like we have an identity here. He does not like that we cannot display things but for Sunday morning. Heather E. feels our kids really need a spiritual home. She feels having to set everything up and take everything down on a weekly basis is very taxing on everyone helping with RE.

Vote: Michelle Richards called the question. Susan Siemers seconded. The vote went unopposed.

The vote on the motion had 48 votes for 712 Niles Ave., 6 votes for 801 East Washington, and 5 votes for our current facility.

The second vote had 48 yes votes, 8 no votes and 3 abstentions.

Rich Wallace moved to adjourn which was seconded by Josh Wells. The meeting was adjourned at 1:45 p.m.