

St. Andrew Presbyterian Church  
Minutes of the Session Meeting  
April 4, 2017  
Heidger House

Present: Elders: Mark Beerends, Sarah Brakke, Patti Benson, Jeff Charis-Carlson, Gene Dierking, Margaret Heidger, Cindy Kasper, Kelly Lamb, Dan Steele, Bruce Walker, Jan Waterhouse. Pastors: Matt Paul, Kyle Otterbein. Guest: Bill Wittig.

Excused: Kathy Duys, Jenny Pigge, Aaron Shileny and Cindy Vonderhaar.

A quorum was established, and Pastor Matt opened with prayer at 7:02 p.m.

**Motion:** The land sales team moves that the listing agent for the Camp Cardinal properties be granted permission to additionally list the triangle property as five condominium pads at \$250,000 each. **MC**

Bill Wittig explained how the motion involved changing the marketing strategy to allow for people to purchase one of five \$250,000 condominium pads rather than require a developer to plunk down \$1 million for the entire property.

If/when offers eventually come in, the goal is to have letters of intent for at least three of the pads and then attract a developer to purchase all five pads and take over the costs of developing the infrastructure.

The primary risk comes with being able to find prospective buyers for at least three pads and then being unable to find a developer. If the Session finds itself in such a situation and members are tempted to move forward as the developer for the property, the Session should re-think that option and proceed with great caution.

Questions were asked about why a developer would be interested in buying the property, especially given the tight margin left for making a profit on the pads. The main profit, however, comes from whatever gets built on the land – not from the land itself.

There were unanswered questions raised, however, about how and when such offers should be brought to the congregation and later the Presbytery for approval. Any letters of intent drawn up with prospective buyers would need to make clear that the offer can be revoked if there aren't enough pads sold or if no developer shows interest even after pads are sold.

Voting yes on this motion, as was pointed out repeatedly, would not negate the possibility of someone still offering to buy the whole property for \$1 million.

Throughout the discussion, there were several motions approved to extend time for discussion.

The meeting was closed in prayer at 7:51 p.m.

Respectfully submitted,

Jeff Charis-Carlson

Matt Paul

Clerk of Session, pro tem

Moderator