

Saint Andrew Presbyterian Church
Congregational Meeting Minutes **Draft**

10 June 2018 10:00 a.m.

Elders present: Sarah Brakke, Mark Beerends, Tim Benson, Jeff Charis-Carlson, Ann Ford, Margaret Heidger, Bethany Lagani, Cecilia Norris, Cindy Vonderhaar, Bruce Walker, Jan Waterhouse

Excused elders: Patti Benson, Dave DeGroot, Kathy Duys, Myrna Farraj

Pastors present: Danie DeBeer, Kyle Otterbein, Pastor Emeritus Mark Martin

Moderator: Danie DeBeer

A quorum of 80 was established.

Nominating Team report: Danie introduced Sarah Brakke to report for the team. She expressed thanks to those whose terms are coming to an end: Elders Patti Benson, Ethan Goers, Cindy Vonderhaar, and Jan Waterhouse; and Deacons Dennis Aubrecht, Beth Dowd, Laura Kastens and Gatwech Miak. Thanks also to the other officers and team members whose terms are expiring. Thanks also to outgoing Personnel Team members Dean Oakes and Karna Wieck, outgoing Treasurer, and outgoing members of the Nominating Team Kathi Anderson, Paula McCue and Beth Anne Pigge.

St. Andrew's 2018 Nominating Team consists of elders Jeff Charis-Carlson (chair) and Sarah Brakke, Deacon LeAnn Otterbein, and at-large members Kathi Anderson, Peggy Hausler, Paula McCue and Beth Anne Pigge. They put forward the following slate of nominees to fill vacant positions among St. *(Pam Wurster was nominated for a deacon position from the floor during the June 10, 2018, Congregational Meeting.)*

Session:

- William Sparks, Class of 2019
- Sarah Brakke, Class of 2021
- Margaret Heidger, Class of 2021
- Beth Anne Pigge, Class of 2021
- Joe Whitney, Class of 2021
- Doug Wildes, Class of 2021

(Outgoing: Patti Benson, Cindy Vonderhaar, Jan Waterhouse and Ethan Goers)

Deacons:

- Marnie Vonderhaar, Class of 2019
 - Kyle Bernard, Class of 2021
 - Jim Dane, Class of 2021
 - Alison Whitney, Class of 2021
 - Karen Wieting, Class of 2021
 - Pam Wurster, Class of 2021
- (Outgoing: Dennis Aubrecht, Beth Dowd, Laura Kastens and Gatwech Miak)*

Personnel Team:

- Bruce Hudson, Class of 2020
 - Bob Boelman, Class of 2021
- (Outgoing: Dean Oakes and Karna Wieck)*

Treasurer:

- Jason Schuchert, Class of 2019
- (Outgoing: Tony Roetlin)*

Assistant Treasurer:

- Aaron Gibson, Class of 2019

Nominating Team, at-large

- Patti Benson, Class of 2019
 - Jason Gehrs, Class of 2019
 - Peg Hausler, Class of 2019
 - Cindy Vonderhaar, Class of 2019
- (Outgoing: Kathi Anderson, Paula McCue and Beth Anne Pigge.)*

Motion: To elect by acclamation **MSC**

Land Sales Team report: Jeff Charis-Carlson reported for the team, which strongly recommends acceptance of the proposed offer for outlot A. The offer from Walton Builders, Inc. is for full price, \$930,000. After expenses we will realize \$889,000. which will be applied to our loan with Two Rivers Bank. Outlot A is surrounded by other property owners, Nepola/Heck to the north, and Southgate to the west. The offer is contingent on Walton Builders negotiating cost-sharing agreements with the neighboring property owners for a city-required public street on the east and north edges of the property. The triangular property is still for sale.

Closing date is December 31st but presbytery must first approve and they will meet soon to consider this. The most recent site plan, scenario 7A, has been developed in dialogue with the city and it was projected on the screen. The final plan will depend on the neighboring owners, but there will be a large green space in center of the housing development. Saint Andrew will still be living amid construction for years, especially in the street on the way into the church. The discussion was opened for questions. The \$930,000. price was based on the selling prices of the housing units. It was originally \$40,000 per door but it was modified downward to increase density. The buyer takes over the development and paving of the surrounding streets, which will cost about \$385,000. Our broker fee is lower than normal because Bill Witting is the broker. Most of the housing units will be sold but Walton will keep the apartments as rentals, which will probably be age-restricted housing (age 55 and better) and 15% of the units will be defined as affordable. Much of the drainage from Outlet A will flow into our drainage area, which was engineered to accept two thirds of the drainage from outlot A. The sale will reduce our loan and save \$125,000 in interest payments. The question was called, the motion was presented and paper ballots were distributed for the written ballot and the presbytery-required written report. The question was called, the motion was presented and paper ballots were distributed for the written ballot and the presbytery-required written report.

Motion: To approve the sale of Outlot A, St. Andrew Presbyterian Church, in the City of Iowa City, Johnson County, Iowa, to Walton Builders Inc. pursuant to the terms of the amended May 29, 2018, purchase agreement, which includes the following:

Price: \$930,000, with all proceeds after expenses being applied to the principal balance of the church's loan from Two Rivers Bank.

Financing: Cash, Subject to 1031 Tax Free Exchange.

Closing: Dec. 31, 2018, or as agreed between parties.

Earnest money: \$500 with offer; \$9,000 upon acceptance by the Presbytery of East Iowa.

Contingencies:

- a. **Approvals:** Approved by the congregation (by June 13) and the Presbytery of East Iowa (by July 15)
- b. **Survey Pins:** Seller Cost, estimated \$1,000 (July 15)
- c. **Soils Test:** Buyer Cost. (90 days after acceptance)
- d. **Property Investigation:** Included zoning, plan acceptance, utilities, cost of development and project feasibility, building department requirements. (180 days after acceptance by presbytery)
- e. **Shared road agreements:** With Nepola/Heck and South Gate (180 days after acceptance by presbytery)
- e. **Abstract updating:** Seller cost. Will be done twice. (15 days after offer accepted by presbytery, and 20 days before closing)
- f. **Seller/Buyer attorney review** (completed)

The motion passed on a vote of 144-4. The written ballots were tallied and the vote was 144 yes votes and 4 no votes.

MSC

Financial report presented by Tony Roetlin, Treasurer. We are exactly on budget for the time of year at an income of \$294,000, up from \$284,000 last year at this time. Our shortfall for 2018 was \$30,000, due to senior pastor severance pay.

We have a very good record of giving for the capital campaigns with a total of \$5,300,000. for 3 capital campaigns 2008-2019. Our monthly payment on the building loans is now \$29,780. Our total debt now is \$5,115,000. We have a very good rate of pledge fulfillment (currently at 97%), even after factoring in some outstanding pledges we do not expect to receive. The 2018 capital campaign is not quite complete, with several months left.

We need about \$360,000 per year to service our loan. With the sale of outlot A our payments will go down. As has been discussed before, we should prepare for a capital campaign every 3 years. The more the capital campaigns generate, the quicker the loan will be repaid, and the less dollars will be required to go towards interest. Our financial outlook is very positive.

Danie closed with prayer at 11:05 a.m.

Respectfully submitted

Ann Ford, Clerk of Session

Danie DeBeer, Moderator and Pastor