

Roundtable Discussion – Parking Lot Offer
July 9, 2017

Here are the notes taken by Board member Sabine von Aulock:

- ☒ is the architect expanding offices or is their building proposal purely a capital investment i.e. coffee shop and apartments?
- ☒ enabling everyone who wants to vote, to vote
- ☒ concern that today's roundtable session was last minute and lost out on more participation; need more informational opportunities. we are missing input from out-of-towners
- ☒ how many oak trees will be lost?
- ☒ drainage plan; what are our civic and environmental responsibilities toward complying with stormwater management regs.
- ☒ is there fear of loss of gain of capital?
- ☒ is there documentation from st pete regarding our obligation to pave parking lot; can we enter into new extended agreement?
- ☒ where are the handicapped spaces?
- ☒ Projecting out long term, regardless of the sale proposal what do we, as a community, want to do with our building, our space
- ☒ Possibilities: park in 'playground,' roof top garden, hydroponics.
- ☒ what is the highest and best use of the parcel?
- ☒ regardless of proposal, we face the liability issue
- ☒ how will latest proposal affect friday night picnic?
- ☒ finances: we need to fund all 3: endowment, planned emergency fund, operating fund. All 3 need to be planned. People need to know exactly where their pledges are going. A member of the Snow Birder Covenant group spoke about her other church, which had in its by-laws the stipulation of putting aside 10% of pledge into emergency fund. This could be waived if necessary
- ☒ so that members/friends felt 'hooked in' may we should have a match capital campaign; maybe we should not spend the money immediately.
- ☒ is our financial situation desperate, prompting our desire to sell?
- ☒ Jan Jee Bean submitted a 7 page statement; in summary it concerned sustainability, our commitment to Green St. Pete, permaculture.
- ☒ we should require request/require right of first refusal on lot 1

Here are responses to discussion roundtable questions:

- is the architect expanding offices or is their building proposal purely a capital investment i.e. coffee shop and apartments? **Their urgent objective is to expand their offices, then also to add apartments and coffee shop.**
- enabling everyone who wants to vote, to vote. **Our attorney, Chuck Hinton (who wrote our bylaws) did not agree with my suggestion to use technology (Skype, GoToMeeting, etc) to include everyone and conform with the bylaws which say, “present” and “by voice.” You can ask him tonight.**
- concern that today’s roundtable session was last minute and lost out on more participation; need more informational opportunities. we are missing input from out-of-towners. **Morgan set up a Google discussion forum for this purpose. It’s been used by many people so far.**
- how many oak trees will be lost? **I don’t know. As few as possible, with new trees to be added to landscaping.**
- drainage plan; what are our civic and environmental responsibilities toward complying with stormwater management regs. **Our civic responsibility is to comply with the City code. Our environmental responsibility is to stop letting our raw unfiltered drainage pollute Mirror Lake and to filter it into clean runoff instead.**
- is there fear of loss of gain of capital? **I’ve heard one person say we’re selling for too little; however the selling price is the highest and best appraisal which WJA is willing to pay. A couple people have said if we have funds from the sales, we’ll just blow through them; I think we’re smart enough to carefully plan what to do with the funds. One example is that Barbara Rowell wants to put all of the funds into the endowment. Another example is Howard’s list of needed projects (fire escape, elevator, sound system) and maintenance. I think need a special committee and a congregational survey to help us determine this.**
- is there documentation from st pete regarding our obligation to pave parking lot; can we enter into new extended agreement? **Yes, I’ve seen the original order but haven’t seen the latest extension.**
- where are the handicapped spaces? **I don’t know, but in conformance with federal law they’ll be the closet spaces to the church.**
- Projecting out long term, regardless of the sale proposal what do we, as a community, want to do with our building, our space. **The 3-Year Plan group is exploring that question. My opinion is to keep our beautiful building and location, and maintain and improve it as well as we can.**
- Possibilities: park in ‘playground,’ roof top garden, hydroponics. **These can be discussed.**
- what is the highest and best use of the parcel? **I’d say it is NOT to keep it like it is, and to gain \$420,000 of value and lose no parking spaces sounds pretty good.**

- regardless of proposal, we face the liability issue. **Agreed. But our liability is much greater if we don't pave when ordered by the City to pave.**
- how will latest proposal affect friday night picnic? **Friday picnics can continue as always. During construction (2-3 months) there will be equipment in the parking lot, but will not affect the picnic.**
- finances: we need to fund all 3: endowment, planned emergency fund, operating fund. All 3 need to be planned. People need to know exactly where their pledges are going. A member of the Snow Birder Covenant group spoke about her other church, which had in its by-laws the stipulation of putting aside 10% of pledge into emergency fund. This could be waived if necessary. **I agree it's time to engage in this discussion, both with a bylaws change and planning on how to use our funds.**
- so that members/friends felt 'hooked in' may we should have a match capital campaign; maybe we should not spend the money immediately. **This is a valid possibility to consider.**
- is our financial situation desperate, prompting our desire to sell? **No, we have about \$280,000 in our endowment and no emergencies at the moment. However, we do need to pave our parking lot which would use \$180,000 and leave only \$100,000 for emergencies. And we do have a need for a fire escape and elevator.**
- Jan Jee Bean submitted a 7 page statement; in summary it concerned sustainability, our commitment to Green St. Pete, permaculture. **This was important feedback. I responded to each point and emphasized that sustainability and environmentally would be helped by complying with City environmental codes and the capital to fund sustainability.**
- we should require request/require right of first refusal on lot 1. **Already agreed to by WJA.**