

Parking Lot Pros and Cons

27 July 2017

This document is just the highlights of the pros and cons compiled by BOT members Laurie Clement, Reggie Craig, Morgan Gresham, Linda Paul, Sabine von Aulock, Paul Burnore, and Buildings and Grounds committee chair, Howard Taylor. For more information, review the FAQ.

The Question: Shall UU St. Pete enter into an agreement with WJA in which:

- WJA would buy UU St. Pete's Parcel 1 for \$240,000
- WJA would oversee and pay an estimated \$180,000 to pave, light, landscape and meet environmental compliance for UU St. Pete's Parcels 2 and 3
- UU St. Pete would have 35 parking spaces, 15 of which would be shared with WJA Monday-Friday during work hours (8:00am-5:00pm)
- WJA would make special arrangements to accommodate UU St. Pete's need for special-event parking during regular work hours.

We have a responsibility to provide a safe, accessible parking lot. City Zoning has given UUSP until 04/02/19 to bring our parking lot into compliance or cease using it. We have the opportunity to address ongoing concerns about safety and accessibility and lessen our risk liability. We acknowledge that this is a challenging, potentially emotional issue.

| Pros | Cons |
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| No other buyer than WJA can avoid the setback buffer code requirement, which is 20-24 feet between buildings, and makes parcel #1 smaller and unlikely to bring a better offer. | The value of the property may increase and we might get more money by waiting to sell. |
| UU St. Pete will retain the current number of spaces (35) and the full cost of paving, lighting, and drainage for parcels 2 and 3 will be borne by WJA (approximately \$180,000) | |
| UU St. Pete continues to own parcels 2 and 3, currently appraised at \$450,000 | Selling parcel 1 limits our ability to develop the remaining parcels 2 and 3 |
| Our attorney has advised us that our liability is significant. Providing this safe environment (lit, barrier-free) would reduce our liability. | We have no control over what WJA builds. |
| UUSP has a history of sharing our parking lot, thereby supporting the larger community. | We will have to share our parking lot. |
| The money from the sale would allow us to potentially achieve needed improvements to our buildings and grounds and/or add to our endowment fund. | There is no pressure at this time to meet the city's ordinance. |
| If we decline, fund raising later may be negatively affected as members know we did not accept the \$240,000 cash and parking lot construction costs of approximately \$180,000. | The money we would make by selling may have a negative impact on pledging as members think we have plenty of money. |
| The church would not have to draw from the endowment or begin a capital campaign to cover paving, lighting and landscaping. | |

