

Unitarian Universalist Church of St. Petersburg
Town Hall Meeting
Congregational Vote on Letter of Intent from WJA
9/17/2017

Paul Burnore called the meeting to order at 12:20pm.
65 people signed in and were given index cards to hold up for ease of counting votes.

Paul welcomed all and clarified that there was just one item on the agenda: to vote on whether or not to accept WJA's Letter of Intent to purchase Lot 1.

He explained that for our current membership of 144 members, a quorum of 20% or 29 members was needed to hold the vote. The outcome would be decided by simple majority, according to our bylaws. The vote would be a voice vote and only by those present, according to our bylaws, but an actual count would also be taken. He asked that those who wished to comment or ask questions limit their talk to one minute, not repeat what others have said, not interrupt, keep comments to facts, and stay in covenant with one another. Robert's Rules of Order would be followed.

Paul read the formal question for a Motion as written by UUSP's attorney Chuck Hinton: *"Does the Congregation approve the Board of Directors accepting WJA's Letter of Intent, and proceed with formal negotiations to enter into a contract, consistent with the Letter of Intent, for the Church to sell Lot 1 to WJA for development, and have WJA create an appropriate paved parking lot on Lots 2 and 3?"*

Cal Fox made a motion to accept the offer, Gay Breuler seconded, passed unanimously.

Questions from members

Do we have to have an asphalt paved parking lot?

PB: No, WJA agreed to use an environmentally sound surfacing.

If approved, when will work start?

PB: It will take approximately one month for due diligence and then we have to complete negotiations and sign a contract. Once the actual work starts, it will take two to three months.

How many parking spaces will WJA have?

PB: Fifteen, available during business hours, 9am-5pm, Monday through Friday.

How long does their use of those spaces last?

Chuck Hinton: "Forever", due to the easement, but nothing lasts forever. Thirty or so years from now, when the parking lot has to be upgraded, it may be negotiated again. Think of it as a rental property – they don't co-own lots 2 & 3 with us, they just have the right to use some space.

Will there be complications if WJA sells to new owners?

CH: They will be limited to our contract with WJA.

Can we use the parking lot in any other way? Like build a homeless shelter there?

CH: If we construct a parking lot and if we use it for something else, where will we park? If the day comes when no one needs parking anymore, UUSP and WJA will discuss that, make a plan.

Can we create a 30 year actual rental for WJA instead of permanent parking?

CH: We could float that in negotiations, but will they build an expensive parking lot for us and then only be allowed to rent some spaces? That's doubtful.

Will we have opportunity to view the final contract before it's signed?

PB: No, the question voted on today gives the BOT the right to negotiate and sign the contract.

What control do we have over the design?

PB: None, but they're an architectural firm, it will be nice. Their reputation also rides on how the area around their office looks.

Lori Price: We will not have any control over the design for Lot 1, but we will have control over the design of our parking lot.

Bill Wallace and Mike Fitzgerald simultaneously made a motion to end the discussion, numerous members simultaneously seconded, approved.

Paul called for the vote.

Yes vote = 58

No vote = 6

Abstain = 1

The motion, as stated above, passed.

Gay Breuler moved to adjourn, Mimi Anzel seconded. Meeting adjourned at 12:43pm.

Respectfully submitted,

Dani Skrzypek

Clerk to the BOT