

UUSIC Board 3/27/2014 in Channing Hall

Present: Diane Martin, Kirk Witzberger, Sally Hartman, Pete Brokaw, Paul Pomrehm, Vicki Siefers, Rev. Steven Protzman, Adam Ingersoll

Excused: Chris Taylor, Mary McMurray

Numerous members (25) of the congregation are in attendance to observe.

President Martin called the meeting to order at 7:05 pm. Paul posed a question for check-in and Rev. Steven lit the chalice with some opening words.

1. Report and overview from facilities steering committee by Tim Adamson. Tim thanked all the subcommittees for their work. Tim summarized all the reports by telling the group there were many promising options. There will probably not be a vote in May until the information presented tonight is analyzed. Experts will need to be hired for the next stage.
2. Report from the properties subcommittee by Sharon Beckman. The committee met with 4 realtors and were advised to not look downtown. The committee did not find any buildings on the market at this time. They did look at 4 properties- Ralston Creek, Lensings Oak Hill, AEA, and North Dodge. None of the properties had the square footage needed (20,000) or room for expansion. Realtors did not feel is unusual. Buildings the size we need usually do not make it to the market. The committee toured Agudas Achim's new building.
3. Report from the land subcommittee by Paul Pomrehm. Refer to written report submitted. There are many parcels of land within our desired radius (5 mile). The properties are selling. \$400K/ acre for desirable shovel ready land. \$3.2-4 M for a new building project based on the Novak plan. Less desirable land might be obtained for \$20K/ acre. Some plots of land might be more suitable depending on our priorities. Forums could help us pin down our priorities. There are 13 plots of land right now- Adam suggested paring down the list of plots by eliminating the most expensive and looking at geography to eliminate the outliers. Adding infrastructure could add to cost if the property is out of the city limits.
4. John Hayek reported for the 10 S Gilbert Subcommittee: Current zoning at 10SG allows for up to a 5-story building. Rebuilding in our current footprint of 8800sf to reach the 20,000sf we need would require 3-stories and cost \cong \$5M – an expensive and compromised scenario in the committee's opinion. However, the committee had 2 meetings with the City of Iowa City about a possible partnership on our current block (Block 44 in the plat, 1 acre total) and the results are encouraging. The city very much appreciates UUSIC as a neighbor, desires more office space

contiguous to its current buildings, values urban churches as part of downtown's diversity, and is concerned about the student housing that might be built if we were to leave. The city was open to many scenarios including swapping land within Block 44 such that UUSIC could have a 20,000sf building over just two stories, though the city was adamant that they will only work with competent developers with a track record on similar projects. The committee met with developers Mark Moen and Tim Dwight separately. They feel a developer of Moen's experience would be necessary to put together such a project. The committee recommended hiring a project manager to investigate in more depth the complexities of partnering with the city on Block 44. Many exciting possibilities for the area were discussed.

5. Report from the Greenest Church subcommittee by Mark Neucollins. The committee has prepared a report on sustainability. The committee ranked the options in order of sustainability. Repurposing is the most green option, staying at 10 S Gilbert is green because of the location being central and reduces transportation costs. Buying land and building is the least green but has a lot of appeal because it can be designed as desired from the beginning. Committee recommends going for a LEEDS certification.
6. Break from 8:20-8:30
7. Questions and Discussion: There was discussion among the board about how to proceed in a cost effective manner as we still have 3 options on the table. Kirk recommends getting a project manager who can form a relationship with us and help us preliminarily to flush out the 2 possibilities of building new or building at 10 S Gilbert. Tim wants to get 85% of the congregation behind a plan. General discussion about whether to proceed on the 10 S Gilbert plan to get more information while keeping the option of buying land and building new. Adam recommends making a deadline, keeping a cost limit and hiring someone to work with the city. Is there a way to design a voting process so 85% of people get either their first choice or are willing to compromise? Paul recommends asking the UUA about legal ramifications of a religious organization working with a city. Tim wanted to clarify that the subcommittees have completed their tasks and we are moving into a new phase. Subcommittee work ceases and new tasks will be assigned.

Diane summarized we need to get some professional guidance. We need a subcommittee to make a base report for a professional to work from and we need to find out what kind of help we can find locally for project management. Tim reminded the group the city is advising us to get a professional to represent UUSIC in talks with the city.

A motion was made by Adam for the FSC to come back to the board by May 8 for the board to approve specific expenditures to hire a professional(s) with objectives, a timeline and a budget using the FIOF fund. Kirk seconded the motion. Discussion- Paul wants the board to seek advice from Kay Crider before proceeding. Motion passes.

Tim requested clarification about how the subcommittees should continue now that their tasks are completed. Kirk replies we are asking the committees to continue. Diane asked Tim to ask who can continue and get back if we need to get it on an agenda.

8. Revised FSC calendar: Kirk wants guidance on what to share with the congregation. Should we plan some forums to share the subcommittee reports. Diane recommends putting the reports out there for the congregation to read ahead of time.
9. Process observer- Pete
10. Guest comments were received. Tim Adamson encouraged anyone to email him with questions.
11. Announcements- election meeting May 4

Motion to adjourn by Pete, second by Kirk, motion passes, meeting adjourns at 9:30 pm.