

Resolution Regarding Habitat and Hope Village

Whereas Article VI of the Bylaws of the Unitarian Universalist Congregation of Salem (UUCS) provides that "A special meeting (of UUCS) shall be held for any congregational vote on the encumbrance, sale or transfer of any real property of the Congregation"; And whereas the proposed use of UUCS property represents an encumbrance: Therefore, a special meeting of the Congregation will be held for the following purpose:

Be it resolved that the UUCS authorizes the Board of Directors of the Unitarian Universalist Congregation of Salem to enter into Land Use Agreement (Agreement) negotiations with the Board of Trustees of Habitat and Hope Village (HHV) for the purpose of allowing HHV to use part of UUCS land to construct a transitional housing facility (the Farmhouse) for persons at risk of homelessness. The five bedroom Farmhouse would be located on the eastern portion of the land located at 5093 Center Street (known as the North Parking Lot). The parcel of land is 2.7 acres in size and is not sub-dividable, according to Marion County zoning laws. HHV will use a portion of the property, approximately .33 acres, for the Farmhouse. The Agreement is subject to, but not limited to, the issues as described in the attached addendum.

The resolution is not within the scope of a currently existing unit of the Congregation.

Signed by _____
Dated _____

The Chair of the UUCS Board of Directors

As a result of a vote of approval of this Resolution by the of the Unitarian Universalist Congregation of Salem on _____

Addendum:

By a vote, the Board will authorize HHV to begin construction of the Farmhouse when a Land Use Agreement is signed. The Agreement will include negotiations on the following issues, and on other issues as they arise:

- 1) HHV has provided documentation that all required permits, including land use and property development, have been obtained.
- 2) Sufficient funds have been raised to complete the project.
- 3) A construction timeline, not to exceed one year, has been established.
- 4) The farmhouse will be the property of HHV, with the understanding that, should the Homeless Program, for any reason, cease to operate, ownership of the Farmhouse will revert to UUCS.
 - a) The Farmhouse will be constructed in a manner that enables UUCS, upon reversion, to modify the facility to meet its needs without major renovation expense. The Board may request approval of any architectural design or drawing to certify that the Farmhouse construction meets this requirement.

- 5) HHV will be responsible for all site improvements necessary to meet permit requirements.
- 6) UUCS intends that HHV, alone, will have legal, financial and operational responsibility for the development and operation of the Homeless Program. UUCS will not have any legal, financial or operational obligation resulting from HHV's actions to develop and operate the Homeless Program.
- 7) The UUCS Board of Directors reserves the right to request that the Unitarian Universalist Congregation of Salem rescind this Resolution should HHV fail to meet the terms of the Agreement or should other issues arise that affect the reputation or operation of UUCS.