

UUCS Special Board of Directors Meeting

Attending:

Christine Ertl
Robin LaMonte
Sharon Pierson
Lynn Cardiff
Steve Ovens
Jack Tally
Janet Stevens

Visitors: Paul Wilson, Patty and John Davenport

The Board met with Habitat and Hope Village (HHV) in a retreat on December 28, 2020. The meeting with the full Board was a follow-up to a meeting held between HHV and the Executive Committee of the UUCS Board to discuss the proposal from HHV to use a portion of UUCS property in the North Parking Lot for a farmhouse to house persons at risk of homelessness. These meetings have focused on the language that should be included in a resolution to the UUCS congregation to approve or deny the use of this property.

The Board and HHV reviewed the draft language and approved the proposed resolution. The group identified February 7, 2021 as a proposed date for the special congregational meeting. The Board then held a special Board meeting to adopt the resolution as drafted.

Note: the following language was added to the resolution following the meeting to conform to UUCS Bylaws: The resolution is not within the scope of a currently existing unit of the Congregation.

A special meeting of the Board was called to order at 6:09 p.m.

Sharon moved and it was seconded to call a special congregational meeting to vote on the attached resolution. The vote was unanimous.

The meeting was adjourned at 6:13 p.m.

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:

December 28, 2020

Be it resolved that the UUCS authorizes the Board of Directors of the Unitarian 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.

December 28, 2020