

Minutes from the joint zoom meeting of the Administrative Commission of Skyline Presbyterian Church and the Trustees of Olympia Presbytery

May 24, 2023

Present: Shari Jackson Monson, Errollyne Marsh, Robin Crawford, John Bosshart, Ed Tropp, Dennis Fulton, Robin Derby, and Martha Greene

Martha Greene opened with prayer. She asked for a motion to go into executive session for the meeting and stressed the importance of confidentiality both with the content of the meeting and the documents received both before and during the meeting. The motion was unanimously approved.

Our realtors Michael Flynn and Sandy Pija presented the specific terms of the rental lease with Umoja. After questions and discussion, The motion was unanimously passed. (Note: The lease begins on June 1, permits up to three months rent, after which, the lease may be renewed on a month to month basis with the option at that time for the Presbytery to change the rent of \$2500 per month.)

Following the above approval the matter of the recommendation by our insurance company that as landlords, we are obligated to upgrade the electrical outlets to meet code. (This problem was identified in the inspection report paid for by Umoja.) Martha Greene reported that she had received only one bid for approximately \$5,545.00 by Tapps Electric for upgrading the circuits with at least one GFI outlet per circuit, as well as upgrading all outlets in areas where there are children. (Note: there are seven different circuits in the building.) The exact cost cannot be determined because the number of outlets needing upgrade have not been decided upon.

- Robin Crawford moved that the AC be delegated to evaluating and choosing the bids for the electrical work, and that any other items that need attention be restricted to those with respect to the health and safety of the tenants. Robin Crawford made the motion and Ed Tropp approved it. The motion was unanimously approved.

Umoja is responsible for utilities, landscaping, and renters' insurance. The presbytery will continue to insure Skyline until such time when Umoja takes ownership of the property at closing.

Michael Flynn presented the specific terms of the PSA offer as well Umoja's proposal that the Presbytery pay for the cost of correcting the side sewer. He presented two

different estimates; one that included repair and a liner and one that did not. There was discussion about the advantages of the liner.

- The motion was passed to accept Umoja's request that the Presbytery finance the side sewer.
- An additional motion was made by Ed Tropp and seconded by John Bosshart that we choose Gillette Sewer and Utility for a total cost of repairing the side sewer and the liner \$13,524.85. This includes adding outdoor access to the sewer (as opposed to using a toilet.) The motion was passed unanimously.

Michael Flynn then reviewed the addendum from Luke LaRiviere of Seyfarth regarding the terms ensuring the return of real property to the Presbytery in the event of departure or dissolution of a Congregation. Robin Crawford moved that the entire section of the *Book of Order* regarding the church and property (G-4.0201 - G4.0208) be included as an addendum.

There was a five minute break.

The motion and second to accept the Specific Terms of the sale, to accept Umoja's request that the Presbytery pay for the side sewer correction, and the addendum as amended (inclusion of G-4.0201- G.0208) to be included in the sale, was approved unanimously.

Shari discussed the letter that Umoja has written to us stating its desire to purchase the property, to be submitted to the Leadership Council after a final PSA agreement, and to be included in a call for a specially called in person meeting of Presbytery to vote on the proposal of the AC and the Trustees. Proposal to go to Leadership Council: In person voting only, meeting to begin at 2:00 p.m. at University Place Presbyterian Church on June 15, and an endorsement by the AC, the Trustees, and the Leadership Council. We will request Umoja to read its letter at the meeting.

Martha Greene explained the issues that emerged during the May 20th Presbytery meeting for those AC members who were not present.

A motion to adjourn was approved unanimously at 8:55 p.m. Robin Crawford closed the meeting in prayer.

Respectfully submitted,

Martha Greene