

FUMC Church Conference  
August 6, 2023 11:15  
Church Sanctuary

Rev. Leslie Wood opened the meeting. She welcomed congregants, introduced the topic of the property sale and introduced District Superintendent Jessica Rooks (Colorado Front Range District) who presided over the meeting.  
Judy Stout was elected recording secretary.

Dale Thurman (representative from Trustees) gave some history of the property: it is about 10 acres at the corner of Taft and 57<sup>th</sup> St. The church has owned this property for ~30 years. Apparently, it was 'purchased' for \$1, and there were no restrictions on the use of the property. Years ago, there was some discussion about using the property to build a satellite church, but that never came to fruition. There are ~250 acres of development near this property and another 40-acre parcel is being sold to the developer. A (church member) realtor believes that if we don't sell our property that is surrounded by ~280 acres of development now, the value of our 10 acres will decrease significantly. Trustees suggest selling now for the best and fairest price.

Rick Tessean, Finance Chair, expressed interest in what FUMC would do with the proceeds.

- We can use the money for capital expenses, but not for ongoing operating expenses.
- We would probably invest the money for reasonable income (which can be used for operating expenses).
- If things get dire in the future, we can petition the Conference to use the funds in other ways.

**Garry Perry, Trustees, made a motion to move forward in exploring the sale of the 57<sup>th</sup> & Taft property.** No second as the motion came from a committee.

Questions/comments:

Dave Mills—do we have an idea of the 'fair value' of the property?

Dale Thurman—not exactly, but it would be based on sales of \$1.00/sq ft and up. Until we get into negotiations, we won't know the price. A guestimate of the fair value of the property could be in the neighborhood of \$43,560 per acre.

Keith Flaming—request to Rick to make sure everyone understands the difference between capital funds and ongoing business expenses.

Rick –capital expenses are repairs/improvements to the building and major acquisitions.

Ongoing business expenses include salaries and regular bills.

Kodi Fidler—the property has 'gas line equipment' on it. In the past we got a bit of money for allowing farming on the property.

Diane Mills—have we looked for other buyers? Could someone else buy it instead of the person/entity making the current offer?

Dale Thurman—the property isn't even listed for sale; there is just one individual wanting to purchase.

Diane Mills—if we sell today, do we only have one option for the sale?

DS Jessica—this motion authorizes Trustees to look at options; they will present options to another Church Conference before any final decision is made.

Rev Leslie—today's vote doesn't mean we *will* sell the property, just that we will pursue options.

Diane Mills—do we care what the property will be used for? Could it be used for mission?

Rev Lee—there is a history of discussion about how the property could be used.

Keith Flaming—as Trustees member/chair, we received many offers from the adjacent land owner to sell at farmland prices; this is the first time a developer has approached us offering more money.

Dale Thurman—the property owner to the east has not made offers; that person probably couldn't pay what the land is worth.

Kodi Fidler—the property across the street has now brought water & sewer; in the past we didn't want the expense of bringing in utilities.

Dave Mills—is the property in the city limits?

Dale Thurman—the developed/developing property is, or will be annexed soon.

No more questions/comments.

DS Jessica—the decision before you is whether to grant permission to Trustees to engage in the process to consider the sale of the 57<sup>th</sup> & Taft property. Do you grant permission?

Motion approved unanimously.

Meeting adjourned.