

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF KING

THE PRESBYTERY OF SEATTLE, a
Washington nonprofit corporation; THE
FIRST PRESBYTERIAN CHURCH OF
SEATTLE, a Washington nonprofit
corporation; ROBERT WALLACE,
President of The First Presbyterian Church
of Seattle, a Washington nonprofit
corporation; and WILLIAM
LONGBRAKE, on behalf of himself and
similarly situated members of First
Presbyterian Church of Seattle,

Plaintiffs,

v.

JEFF SCHULZ and ELLEN SCHULZ, as
individuals and as the marital community
comprised thereof; and LIZ
CEDERGREEN, DAVID MARTIN,
LINDSEY McDOWELL, GEORGE
NORRIS, NATHAN ORONA, and
KATHRYN OSTROM, as former trustees
of The First Presbyterian Church of
Seattle, a Washington nonprofit
corporation,

Defendants.

No. 16-2-03515-9 SEA

DECLARATION OF SHELLEY M.
DAHL IN SUPPORT OF
PLAINTIFFS' MOTION FOR
PARTIAL SUMMARY JUDGMENT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I, Shelley M. Dahl, pursuant to RCW 9A.72.085, declare as follow:

1. I am a Ruling Elder at University Presbyterian Church and a member of the Presbytery of Seattle (the “Presbytery”). I have personal knowledge of the matters set forth in this declaration and am competent to testify about those matters.

2. On November 17, 2015, I was appointed by the Presbytery as one of eight members of the Administrative Commission for First Presbyterian Church of Seattle (the “Administrative Commission”). At the Administrative Commission’s initial meeting on November 18, 2015, I was selected as the co-moderator of the Commission. My co-moderator is Steve Aeschbacher, Ruling Elder at Bellevue Presbyterian Church.

3. The Administrative Commission held a series of meetings in November and December 2015 and January and February 2016. The Administrative Commission met with or received information from 50 persons.

4. The Presbytery’s charge to the Administrative Commission, the proceedings of the Administrative Commission, the Administrative Commission’s findings, and the actions taken by the Administrative Commission in light of those findings are all described in the Report of the Administrative Commission for First Presbyterian Church of Seattle dated February 16, 2016 (the “Report”). A true copy of the Report is attached as **Exhibit A**.

5. The Administrative Commission prepared an appendix to the Report that includes documents underlying the appointment of the Administrative Commission, the Commission’s correspondence with the FPCS session, and other pertinent documents, the last of which is the Form of Government found in the Constitution of the Presbyterian Church (U.S.A.). The appendix to the Report is available on the Presbytery’s website at <http://seattlepresbytery.org/s/AC-Report-Appendix-Compressed.pdf>.

1 6. The appendix includes a report to the Presbytery dated September 18,
2 2012, by the Seattle First Redevelopment Committee, on which I served. This report was
3 written by Jeff Schulz. The first sentence under “Rationale for Commission” states that
4 FPCS “owns its property in trust for the Presbytery, which must approve a purchase/ sale
5 agreement.” A true copy of the September 18, 2012, report is attached as **Exhibit B**.

6 7. The appendix also includes a letter dated April 16, 2014, in which Jeff
7 Schulz confirms that, “because PC (USA) properties owned by local congregations are
8 held in ‘trust’ of the denomination, Presbytery has the authority to deny dismissal with the
9 property, or to approve dismissal with property with a negotiated financial settlement.”

10 8. On February 16, 2016, the Administrative Commission, acting as the
11 session of First Presbyterian Church of Seattle (“FPCS”), appointed Steve Aeschbacher
12 and me to serve as co-moderators of the FPCS session and co-moderators of any meetings
13 of the FPCS congregation.

14 9. On February 16, 2016, the Administrative Commission (acting as the FPCS
15 session) elected officers of The First Presbyterian Church of Seattle, a Washington
16 nonprofit corporation. The seventh resolution adopted by the Administrative Commission
17 on February 16, 2016, reads as follows:

18 Whereas, the Administrative Commission for First Presbyterian Church of
19 Seattle has assumed original jurisdiction with full power of the session of
20 First Presbyterian Church of Seattle; now, therefore, be it

21 *Resolved*, That the Administrative Commission, acting as the session
22 of First Presbyterian Church of Seattle, in accordance with resolutions
23 previously adopted and the church’s bylaws and pursuant to G-3.0104 and
24 G-3.0205 of the Constitution of the Presbyterian Church (U.S.A.), hereby
25 elects the following officers of The First Presbyterian Church of Seattle, a
Washington nonprofit corporation: Robert Wallace as President; Shelley
Dahl as Vice President; and William Longbrake as Secretary/Treasurer; and
it is further

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Resolved, That said officers shall serve terms of one year or until their successors are elected, if sooner; and it is further

Resolved, That said officers are instructed and directed to take appropriate steps and to pursue appropriate remedies to implement the Report of the Administrative Commission dated February 16, 2016, and the resolutions of the Administrative Commission acting as the session of First Presbyterian Church of Seattle.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

DATED this 9 day of March 2016 at Seattle, Washington.

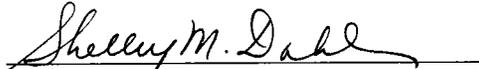

Shelley M. Dahl

EXHIBIT A

Report of the Administrative Commission for First Presbyterian Church of Seattle

February 16, 2016

Executive Summary

After thoroughly investigating allegations of mismanagement by the leadership of First Presbyterian Church of Seattle (FPCS), the Administrative Commission for FPCS has determined that the governing board of FPCS (the FPCS session) is unable or unwilling to manage wisely its affairs. The Administrative Commission has, therefore, assumed original jurisdiction with the full power of the session, in accordance with the Constitution of the Presbyterian Church (U.S.A.). This decision was not arrived at lightly, but after much prayer and deliberation.

Seattle Presbytery appointed the Administrative Commission (AC) on November 17, 2015, and assigned it a number of responsibilities. First, the AC was asked to reiterate the Presbytery's invitation to the FPCS session to enter into the Presbytery's Communal Discernment and Gracious Separation process. Second, the AC was directed to investigate "... allegations, admissions, and events [which] suggest that the session is affected with disorder and call into question its ability and willingness to exercise its authority and manage wisely its affairs." And third, the AC was instructed to take actions it deemed appropriate based upon its findings. The accompanying Report of the Administrative Commission for First Presbyterian Church of Seattle describes how the AC discharged the responsibilities entrusted to it. It sets forth detailed findings and identifies the actions taken by the AC.

The Report's findings focus on the conduct of the session and former co-pastors of FPCS. The AC determined that the FPCS leadership:

- Failed to follow the Constitution of the Presbyterian Church (U.S.A) and its own procedures;
- Failed to be truthful and forthcoming with its own congregation, ministry partners, and the Seattle Presbytery; and
- Failed to wisely manage the affairs of the church

FPCS leadership attempted to declare unilaterally that FPCS is no longer a part of the Presbyterian Church (U.S.A.) and not subject to the jurisdiction of the Presbytery. The FPCS session did this rather than engage in the process set forth in the Presbytery's Communal Discernment and Gracious Separation Policy.

The AC extended repeated invitations to FPCS leadership to enter into the Gracious Separation process, which were ignored or rebuffed.

The AC also repeatedly invited the FPCS session to engage in a non-conditional meeting "... to listen to your concerns, to build trust, and to find a way forward." The FPCS session refused these invitations and responded that they would meet only if the AC agreed to legal conditions that would treat any such meeting not as part of the AC's ecclesiastical process but rather as a confidential "settlement" negotiation.

The AC determined that the FPCS session's attempt to amend the existing bylaws of the church on October 27, 2015, was improper and ineffective, as was the congregation's subsequent vote to "disaffiliate" from the Presbyterian Church (U.S.A.). Therefore, the existing bylaws, adopted on May 8, 2005, remain in effect. The church remains a part of the Presbyterian Church (U.S.A.) because it has not been dismissed--a step that only the Presbytery is constitutionally authorized to take.

The Constitution of the Presbyterian Church (U.S.A.) also requires that a congregation may be released only to another Reformed body. No Reformed body has advised the Presbytery that it is prepared to accept the FPCS congregation. In addition, some members of the congregation want to remain within the Presbyterian Church (U.S.A.). The AC has concluded that the actions of the FPCS session have caused a schism within the congregation and those who disagree with the actions of the FPCS session constitute the "true church," in accordance with the denomination's Constitution.

The AC reviewed pertinent available documents, but the FPCS session refused to provide any documents requested by the AC. The AC also met with and received information from more than 45 individuals. The AC's investigation confirmed the allegations made to the Presbytery about the FPCS session. It also revealed additional irregularities in the records and the finances of the church and a broad-based pattern of misconduct by the former co-pastors.

Because the former co-pastors of FPCS renounced the jurisdiction of the Presbyterian Church (U.S.A.) effective December 16, 2015, leaving the church without a pastor, the AC has appointed an interim pastor.

In summary, the AC conducted a thorough investigation and afforded the FPCS session a full opportunity to be heard. But the FPCS session refused to produce any records, and it refused to meet with the AC except under unacceptable conditions. Despite this non-cooperation, the AC's investigation, as reflected in the Report, confirmed allegations and identified additional irregularities, which together show a broad-based pattern of misconduct by the FPCS leadership.

The AC has advised the persons who previously constituted the FPCS session that they no longer may act in that capacity. The AC has elected church officers and has appointed an individual to handle administrative matters. It also has called for an audit of the church's finances. The AC expects to supplement this report after it has had an opportunity to review church records.

Report of the Administrative Commission for First Presbyterian Church of Seattle

February 16, 2016

Background

On July 21, 2015, Seattle Presbytery (the “presbytery”) authorized its moderator to name a Committee for Special Administrative Review or CSAR “to review allegations and concerns raised regarding Seattle First Presbyterian Church, including the work of COM [the presbytery’s Committee on Ministry] in relationship to Seattle First Presbyterian Church,” and to report to the presbytery any recommendations from that review. The CSAR made its recommendations in a report to the presbytery dated December 5, 2015.

In the course of the CSAR’s work, two elders on the session of First Presbyterian Church of Seattle (“FPCS”) raised many new allegations and concerns, which the CSAR regarded as beyond the scope of its charge. These allegations included that the FPCS session:

1. was unwilling to utilize the Communal Discernment and Gracious Separation policy approved by the presbytery;
2. was following a detailed strategy involving the establishment of a separate corporation and was planning to engage the presbytery in a long legal battle;
3. was contemplating the possible transfer of the congregation’s funds (restricted and otherwise) to this separate corporation or its lawyers;
4. was considering naming the current elders to a separate board of this corporation;
5. had held unauthorized meetings of the session with irregularities in proceedings, including failure to vote on duly moved and seconded motions;
6. had kept inaccurate record of actions taken and had restricted access to minutes [G-3.0107; see G-3.0108b]¹;
7. had given no opportunity or provision for dissent [G-3.0105a and 3.0105b] and had isolated and intimidated elders who expressed their conscience [G-2.0105]; and
8. had not apprised the congregation about the matters stated above.

The presbytery directed the FPCS session to produce documents. In response, the FPCS session² wrote the presbytery on October 30, 2015, as follows:

¹ All citations in this report refer to provisions of the *Constitution of the Presbyterian Church (U.S.A.), Part II, Book of Order, 2015-2017*. The *Book of Order* describes the polity and form of government of the Presbyterian Church (U.S.A.). “Each congregation of the Presbyterian Church (U.S.A.) shall be governed by this constitution.” [G-1.0103]

² By the time that this response was written, resignations had reduced the FPCS session to the following individuals: Liz Cedergreen, David Martin, Lindsey McDowell, George Norris, Nathan Orona, and Kathryn Ostrom, along with then co-pastors Jeff and Ellen Schulz as moderators of session. Church records indicate that Lindsey McDowell, George Norris, and Nathan Orona have now been on the FPCS session more than six consecutive years, which is contrary to G-2.0404.

1. “On Tuesday, October 27, 2015, the Session voted to reestablish the FPCS Board as a body separate from the Session. The FPCS Board is governed by the Corporation’s Articles of Incorporation and Corporate Bylaws, as well as the provisions of the Washington Nonprofit Corporation Act, and is not subject to the authority of the Presbytery of Seattle (‘Presbytery’) or the PCUSA Book of Order. Nevertheless, as an accommodation to the FPCS Session, the FPCS Board has authorized the Session to provide the following information to Presbytery: The Board held a meeting following the FPCS Session meeting on October 27, 2015.”
2. “[A]ll assets of FPCS are owned by and under the control of the Corporation, and are therefore not subject to Presbytery authority. Nevertheless, as an accommodation to the FPCS Session, the FPCS Board has authorized the Session to provide a copy of the Corporation’s most recent financial statements.”
3. “The Corporation transferred approximately \$420,000 into the trust account of law firm Lane Powell PC in October 2015.”

On November 15, 2015, the congregation of FPCS voted to “disaffiliate” from the Presbyterian Church (U.S.A.), to ratify changes to the bylaws of the congregation and the corporation that the FPCS session had adopted on October 27, 2015, and to amend the articles of incorporation of the church. The presbytery had advised the FPCS session before November 15, 2015, that these actions were out of order, that only the presbytery can dismiss a congregation, and that the Book of Order does not allow proxy voting. The FPCS session ignored this advice.

A special meeting of the presbytery took place on November 17, 2015, for the purpose of considering the circumstances summarized above. By a vote of 136 to 8, with three abstentions, the presbytery approved a resolution appointing an administrative commission to work on the presbytery’s behalf with the following purposes and authority:

1. “to reiterate the presbytery’s invitation to the session of First Presbyterian Church of Seattle (FPCS) to enter into the presbytery’s Communal Discernment and Gracious Separation policy and, if that invitation is accepted, to appoint the members of the Discernment Team;
2. “to require or request, have access to, receive, and review all documents of FPCS, including but not limited to business and financial records of the congregation and the corporation [G-3.0107, G-3.0108, G-3.0204];
3. “to ensure that the provisions of the Constitution are followed in the governance of FPCS, including but not limited to G-4.0101, G-4.0102, G-4.0202, and G-4.0204;
4. “to direct that corrective action be taken if matters are determined to be out of compliance with the Constitution [G-3.0108c];
5. “to make provision for and to name a moderator [G-1.0504 and G-3.0201];
6. “to call meetings of the congregation [G-1.0502] and the session [G-3.0203], if necessary, to transact business in accordance with the Book of Order;
7. “if it becomes evident that the church is in ‘schism,’ to determine the ‘true church’ within the Presbyterian Church (U.S.A.) in this matter [G-4.0207];
8. “to thoroughly investigate and provide a full opportunity for the session to be heard, and if it concludes that the session is unable or unwilling to manage wisely its affairs, to assume original jurisdiction with the full power of the session [G-3.0303e];
9. “to consult with ruling elders and teaching elders, to provide written notice of disapproval, and, if the ruling or teaching elder persists in the work, to conclude that he

or she has renounced the jurisdiction of the Presbyterian Church (U.S.A.) [G-2.0407; G-2.0509];

10. “if necessary, to dissolve pastoral relationships, both temporary and installed, fully observing the due process requirements of the Constitution [G-2.0901ff.];
11. “to consider the viability of the congregation and make recommendations to the presbytery in that regard;
12. “to negotiate terms for the dismissal of the congregation if it becomes evident that a sufficient majority of the active membership desires to be dismissed to another Reformed body, utilizing the presbytery’s Communal Discernment and Gracious Separation Policy;
13. “to safeguard all property of FPCS, which continues to be held in trust for the use and benefit of the Presbyterian Church (U.S.A.), and to determine the ownership of any FPCS property that has been transferred to third parties; and
14. “to seek relief in civil court, if necessary, and/or to respond to court actions instituted by others, to remedy any omission, error, or misdeed on the part of the session, the congregation, or the trustees (or any other entity that purports to act or have acted on behalf of FPCS).”

The presbytery appointed the following eight individuals to serve as members of the Administrative Commission:

- Steve Aeschbacher (Ruling Elder, Bellevue Presbyterian Church)
- Heidi Husted Armstrong (Teaching Elder, Member-at-large)
- Shelley Dahl (Ruling Elder, University Presbyterian Church)
- J.P. Kang (Teaching Elder, Japanese Presbyterian Church)
- Bill Longbrake (Ruling Elder, First Presbyterian Church of Seattle)
- Jonathan Siehl (Teaching Elder, Honorably Retired)
- Kathy Smith (Commissioned Ruling Elder, North Point Church)
- Bob Wallace (Ruling Elder, Bellevue Presbyterian Church)

Proceedings of the Administrative Commission

At its initial meeting on November 18, 2015, the Administrative Commission elected Shelley Dahl and Steve Aeschbacher as co-moderators. After reviewing and discussing background documents, the Administrative Commission determined that letters should be sent to the FPCS session identifying concerns, requesting additional documents, and inviting the FPCS session to appear before the Administrative Commission on December 4, 2015, at 3:00 p.m. to address the issues described in the Administrative Commission’s charter. The letters were sent to the FPCS session on November 20, 2015.

The FPCS session did not respond. Instead, its lawyers wrote a letter dated December 1, 2015, to the presbytery’s legal counsel. This letter asserted: “Because the AC [Administrative Commission] has no ongoing ecclesiastical or legal authority over the Church or the Corporation, its production requests, stated areas of inquiry, and the Presbytery’s discernment and dismissal process are moot and require (and will therefore receive) no further response.” The Administrative Commission did not receive any other response to its request for documents from the FPCS session, and no member of the FPCS session attended the meeting of the Administrative Commission on December 4, 2015.

The Administrative Commission continued to encourage the FPCS session to appear before it. To that end, the Administrative Commission twice rescheduled the meeting time that it had initially offered, to December 16 and then to December 17, 2015. The Administrative Commission also advised the FPCS session that its appearance would be without prejudice to any argument that it was no longer under the authority of the presbytery. The lawyers for the FPCS session assured the Administrative Commission that the FPCS session was available at the appointed hour, but they refused to permit any meeting to occur except under conditions that would treat the session's meeting with the Administrative Commission in this ecclesiastical proceeding as if it were a litigation settlement conference and that would preclude the Administrative Commission from disclosing the fact or the substance of the meeting. The Administrative Commission could not accept those conditions. Once again, despite repeated invitations, no member of the FPCS session attended the meeting of the Administrative Commission on December 17, 2015.

On December 18, 2015, the Administrative Commission again wrote to the FPCS session, urging it to engage with the Commission and to "step out from behind your lawyer and communicate with us so we can hear more of your perspectives" On December 30, 2015, the FPCS session responded. It stated that "FPCS is no longer affiliated with the Presbytery. Engaging in an investigation or having an 'opportunity to be heard' is not appropriate" The Administrative Commission replied on December 31, 2015, reiterating its invitation to the FPCS session to appear and participate in the Administrative Commission's meeting on January 7, 2016, to which members of the presbytery, members of FPCS, and other interested persons had been invited. But again the FPCS session did not appear.

At the Commission's meeting on January 7, several members of the presbytery lamented the breakdown in communication between the FPCS session and the presbytery. They also voiced concern that the lawyers had become an impediment to open communication. With that encouragement, the Administrative Commission wrote to the FPCS session on January 11, 2016, inviting the session members to a non-conditional listening meeting on January 20, 2016, from which all lawyers, staff, and spokespersons would be excluded and at which no notes would be kept. The FPCS session said that it would attend only if the Administrative Commission agreed that the fact of the meeting, its participants, and any communications or actions relating to the meeting would never be used as evidence in any legal proceeding. This would preclude the Administrative Commission from reporting to the presbytery the fact of the meeting or, if it did, from using its report in any subsequent proceeding, including one initiated by the FPCS session.

Even though such conditions were inconsistent with a non-conditional meeting and betrayed the influence of persons who were not supposed to be part of such a meeting, the Administrative Commission offered a revised agreement that would bar participants from publicly attributing any statement to any speaker (either by name or position) without that person's permission. The Administrative Commission also agreed not to use the FPCS session's appearance at the meeting as evidence that it acknowledged the continuing jurisdiction of the presbytery. But the FPCS session rejected that proposal, insisting that the January 20 meeting occur on its terms or not at all. The meeting did not occur.

Besides reaching out repeatedly to the FPCS session, the Administrative Commission invited all interested persons to provide input about the matters before it. The Administrative

Commission also followed up with everyone who contacted it. In addition to holding meetings and gathering information from members of the Administrative Commission and presbytery staff, the Administrative Commission interviewed and/or received information from 14 ruling elders, 18 teaching elders, and 27 current or former members, attenders, and employees of FPCS (some categories overlap):

Judy Andrews	Ruling Elder at Woodland Park Presbyterian Church
John Baker	FPCS member
Becki Barrett	Teaching Elder, Overlake Park Presbyterian Church; Committee for Special Administrative Review
Steven B. Bass	CPA who conducted audits and financial reviews of FPCS for many years up to and including 2010 and who interacted with members of the FPCS session in 2013-14
Michael Bennett	Ruling Elder and former FPCS member who served on session
Tiesa Blankenship	Former FPCS employee
Lynne Faris Blessing	Teaching Elder, Bethany Presbyterian Church
Gordy Boyd	Ruling Elder and Union Church member
Carla Brown	FPCS bookkeeper, 2007-early 2010
Claudie Cassady	Former FPCS member and former FPCS Operations Committee and Nominating Committee member
Mark Cassady	Ruling Elder and former FPCS member who served on session
Colleen Chinen	Ruling Elder, Steel Lake Presbyterian Church; co-moderator, Committee on Ministry
Fred Choy	Teaching Elder, Seattle Community Church
Peter Chung	Ruling Elder, Seattle Community Church
Sheri Edwards Dalton	Teaching Elder and Seattle Presbytery member-at-large
Barbara Danhoff	FPCS bookkeeper, 2010-2013
Susan Denton	FPCS member
Tyler Easley	Teaching Elder and Seattle Presbytery member-at-large; Committee for Special Administrative Review
Nancy Emerson	Ruling Elder (Wabash Valley Presbytery, Indiana); Exeter House resident and FPCS visitor
Dave Erland	Ruling Elder, Sammamish Presbyterian Church; Committee for Special Administrative Review
Brian Fuson	Former FPCS attender
Mona Gacutan	Ruling Elder and FPCS member who served on session until October 25, 2015

Melinda Glass	Ruling Elder, Lake Burien Presbyterian Church; Committee for Special Administrative Review
Larry Grounds	Teaching Elder, Redmond Presbyterian Church; former co-moderator, Committee on Ministry
Julie Gustavson	Ruling Elder and former FPCS member who served on session
Jerry Hardcastle	Exeter House resident; FPCS visitor (member, Trinity Episcopal Church)
Gail Irving	Teaching Elder and FPCS Shelter Team employee
Mansour Khajehpour	Teaching Elder and Operations Manager at FPCS from January 2013 until July 2014
Neal Lampi	Ruling Elder and FPCS member who served on session until October 27, 2015
David Lapse	Former assistant organist and sexton at FPCS (1987-2007); current musician at Exeter House
Della Lium	Ruling Elder, Brighton Presbyterian Church; Exeter House resident and FPCS attender
Jim Lium	Ruling Elder, Brighton Presbyterian Church; Exeter House resident and FPCS attender
Scott Mann	Teaching Elder, Bellevue Presbyterian Church, and Moderator of Seattle Presbytery
Will Mason	Teaching Elder, Steel Lake Presbyterian Church; former co-moderator, Committee on Ministry
Jack Merner	Teaching Elder, Cascades Presbytery; Exeter House resident and FPCS attender
James B. Notkin	Teaching Elder, Union Church
Binh Nguyen	Director of Southeast Asia Ministries, Seattle Presbytery
Lyle Oliver	Deacon and Ruling Elder; Exeter House resident and current FPCS attender
Cindy O'Sullivan	FPCS Shelter Team member
Rajat (RJ) Parsad	FPCS member
Jane Pauw	Teaching Elder, Rainier Beach Presbyterian Church
Charles Peet	Teaching Elder; Exeter House resident and FPCS visitor
Michelle Perrigo	Former FPCS member; former worship team member and small group leader
Steve Quant	FPCS Shelter Team member
Dale Sewall	Teaching Elder, Honorably Retired
Dick Steele	Teaching Elder; Exeter House resident and FPCS attender
Elizabeth Steele	Exeter House resident
Laurinda Steele	FPCS member
Vonna Thomas	Teaching Elder and Seattle Presbytery member-at-large
Kelly Wadsworth	Teaching Elder/Validated Ministry (Exeter House chaplain)

Findings of the Administrative Commission

Having carefully and prayerfully considered the information before it in light of the authority, roles, and responsibilities that the presbytery has entrusted to it, the Administrative Commission makes the following findings:

1. The Administrative Commission reiterated to the FPCS session multiple times the presbytery's invitation to enter into the Communal Discernment and Gracious Separation process. See, e.g., letters to FPCS session dated November 20, 2015, and December 18, 2015. The FPCS session ignored or explicitly rejected every invitation to follow the presbytery's Communal Discernment and Gracious Separation policy.
2. The presbytery's Communal Discernment and Gracious Separation Policy constitutes the only policy under which a congregation in the presbytery may be dismissed or otherwise separated from the Presbyterian Church (U.S.A.).
3. The presbytery has received no request from another Reformed denomination to dismiss the FPCS congregation. Nor has the presbytery received any information suggesting that another Reformed denomination is willing to receive the FPCS congregation.
4. By written statement submitted to the stated clerk of the presbytery, Jeff and Ellen Schulz, until then the co-pastors of FPCS,³ renounced the jurisdiction of the Presbyterian Church (U.S.A.). In accordance with G-2.0509, renunciation is effective upon receipt, and the Schulzs' letter was received by the presbytery on December 16, 2015.
5. Under G-2.0509, renunciation of jurisdiction removes a pastor from membership in the presbytery and terminates the exercise of the pastor's ministry. The roles occupied by Jeff and Ellen Schulz as co-pastors at FPCS therefore ended on December 16, 2015, leaving FPCS without any pastor. On January 19, 2016, the stated clerk reported the Schulzs' renunciation at a meeting of the presbytery, and their names were deleted from the roll.
6. The Administrative Commission requested documents from the FPCS session, including business and financial records of the congregation and the corporation. The Administrative Commission was entitled to such documents under G-3.0108b. The FPCS session refused to comply with the Administrative Commission's requests. This refusal violates G-3.0108 and G-3.0202.
7. On October 30, 2015, the FPCS session sent to the presbytery audited financial statements for 2014. The Administrative Commission has questions about these statements, which were the first CPA-reviewed statements for FPCS since 2010.
8. Multiple witnesses supplied the Administrative Commission with credible reports of financial irregularities involving the FPCS session. These irregularities include but are not limited to the following: tampering with the books; failing to reconcile bank

³ In this report, "pastor" refers to a teaching elder and minister of the Word and Sacrament who has been called by a congregation and installed in a pastoral relationship. See G-2.0501, G-2.0504a.

statements and to balance the general ledger; failing to provide complete information to accountants; having unauthorized signers sign checks; and failing to submit accurate financial information to the presbytery. In addition, the Administrative Commission received information suggesting that the FPCS session may have impermissibly used restricted funds and improperly recharacterized certain assets. The actions by the FPCS session described in this paragraph violate G-3.0113 and G-3.0205.

9. There are numerous irregularities in the records maintained by the FPCS session. For example, the minutes that the FPCS session provided to the presbytery on October 30, 2015, reflect alterations and deletions of relevant material that had been included in the earlier versions of the minutes obtained by the Committee on Ministry in 2014. The minutes maintained by the FPCS session also fail to reflect discussions and actions leading up to the decision to unilaterally “disaffiliate” from the Presbyterian Church (U.S.A.). These irregularities violate G-1.0505, G-3.0107, and G-3.0204.
10. Members of the FPCS session isolated and drove out ruling elders who expressed their conscience, and they sought to supplant the elders’ ordination vows with vows of secrecy and deception. These actions violate G-3.0103, G-3.0105, G-3.0201, and G-3.0202.
11. The Administrative Commission received many credible reports that reflect a pattern of intimidation and manipulation by the former co-pastors and other members of the FPCS session. These reports came from elders, congregants, staff, volunteers, and others.
12. Jeff Schulz gave ruling elders scripts and directed them to read the scripts verbatim before the congregation. Elders were also instructed as to what they could and could not say when visitors attended session meetings.
13. The record of the dealings between the former co-pastors and the presbytery reflects a pattern of duplicity rather than candor, including specifically with respect to the proposed merger with A Seattle Church and the attempt to “disaffiliate” from the presbytery unilaterally. The FPCS session has also not been candid with the congregation about these subjects. The FPCS session has demonstrated a disregard for transparency, accountability, and polity. Its actions violate G-3.0201 and G-3.0202.
14. From 2010 through 2015, the Administrative Commission has been told, the full terms of call for the then co-pastors were not brought before the congregation for its approval, contrary to G-1.0503 and G-2.0804. The Administrative Commission has seen no documents suggesting otherwise. In addition, the FPCS session entered into agreements with the then co-pastors purporting to guarantee future severance compensation if the presbytery formed an administrative commission. These agreements were neither disclosed to nor approved by the congregation, contrary to G-1.0503c.
15. Multiple witnesses supplied the Administrative Commission with credible reports of improper conduct involving the former co-pastors. Among other things, it was reported that the former co-pastors were paid amounts not authorized by the congregation; that funds in accounts maintained for the upkeep of the church were used on the former co-pastors’ personal residence, without corresponding increases in the church’s equity interest or the pastors’ reported compensation; and that in late 2013 the former co-pastors

took some of their compensation in cash in order to make a better case for financial aid for a college-age child. These actions violate G-2.0104a.

16. The Administrative Commission heard from many of those whom it interviewed that the former co-pastors frequently did not act in the manner called for by G-2.0501, G-2.0503, and G-2.0504. They failed to support many people in the disciplines of the faith amid the struggles of daily life and did not enable the ministry of others.
17. The Administrative Commission found irregularities in the manner in which the FPCS session added congregants to or removed them from membership rolls and in the vetting of prospective elders. There has been arbitrary and inconsistent treatment of potential and current members; David Martin was made an elder before he was baptized into church membership; and elders were not rotated off the session after six years. These actions violate G-2.0104, G-2.0402, G-2.0404, G-3.0201c, and G-3.0204.
18. Until very recently (the second half of 2015), the FPCS session (including the co-pastors) and congregational leadership through their conduct and statements proclaimed the authority of the Presbyterian Church (U.S.A.) with respect to both temporal and spiritual matters at FPCS. For example, in a report to presbytery dated September 18, 2012, in which Jeff Schulz asked that the Seattle First Redevelopment Committee be reconstituted as the Seattle First Redevelopment Commission, he wrote that FPCS “owns its property in trust of the Presbytery, which must approve a purchase/sale agreement.” In a letter dated April 16, 2014, he wrote that “because PC(USA) properties owned by local congregations are held in ‘trust’ of the denomination, Presbytery has the authority to deny dismissal with the property, or to approve dismissal with property with a negotiated financial settlement.”
19. In 2014, at the request of FPCS, the FPCS session and the presbytery through another administrative commission collaborated on and approved agreements to sell and redevelop church properties, using agreed legal counsel. As this was happening, the FPCS session secretly hired a lawyer with a reputation for advising churches that seek to leave the denomination about property disputes. When this was discovered, Jeff Schulz first denied that the lawyer had been hired and then claimed that his hiring had nothing to do with church property. He also denied that he had any plans to take the congregation out of the Presbyterian Church (U.S.A.).
20. On July 31, 2015, ten days after the appointment of the CSAR, elders David Martin and George Norris met with then-elder Mona Gacutan in Kirkland, Washington. They outlined to her a plan to unilaterally pull out of the Presbyterian Church (U.S.A.), while keeping such discussions out of the session’s minutes. They also discussed “how to isolate” another elder, Neal Lampi, whom they saw as unsympathetic to their plan. They supported their arguments with false information about the finances of other churches in the presbytery.
21. At a session meeting on August 6, 2015, the FPCS session discussed this “disaffiliation” plan, although the discussion there and at other meetings was not disclosed in the minutes. The moderator, Jeff Schulz, asked the members of the FPCS session to take a vow of secrecy. Ms. Gacutan left the room rather than do so.

22. At a session meeting on October 25, 2015, Ms. Gacutan made a motion, which was duly seconded, to pursue the presbytery's Communal Discernment and Gracious Separation policy. The FPCS session failed to take a vote on Ms. Gacutan's motion, in violation of section 4 of Robert's Rules of Order and G-3.0105. At the end of the meeting, Ms. Gacutan resigned from the FPCS session. She asked that her resignation letter be placed in the minutes, but that request was refused.
23. At a session meeting on October 27, 2015, ruling elder Neal Lampi resigned from the FPCS session. His seven-page letter of resignation described this as "the culmination of [the session's] long often duplicitous struggle with the Presbytery." He described the session's practice of "concealing [its] deliberations" as having "now emerged to be the norm." He called upon his fellow session members to consider their own motivations rather than just attack the presbytery's. And he lamented that the conflict with the presbytery would now take place in civil court; "other options available to our congregation have been set aside in favor of the satisfaction of self-righteous indignation."
24. At its meeting on October 27, 2015, the remaining members of the FPCS session took several actions that violated the Constitution of the Presbyterian Church (U.S.A.). They began by voting to rescind the existing bylaws of the church and to adopt separate congregational and corporate bylaws.
25. The existing "Bylaws of the First Presbyterian Church of Seattle" were adopted by a vote of the congregation on May 8, 2005. Those bylaws are not subject to amendment by the FPCS session, and they remain in full force and effect.
26. Article II of the bylaws is entitled "Relation to the Presbyterian Church (U.S.A.)," and it provides as follows: "The First Presbyterian Church of Seattle is a member church of the Presbyterian Church (U.S.A.)."
27. Article V of the bylaws is entitled "Governance of the Church." It provides as follows:

This church shall be governed in accordance with the current edition of the *Constitution of the Presbyterian Church (U.S.A.)*. Consistent with that *Constitution*, these bylaws shall provide specific guidance for this church. *Robert's Rules of Order (Newly Revised)* shall be used for parliamentary guidance. Any matter of church governance not addressed in these bylaws shall be governed by the *Constitution of the Presbyterian Church (U.S.A.)*.
28. Article VI of the bylaws, entitled "Meetings," requires an annual meeting of the congregation and the corporation during the first quarter, at which changes in the terms of call for the pastor(s) must be presented. It also provides that special meetings may be called by the Session, if the call for the meeting states clearly the purpose of the meeting and business is restricted to that which is specified. Under Article VI, an annual special meeting is required during the second quarter for receipt of the nominating committee report and election of church officers. Consistent with the Constitution of the Presbyterian Church (U.S.A.), Article VI states that only active members may vote and that "[p]roxy voting is not permitted in meetings of the congregation and the corporation."

29. Article VII of the bylaws, entitled “Notice of Meetings,” requires that public notice of meetings of the congregation “be given and printed and verbal form on at least two successive Sundays prior to the meeting.” It also requires that printed notice of meetings of the corporation “be included in the church bulletin, signed by the Clerk of the Session, . . . which notice shall be audibly read at public worship to the assembled congregation on at least two successive Sundays prior to the date of such meeting.”
30. Article XI of the bylaws, entitled “Elders,” states that “[t]he Session shall have such duties and powers as are set forth in the *Constitution of the Presbyterian Church (U.S.A.)*.” It provides further that the session “shall act as officers and directors of the corporation, and shall form such committees as are necessary to carry out its work and maintain the corporation’s good standing with the State of Washington.”
31. Article XV of the bylaws, entitled “Amendments,” states that those bylaws “may be amended [a] subject to the Articles of Incorporation, [b] the laws of the state of Washington and [c] the *Constitution of the Presbyterian Church (U.S.A.)* [d] by a two-thirds vote of the voters present, [e] providing that the proposed changes in printed form shall have been distributed at the same time as the call of the meeting at which the changes are voted upon.” The bylaw amendments that the FPCS session purported to adopt on October 27, 2015, satisfied none of these five requirements.
32. The bylaw amendments purportedly adopted by the FPCS session on October 27, 2015, violate both the Articles of Incorporation and the Constitution of the Presbyterian Church (U.S.A.). The restated Articles of Incorporation, adopted in 1985, provide that the corporation exists and acts “under the Form of Government and discipline of the ‘Presbyterian Church (U.S.A.)’.” The Presbyterian Form of Government requires, among other things, that the powers exercised by any corporation formed by a congregation are “subject to the authority of the session and under the provisions of the Constitution of the Presbyterian Church (U.S.A.). The powers and duties of the trustees shall not infringe upon the powers and duties of the session or the board of deacons.” G-4.0101. The corporate bylaws approved by the FPCS session on October 27, 2015, however, purport to place the property of the church outside the control of session, contrary to the Constitution of the Presbyterian Church (U.S.A.). The purported amendments are, therefore, void.
33. The bylaws provide that they can be amended only by the congregation, not by the session. The changes to the bylaws that the FPCS session purported to adopt on October 27, 2015, were made without the knowledge, much less a two-thirds majority vote, of the congregation. Nor were they distributed in printed form to the congregation until after the FPCS session adopted them. For these reasons as well, the amendments adopted by the FPCS session on October 27, 2015, were improper and ineffective.
34. Acting under the improperly amended bylaws, the FPCS session on October 27, 2015, appointed themselves trustees of a supposedly independent corporation. Under the restated Articles of Incorporation, the board of trustees must be elected by the congregation at its annual meeting, but that did not happen in this case. The FPCS session/trustees also transferred approximately \$420,000 in church funds to the trust account of Lane Powell PC. This transfer was contrary to G-4.0201. The presbytery has

demanded an accounting of the funds and either their return or their deposit in the court registry. The lawyers for the FPCS session have refused to do any of those things.

35. On October 30, 2015, the FPCS session asserted to the presbytery that the FPCS Board of Trustees “is not subject to the authority of the Presbytery of Seattle . . . or the Book of Order.” This assertion is fundamentally contrary to the Constitution of the Presbyterian Church (U.S.A.): a board of trustees is subject to the session, just as the session is accountable to the presbytery, and the actions of the board of trustees are subject to the Book of Order. See G-3.0101, G-3.0201c, G-4.0202, and G-4.0203.
36. The FPCS session called a meeting of the congregation for November 15, 2015, to vote on a resolution calling for the church to “disaffiliate” from the Presbyterian Church (U.S.A.). The notice of this meeting violated the requirements of the bylaws and G-1.0502. Among other things, it was not given in printed and verbal form on at least two successive Sundays prior to the meeting. It was not mentioned at all in the service on November 8, 2015, which was a joint service with two other churches. The meeting notice also did not meet the bylaw requirements for a public notice of a meeting of the corporation: it did not appear in the church bulletin, and it was not audibly read at public worship to the assembled congregation on at least two successive Sundays.
37. “Disaffiliation” is not among the matters that are proper to a congregational meeting under G-1.0503. The FPCS session also called for proxy voting at this meeting in violation of G-1.0501 and Article VI of the bylaws, both of which permit only active members of the congregation who are present at a meeting to vote. The presbytery informed the FPCS session of these constitutional flaws, but the FPCS session proceeded anyway. It counted proxy votes and required that all ballots be signed, thereby intimidating members. It disregarded protests from the floor. The FPCS session acted contrary to G-3.0202c and section 45 of Robert’s Rules of Order.
38. The meeting of the congregation on November 15, 2015, had 54 individuals in attendance in addition to the then co-pastors, two lawyers, and two security guards. One member of the congregation, RJ Parsad, was dragged out of the meeting and was readmitted only after police intervention. As of November 15, 2015, according to the Administrative Commission’s review of session minutes, the roster of active or occasional members at FPCS should have had 101 names, including Mr. Parsad’s, plus four youth members.
39. Liz Cedergreen, clerk of session, wrote a letter to the Stated Clerk and the Executive Presbyter that was received by them on November 17, 2015. Ms. Cedergreen reported that at the congregational meeting on November 15, 2015, “81 out of 104 members were present,” and 73 of them “approved disaffiliation from Presbyterian Church (U.S.A).”
40. Under G-3.0303b and G-4.0207, a congregation’s relationship with Presbyterian Church (U.S.A.) can be severed only by constitutional action on the part of the presbytery. The “disaffiliation” resolution presented by the FPCS session to the congregation on November 15, 2015, was unconstitutional and has no effect.
41. The amendments to the articles of incorporation that the congregation approved on November 15, 2015, are also invalid and of no effect, because (among other things) those amendments purport to effect a unilateral “disaffiliation” from the Presbyterian Church

(U.S.A.). The FPCS session’s attempt to validate its bylaw changes retroactively by congregational ratification on November 15, 2015, was ineffective as well, because (among other things) those bylaw changes violated the Constitution of the Presbyterian Church (U.S.A.). The meeting of the congregation and corporation at which these actions were taken was also not validly called and was not properly noticed as the bylaws require.

42. Ms. Cedergreen’s letter of November 17, 2015, signed “For the Session,” states that FPCS “is no longer affiliated with either PCUSA or the Presbytery of Seattle.” Ms. Cedergreen’s letter appears to be a written statement by the ruling elders of FPCS renouncing the jurisdiction of this church.

43. On January 27, 2016, Neal Lampi found that the door to the room where he regularly met for Bible study with FPCS shelter guests had been boarded up. On January 28, 2016, Gail Irving resigned from her position as shelter employee. She lamented the closing of “the one evangelical piece of the shelter where the gospel of Christ was literally shared” and described other aspects of the “shameful treatment” that shelter guests had received as a result of the steps taken by FPCS leaders in recent months.

44. The actions of the FPCS session described in these findings violate G-4.0202, which states:

The provisions of this Constitution prescribing the manner in which decisions are made, reviewed, and corrected within this church are applicable to all matters pertaining to property.

45. The actions of the FPCS session described in these findings violate G-4.0203, which states:

All property held by or for a congregation . . . whether legal title is lodged in a corporation, a trustee or trustees, or an unincorporated association, and whether the property is used in programs of a congregation or of a higher council or retained for the production of income, is held in trust nevertheless for the use and benefit of the Presbyterian Church (U.S.A.).

46. The actions of the FPCS session described in these findings violate their ordination vows, including specifically W-4.4003e and i:

e. Will you be governed by our church’s polity, and will you abide by its discipline? Will you be a friend among your colleagues in ministry, working with them, subject to the ordering of God’s Word and Spirit?

i. (1) (For ruling elder) Will you be a faithful ruling elder, watching over the people, providing for their worship, nurture, and service? Will you share in government and discipline, serving in councils of the church, and in your ministry will you try to show the love and justice of Jesus Christ?

(2) (For teaching elder) Will you be a faithful teaching elder, proclaiming the good news in Word and Sacrament, teaching faith and caring for people? Will you be active in government and discipline,

serving in the councils of the church; and in your ministry will you try to show the love and justice of Jesus Christ?

47. The FPCS session has failed to act in accordance with basic principles of accountability and responsibility, consistent with the mutual commitments of Presbyterian polity, including those governing the shared responsibilities of councils (e.g., sessions and presbyteries) and the governance of congregations, as required by F-3.01 and G-1.01.
48. The conduct of the FPCS session has caused a schism within the congregation. The members of the congregation who oppose the actions taken by the FPCS session on and after October 27, 2015, are “the true church within the Presbyterian Church (U.S.A.)” G-4.0207.
49. The Administrative Commission has conducted a thorough investigation of the matters entrusted to it by the presbytery.
50. The Administrative Commission has accorded the FPCS session a full opportunity to be heard.
51. The FPCS session is unable or unwilling to manage wisely its affairs.
52. For all these reasons, the FPCS session “cannot exercise its authority.” G-3.0303e.
53. The FPCS session has ceased to use FPCS’s property as a congregation of the Presbyterian Church (U.S.A.) in accordance with the Constitution of the Presbyterian Church (U.S.A.). See G-4.0204.
54. The FPCS congregation is not viable under its current leadership. Under other circumstances, there are ministry opportunities that appear to be viable.

Actions by the Administrative Commission

After prayerful deliberation and with a heavy heart, but as required by the findings set forth above and consistent with its delegated authority and responsibilities, the Administrative Commission has decided, declared, and taken action as follows:

1. Effective 10:00 a.m. on February, 16, 2016, the Administrative Commission has assumed original jurisdiction with the full power of the session of First Presbyterian Church of Seattle under G-3.0303e. The individuals who constituted the FPCS session prior to this action by the Administrative Commission no longer have any role in the governance of FPCS and have no authority with respect to its ministry or its property. The Administrative Commission will now perform the duties of the session.
2. The Administrative Commission, acting as the session, will (a) provide that the Word of God may be truly preached and heard, (b) provide that the Sacraments may be rightly administered and received, and (c) nurture the covenant community of disciples of Christ, consistent with the responsibility and power conferred by G-3.0201.

3. The Administrative Commission has appointed Shelley Dahl and Steve Aeschbacher as co-moderators of the session in accordance with G-3.0104 and G-3.0201. If there are any meetings of the congregation, the Administrative Commission has appointed Shelley Dahl and Steve Aeschbacher to act as co-moderators under G-1.0504.
4. Acting as the session, the Administrative Commission has elected Kathy Smith as the clerk of session.
5. Acting as the session, the Administrative Commission has appointed Heidi Husted Armstrong as temporary pastor to serve the FPCS congregation.
6. Acting as the session, the Administrative Commission has appointed Scott Lumsden as the person having authority to oversee the property and financial affairs of FPCS.
7. The amendments to the bylaws of FPCS that were purportedly adopted on October 27, 2015, and purportedly ratified on November 15, 2015, are null and void.
8. The amendments to the 1985 restated articles of incorporation of FPCS that were purportedly adopted by the congregation on November 15, 2015, are null and void.
9. The Administrative Commission believes that ruling elders Liz Cedergreen, David Martin, Lindsey McDowell, George Norris, Nathan Orona, and Kathryn Ostrom have renounced the jurisdiction of this church. If they have not, the Administrative Commission acting as the session will give them as well as Blair Bush notice of its disapproval of their work. If any of these individuals wishes to consult with the session, he or she should contact Kathy Smith within five calendar days. If, having been provided opportunity for consultation and having been given this written notice, Liz Cedergreen, David Martin, Lindsey McDowell, George Norris, Nathan Orona, Kathryn Ostrom, and Blair Bush, or any of them, persist in acting as if they are leaders of the FPCS congregation or the FPCS corporation, the Administrative Commission acting as the session will conclude that they have renounced the jurisdiction of this church under G-2.0407.
10. As provided in the bylaws of the church, the members of the Administrative Commission, as the current ruling elders on session, are the officers and directors of the corporation. They have elected Bob Wallace as president, Shelley Dahl as vice president, and Bill Longbrake as secretary/treasurer of the FPCS corporation to serve terms of one year or until their successors are elected, if sooner, and have empowered them to take appropriate steps and to pursue appropriate remedies to implement this report.
11. The individuals who previously constituted the FPCS session are no longer officers, directors, or trustees of the FPCS corporation. Their successors have been named in accordance with the bylaws of the church and the corporation.
12. Even if the bylaws were not clear on this point, the members of the Administrative Commission, as the current ruling elders on session, are the trustees of the FPCS corporation under G.-4.0102, unless the corporation has determined another method for electing its trustees. The 1985 restated articles of incorporation of FPCS call for the

election of corporate trustees at the annual meeting of the congregation, but the former corporate trustees were not so elected.

13. Because only persons eligible for membership in the congregation or council are eligible to be members of the corporation and to be elected as trustees under G-4.0102, loss of membership and ordered ministry disqualifies the individuals who previously constituted the FPCS session from continuing to serve as trustees of the FPCS corporation.
14. If the former FPCS session members nevertheless continue to claim the status of corporate trustees, they are subject to the Administrative Commission acting as the session and are answerable to the Administrative Commission acting as the session in all respects under G-3.0201c, G-4.0101, and G-4.0202.
15. All property held by or for FPCS--including real property, personal property, and intangible property--is subject to the direction and control of the Administrative Commission exercising original jurisdiction as the session of the church. Under G-4.0204, such property must be held, used, applied, transferred, or sold as the presbytery may provide.
16. All funds that were transferred to the Lane Powell trust account must be returned to the church immediately. Acting as the session, the Administrative Commission further directs that all funds held in the name or under the control of the FPCS corporation be turned over immediately to the Administrative Commission in its capacity as the session of the church.
17. Until the Administrative Commission directs otherwise, no church or corporate funds of FPCS may be used or expended without the prior approval of the Administrative Commission acting as the session.
18. To the extent that any books and records related to FPCS, including membership and communicant rolls or financial records, are currently in the possession of the corporation, the former trustees, or any individual who, before today's Administrative Commission action, was a member of the FPCS session, those books and records must be turned over to the Administrative Commission acting as the session within five calendar days.
19. The financial records of FPCS will be audited as soon as possible by a certified public accountant appointed by the Administrative Commission acting as the session.
20. The Administrative Commission acting as the session directs all persons who were responsible for any financial transactions involving FPCS since December 31, 2014, to provide a full accounting of such transactions to the Administrative Commission within five calendar days.
21. Acting as the session, the Administrative Commission directs the individuals who previously constituted the FPCS session and any persons acting under their direction and control, including the former co-pastors, to vacate the church premises and turn over the keys, electronic door openers, and all other means of egress/ingress to Scott Lumsden by 10:00 a.m. on February 18, 2016. The Administrative Commission, acting as the session, will provide for the continuation of the ministries of the church.

22. The Administrative Commission acting as the session directs all persons doing business with FPCS to do so through Scott Lumsden.
23. The Administrative Commission has authorized and directed the presbytery's staff and its legal counsel to take all steps deemed necessary or appropriate to carry out these actions.
24. The Administrative Commission reserves the right to make additional findings and to take further actions as necessary or appropriate.



Steve Aeschbacher



Shelley Dahl



J.P. Kang



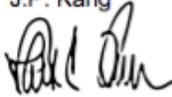
Bill Longbrake



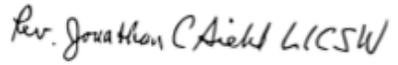
Heidi Husted Armstrong



Kathy Smith



Bob Wallace



Jonathan Siehl

EXHIBIT B

Seattle First Redevelopment Committee

Report to Presbytery

September 18, 2012

Redevelopment Committee Members:

Shelley Dahl, Bob Wallace, David Brenner, Jack VanHartesvelt, Brent Christie, Joy Orona, George Norris, Scott Lumsden*, Ellen Schulz*, Jeff Schulz* (*Ex-Officio)

Redevelopment Committee Purpose: To recommend Presbytery action regarding the proposed redevelopment of Seattle First property (established by Presbytery in January, 2009).

Redevelopment Committee Report:

1. The Request for Proposal process conforms to the mission of the church and presbytery.
2. The selected developer proposes a partnership that includes minimal financial risk, acceptable return, and property use that fulfills the mission of the church.
3. Given the nature, complexity and timing of the development process, it will not be possible for the Presbytery at large to take actions necessary to proceed. To make this possible, it is necessary to authorize a commission to act on behalf of Presbytery.

Matter of Action: November 20, 2012 Presbytery Meeting

The Seattle First Redevelopment Committee requests that it be reconstituted as the Seattle First Redevelopment Administrative Commission ("the Commission") with authority to negotiate and enter into a development agreement with a commercial real estate developer acceptable to the Commission pursuant to which Seattle First Presbyterian Church ("SFPC") will contribute its real property to a large mixed-use development including church facilities constructed for SFPC's use and ownership, provided that:

- a. SFPC will incur no debt in the development;
- b. The resulting church facilities and overall compensation package are in the judgment of the Commission sufficient to fulfill the long term mission and ministry of SFPC;
- c. SFPC will hold an ownership interest in its facilities in the project of not less than a condominium interest;
- d. Control of and title to the SFPC property will not transfer until all conditions negotiated in the development agreement are fully satisfied;
- e. The Commission will give full consideration to minimizing the exposure of SFPC and the Presbytery to development risk.

Rationale for Commission:

SFPC owns its property in trust of the Presbytery, which must approve a purchase/sale agreement. To create an executable development plan resulting in a purchase/sale agreement, SFPC and its selected developer must invest significant resources. To wisely steward these resources, both parties must assure that, when their respective conditions are satisfied, they will execute a purchase/sale. Given the complexity, timing and successive decision points in the process, it will be necessary to appoint a commission with appropriate expertise, availability and continuity to provide, on an ongoing basis, the requisite assurances and knowledgeable decisions needed to execute a purchase/sale agreement.

Rationale for Redevelopment

The mission of Seattle First is to "*glorify God in Seattle by making disciples of Jesus Christ who love God, one another, and their neighbor.*" Redeveloping SFPC property will help to fulfill the mission by replacing a decaying outdated facility with one that fits the ministry envisioned now and into the future, and by maximizing the potential to add value to the neighborhood and city. SFPC envisions a "church in an urban village," distinctively sacred, flexible, multi-use facilities integrated into a larger multi-use development designed to be a center for community, ministry and commerce.

Action of Seattle First Congregation

"SFPC reaffirms its intention, established in 2009, to sell SFPC property, which will fund new church facilities in a larger mixed-use development, when SFPC receives from its selected developer a development proposal and purchase/sale agreement acceptable to the SFPC Session and the Seattle First Redevelopment Committee of the Presbytery of Seattle." -Unanimously approved August 26, 2012

Some Frequently Asked Questions:

- 1. Why is it necessary to make the Seattle First Redevelopment Committee a Commission?** The Presbytery has the authority but not the capacity to take necessary action; the Committee has the capacity but not the authority; a commission has both the capacity and authority.
- 2. Can SFPC and/or the Commission end the development process for any reason?** Until the execution of a purchase/sale agreement, both the SFPC/Commission and the developer have the right to end the process if their conditions are not met.
- 3. How will SFPC/Presbytery's liabilities be managed?** Presbytery's legal counsel is a member of the commission. The legal counsel of the Commission and SFPC has the expertise to acceptably limit financial and physical liabilities in any development agreement.
- 4. How will the development fulfill SFPC's mission?** SFPC will practice wise stewardship by exchanging a decaying outdated facility designed for a past era with a distinctively sacred, flexible, multi-use facility designed to connect with a larger mixed-use development, the neighborhood, and city into the foreseeable future. Church and related facilities will provide space for existing and future ministries such as coffee shop, day care, school, recreation, shelter etc. and other partner ministries. The overall project will bless our neighbors by creating a center for community and commerce.
- 5. What will SFPC receive in exchange for its property?** SFPC will receive some combination of a facility, parking and remaining funds.
- 6. What will the church facilities and overall development look like?** What the project will look like will become clearer after the completion of the feasibility and pre-development processes.
- 7. Will the development include affordable housing?** Both SFPC and its selected developer intend to include affordable housing in the development.
- 8. How long will the project take?** Assuming the project has two phases, building out the North block and then the South block would take approximately 5-8 years.
- 9. How can a find out more?** Attend a pre-Presbytery meeting on September 18 and feel free to contact Elder George Norris or Pastor Jeff Schulz of Seattle First, or any member of the Committee.