

Special Congregational Meeting Minutes  
December 11, 2016 @ 12:15PM

The purpose of the Special Congregational Meeting and the text of the Enabling Resolution (ER) to be considered at the meeting were published in the UUTC newsletter 30 days prior to the meeting, and the date and purpose of the meeting were announced from the pulpit for two consecutive Sundays preceding the meeting date.

Gary Kendrick, President of the Board of Trustees, called the meeting to order.

A count indicated that a quorum (at least 30% of current membership of 162) was present to conduct business. Signatures of those members present were collected; the Board Secretary verified that 100 Members were in attendance.

The purpose of the meeting was to vote on a resolution to purchase three properties adjacent to UUTC on Varsity Street. The Enabling Resolution stated:

*"We, the Congregation of UUTC, authorize the Board of Trustees to act on our behalf to arrange for the purchase of property adjoining our existing property, to be accomplished no later than June 17<sup>th</sup> of 2017 and at a cost no greater than \$350,000."*

President Kendrick provided history on a previous attempt by UUTC to acquire the properties; the owner, at the time, chose not to sell. Since that time, ownership of the properties passed to heirs of the previous owner. The current owners approached UUTC recently, offering the three properties as a total package with no option to purchase only one or two of them, with an initial asking price of \$499,000 plus realtor fees of \$30,000.

With full support of the Board of Trustees, the Finance Committee, and several other members who were involved in inspecting the properties, and, with the assistance of real estate agent Amy Pointer, a settled price of \$375,000, including realtor fees, was negotiated.

President Kendrick described the current state of the properties and discussed a variety of potential uses for the properties, should UUTC acquire them. He concluded that the acquisition of nearly .6 acre complementing UUTC's existing property would provide a financial advantage and growth opportunity.

Finally, noting that the seller would not accept \$350,000 as stated in the Enabling Resolution, President Kendrick opened the floor for a motion to amend the resolution.

Jim Hardy moved to amend the ER to read, *"We, the Congregation of UUTC, authorize the Board of Trustees to act on our behalf to arrange for the purchase of property*

*adjoining our existing property, to be accomplished no later than June 17<sup>th</sup> and at a cost no greater than \$375,000.”* The motion was seconded by Lackey Rowe.

Following several financial questions from Members and responses from Board Treasurer, Dave Roberts, a motion to end debate and call the question on the amendment was made by Charlie Williamson and was seconded. The motion passed. The amendment to the ER was approved by simple majority vote.

A motion to approve the amended ER was made by Sandy Kirkman and seconded by Alice Hardy. After a period of questions and comments, many regarding issues related to possible use of the properties for rental income, Alice Hardy moved to end debate and call the question on the amended ER. Carol McAllister seconded the motion. The motion to call the question passed.

The amended Enabling Resolution was approved by a unanimous vote. It reads, *“We, the Congregation of UUTC, authorize the Board of Trustees to act on our behalf to arrange for the purchase of property adjoining our existing property, to be accomplished no later than June 17<sup>th</sup> and at a cost no greater than \$375,000.”*

A motion to adjourn was made by Peg Hall and seconded by Gypsy Richardson. The motion was approved.

Respectfully submitted,  
Kay Webb  
Board Secretary