

CHELAN DISCERNMENT

November 2024 TOWN HALL RECAP

The following is a draft summary of the Town Hall feedback and proposed Board recommendations for each of the Chelan Discernment options. What I have tried to do is touch on the main points that were raised for each option, my impression of the general response to each and what options I think the Board should pursue and which ones I think the Board should eliminate.

Option 1 – Stay the Course, Keep Doing what we're Doing. There was very little if any support for this option. The general consensus appeared to be that we didn't buy the property to be landlords and although it has been a good investment, the time and energy it takes to manage the property and the coming maintenance expenses make it a poor option. Staying the course also represented to many just avoiding making a decision as to what to do with the property. Given that the Board was unanimously opposed to this option I propose the Board eliminate this as an option to pursue.

Option 2 – Keep & Develop the Land for Future BUUF Use Without Residential Tenants. This option also did not receive much positive response. The main issues appeared to be loss of income, cost of demolition, cost of interim maintenance and capital expense of constructing "something" on the property. There was also concern about a lack of clear vision for what the property might be used for and whether there was an actual need for more land or buildings. For these reasons I propose the Board eliminate this as an option to pursue.

OPTION 3 - Selling the property. This option had the most favorable reception and received the most votes in the straw poll. The appeal seemed to be the straightforwardness of the idea. That apart from needing to help the tenants relocate, this option is a relatively easy and clean break with our current obligations. The idea of funding the endowment fund so that it could actually be of benefit appeared to resonate with folks.

I propose the Board present this as a primary option.

OPTION 4 - Hybrid Option to subdivide the Chelan Lot into two parcels. This option received mixed responses. Some questioned whether half the property would be attractive to a buyer, while others liked the idea of best of different options. What to use the rear property for was also an issue. A minister's residence did not get positive reactions. A caretaker's residence was not discussed but is another option. There was a small number who thought this would be a good option for additional parking. This option received the second most votes in the straw poll *can we confirm this?*. I propose this option be further explored.

OPTION 5 - Develop the property for affordable housing in partnership with other community organizations. This option did not seem to receive that much support. People liked the idea of helping provide affordable housing, but they didn't necessarily like losing the income or value of the land. Some questioned if the money placed in the endowment could have more impact in the long term. Since we now know that widening Chelan is not likely, access to any development would need to be through the south parking lot and the playground area. Based on the perceived lack of enthusiasm for this option I propose that the Board eliminate this option.

Note on Chelan Widening: Several neighbors who live on Chelan and are part of the existing access agreement were present at the Town Hall. One neighbor made it clear that they would not agree to the widening of Chelan. Without all parties in agreement, it is highly unlikely that we could change the existing agreement. Many congregants expressed concerns about widening Chelan as well which would result in modifications to existing landscaping, fences and the like. My conclusion is that any access other than a single family home would need to be through the south parking lot and the playground area

Bob Smith

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