

WESLEY CHAPEL UNITED METHODIST CHURCH
TRANSITION TEAM MINUTES
January 10, 2010

The Transition Team met Sunday, January 10, 2010, in Room 202. This meeting was originally scheduled for Thursday, January 7, 2010, but was postponed because of weather conditions. Chairperson Larry Mettling called the meeting to order at 12:15 pm with prayer. Pastor Steve and Barb Seitz were welcomed to the Transition Team meeting. Bill Amerson, Jim Ingram, Becky Perkins, Tammie Ivey, Annette Gadlage, Mike Hunt, Allen Adams, Dennis Shireman, Vaughan Hankins, Cindy Kanning, John Hartstern, Wayne Perkins, and Maggie Short were in attendance. Lynn Owen was absent due to illness.

Chairperson Mettling gave a Powerpoint presentation. Mettling stated that he had talked to Joe Brown, Dave Hussung and Shannon Staten, and that he was informed that the developer has signed two lease agreements but he didn't know how many leases the developer needed in order to begin construction. He also stated that the due diligence period is up January 15th but the developer may need to extend the due diligence period for 30 days. Mettling stated that we could close next week or we could close in four weeks, he didn't know. We are still dealing with the "moving target" as to when we will close. If the developer doesn't extend the due diligence period, the developer would take possession of the Wesley Center on March 15, 2010 and the Church by April 15, 2010. In the contract, the developer is allowed to extend the due diligence period four, 30 day periods. However, the developer must place in escrow \$10,000 for each period. The money is non-refundable and will be applied to the closing cost. If the developer does not close, the money will be forfeited to Wesley. The anticipated moving dates were reviewed.

INTERIM FACILITIES:

Chairperson Larry Mettling, Vaughan Hankins, Interim Facilities Coordinator, and Lynn Owen have been visiting different locations that might meet our needs for interim facilities. An evaluation matrix was developed by Mettling, and used by Hankins, Owen and Mettling to rate each facility. Detail matrix sheets were provided the members for review.

1. Sunday Services: After the evaluation of several locations, it was reaffirmed that we should continue the contract with Christian Academy as that location has scored 107 points out of maximum possible points of 115 on the evaluation matrix. Mettling, Hankins, and Owen along with Pastor Steve Seitz will meet on Wednesday with Christian Academy personnel to reaffirm the contract.
2. Office Space, Ministries, and Meeting Rooms: After evaluating various properties, Grantline Summit scored 107 points out of a possible 115.
3. Storage: As we will be taking most of our present equipment, tables, shelving units, etc. to the new location, a storage facility that has a controllable environment is needed. Grantline Summit scored 98 points out of a possible 100 when evaluated.
4. Wednesday Services: Edwardsville United Methodist Church has offered Wesley the use of their facility for our Wednesday night programs. Edwardsville has a commercial kitchen, dining facilities for 150 people and enough rooms for classes. The cost for using their facility is minimal: payment for utilities. Mettling said that he will draft a letter of understanding for both parties to sign.

BUDGET:

Mettling presented the team with a proposed budget for the transition period. The impact on the Budget during the first twelve-month period would be a net increase in expense of \$15,840. The cost for the second twelve-month period would be a net increase of \$1,740. Mettling stated that the figures are estimates subject to change.

Chairperson Larry Mettling reported that he was going to recommend that the Transition Team approve the lease with the Summit, reaffirm the contact with Christian Academy, and approve the Budget at today's meeting. However, he stated that the Holy Spirit has been working in unexpected ways during the past few days and there are now options to everything that had been planned.

Chairperson Mettling reported that he, Pastor Seitz, Hankins and Owen visited Edwardsville UMC Church on Thursday to determine if the facility would be adequate for our Wednesday night programs. He stated that the facilities are more than adequate and that everyone felt that the Pastor and staff of Edwardsville really extended a warm welcome to us. At a luncheon meeting afterward, Pastor Seitz, Owen, Hankins and Mettling discussed various ways Edwardsville facilities might be utilized. In keeping with one of the tenants of the cluster concept, one idea that was explored at length was using Edwardsville facility for our Sunday services, but on Saturdays. If implemented, it would give Edwardsville members as well as Wesley members the option of attending worship on either Saturday or Sunday or both. Mettling said that if this concept was approved by both churches, it would be great fellowship if the respective ministers could preach to the other congregation every once in a while. Anyway, using Edwardsville could save Wesley up to \$30,000 per year, although Mettling stated that we should contribute generously to Edwardsville.

Mettling stated that he explored the idea with Beverly Perry the pastor of Edwardsville on Friday. He stated that she liked the idea, but stated that their counsel had approved Wesley using the facilities only for Wednesday night programs and miscellaneous programs during the week. Mettling and Perry agreed to take the idea to the appropriate committees at their church for consideration.

After much discussion it was agreed that the idea was worth taking to the Trustees and to the Counsel for consideration. Bill Amerson will schedule a joint meeting with the Trustees and the Transition Team on Thursday, January 14, 2010, contingent upon an offer being received from Edwardsville. If received and if acceptable to the Trustees, the plan could be presented to the Council for approval on Tuesday, January 19, 2010.

Mettling stated that the Holy Spirit wasn't finished yet.

The Bureau of Motor Vehicles (BMV) building located near the Summit was one of the sites considered for worship services, office space, ministries and storage. However the property was dropped from consideration because the facility was not handicap accessible internally from floor to floor, and that the only floor where worship services could be held had only two toilets. The lower level had the potential for being used for offices and ministries, but the realtor, Kevin Burns, stated the owner was not interested in leasing only one floor. The owner was only interested in leasing the whole building for \$4,500 per month.

Mettling reported that Kevin Burns called him on Friday with a surprise offer. The owner offered to rent the lower level to us (5,000 square feet) for \$1,100 per month or the whole building for \$2,000 per month. Mettling told Burns that he would take the offer to the Transition Team for consideration.

Mettling also reported that on the agenda for the TT meeting today was a contract to lease 5,700 square feet at the Summit for \$3,500 per month. He stated that the contract has been pulled for consideration at this time. He stated that Florence Brown, the realtor listing the Summit property works for Kevin Burns. He stated that since we had leased the Summit property last year for two months and since we had on the agenda for consideration at this meeting a new lease, he felt he should give Brown an opportunity to talk to the owner of the Summit. He stated that he did contact her and that she was going to talk to the owner over the weekend and get back to him on Monday.

Mettling stated that at the next meeting the Team needed to discuss in detail all of the tasks that needed to be accomplished in order to move. He asked each member look at their assigned tasks and put together a list of things we need to do to be ready to move.

Cindy Kanning, Marketing Coordinator, asked that if we have any ideas that we could share with the community about our move to please let her know.

The Telephone Tree is in place and ready to be used to let the congregation know when help is needed during the move.

As we could not stand any more excitement for one day, the meeting was adjourned at 1:30 pm. Pastor Steve Seitz closed our meeting with prayer.

Respectfully submitted,

Maggie Short, Secretary