

02/04/25 Core Team meeting notes

Attendees:

Gail Bishop, John Helmers, George Huston, Ann Hutton, Jean Murray, Walt Rothwell, Rev. Luke Stevens-Royer, Greg Turosak, Erika Fetterman

Chalice Lighting: Gary Kowalski- With Faith to Face Our Challenges

1. Vendor Updates:

- Widseth:
 - Contract:
 1. Greg sent a request to Logan for expense breakout by line item... Logan acknowledged it and will work on it
 2. Holding most recent invoice for \$7,216 pending 02/13 Location mtg discussion
 - SDP:
 1. Follow-up needed to meet City's requests for more information; possibly requiring an extension and/or new contract
 2. Desmond- City Planning timeline... normally 30 days, could be up to 3 months.
 - a. Greg sent draft of SDP feedback to be reviewed at 02/13 Location mtg
 3. John comments on \$57.7K proposal content:
 - a. Completed- annexation, boundary survey, topographic survey
 - b. Not completed (need confirmation by Widseth:
 - i. minor land subdivision
 - ii. Development Agreement update
 - iii. City owned contract (South Pond?)
 - iv. SDP submitted, but denied
 - v. Utility plan
 - vi. Grading plan- appears to be partially completed
 - vii. Landscape plan- incomplete per SDP denial
 - viii. Stormwater pollution control & Hydraulic analysis (underground piping)
 - c. Exclusions- we agree with list, and we performed:
 - i. Soil testing
 - ii. Decorah Edge testing
 - iii. Environmental report
 - Easement:
 1. City Council meeting on February 19 for approval and possible conclusion of easement issue
- Locus Architecture:
 - Status of schematic design phase and timeline for design development contract including informing Locus of Core Team decisions
 1. Consensus to not proceed to DD, Ann & George to get with Locus to let them know we are on hold till 1727 Walden sells
 - President's Window and donated Rose window- will not request Locus include these in documentation until start of Design Development

- Kramer Contract:
 - \$1,250 remaining on the \$40K contract for services through 01/31/25. George to request what hourly rate will be for the contract balance since it is no longer \$5K per month
 - Kramer confirmed there are no billable hours for February, and George updated Kramer that we are paused with Locus and estimates for the next several months.
- Medallions:
 - Walt to check with Building Restoration Services to see if they are planning to remove the medallions from the History Center this year... BRS to coordinate removal date with Mayo.
 - Is the \$4,473 contract amount from 05/30/24 for medallion removal valid for this year?
 - BRS Long term storage fee policy- no charge for long-term storage
 - Walt investigating other restoration companies & possible grant funding
 - Lantern restoration
- 1727 Walden sale status:
 - Ethiopian Orthodox Church- Dan having difficulty getting callback to set up site tour

2. Next Steps:

- Sequence:
 - Pausing design work with Locus & Kramer
 - Generosity to recommend different approaches to implement in existing Capital Campaign- ie, go back to people that didn't make a pledge, extending the 3 year pledges to 5 years with new money for 4th and 5th year, increase existing pledges, matches, fundraisers, partners / community outreach (Walt mentioned Quarry Hill), social justice, daycare.
 - Identify design refinements that reduce building and site costs
 - Erika mentioned that in the last couple of weeks several groups have contacted her regarding possible use of 1727 as a safe space meeting. Could be future rental income.
 - John spoke of benefits of building a smaller structure sooner than later at Viola
 - \$3M shortfall solution if by only using footprint reduction:
 1. $\$3\text{M sq-ft} / \text{Kramer } \$500 / \text{sq-ft} = 6,000 \text{ sq ft reduction}$
 2. $6,000 \text{ sq-ft} / 21,550 \text{ total sq-ft} = 28\% \text{ footprint reduction}$
 - Our CD ladder interest rate (approx 4%) aren't keeping up with construction and local inflation rate

3. Financial Update

- 01/31- \$75,450 deposit, 134 pledgers have paid something
- Rachel Maxwell- \$318.50 approved
- Kramer- \$5K approved

4. Core Team membership, structure and other general management details

- Core Team membership- recommend some new members
- Core Team meetings transition to once per month if work is paused?- will meet on 02/18 and continue discussion
- Suggest Location team meetings could be discontinued after current work items are completed?
- Change of leadership of Green and Energy Teams, and need BOF to BOD person

5. eNews topics and authors:

- 02/03- link to forum slide
- 02/10-

6. Future meetings:

- 02/18, 03/04, 03/18, 04/01, 04/15, 04/29, 05/13, 05/27

- Review [Viola Land Stewardship Plan](#) and discuss possible next steps