

**Virginia Beach United Methodist Church**  
**2018 Church Conference**  
**May 20, 2018**

Church Leadership Council (CLC) Chair, Chris Everly, called the VBUMC Church Conference to order at 5:05 p.m. She welcomed all in attendance, expressing how encouraging it was to see congregation members of all ages in attendance today, including some of our newest members from the Confirmation class inducted just this morning. Chris then recognized members of the Trustees and the CLC, asking them to stand. She talked about how it was especially appropriate to be holding this conference on Pentecost Sunday, the birthday of the church. She then explained that the meeting would be run in accordance with Robert's Rules of Order, and gave a brief summary of the agenda.

Chris then expressed to the congregation the need for a nomination and election of a recording secretary. Michael Key, current CLC secretary, was present and received the nomination.

**\*\*\*The motion to have Michael Key to act as recording secretary is received, receives a second, and passes unopposed.**

Oral Lambert, head of Trustees, was then asked to give an explanation of the motion. He explained that VBUMC's parking system is inadequate, in that we cannot accommodate the number of cars that are present on Sunday mornings. We currently rely on overflow parking in city lots across Pacific Avenue, with approximately 50-60 cars parking in those lots each week.

While the overflow parking on city lots is working at the moment, the development of this "Dome Site" could eliminate this parking option in the near future. The city has hired Venture Realty to negotiate a major development on this Dome Site. If this development goes through, we will be left with a serious parking shortage. Venture Realty is offering us an option to participate in a parking plan that will address parking needs for them as well as the church.

Venture is proposing to enter into a long-term ground lease of our 19<sup>th</sup> street main parking lot. They will build, at their cost, a 750 car garage that is 8 stories high. This garage will provide fee based "public parking", and by agreement, will give the church the use of 300 of those spaces for Sunday worship or anytime that they are needed. There will be no cost to the church for use of these 300 spaces. The parking garage will be owned by the Virginia Beach Development Authority, who will be responsible for all costs of maintenance, management, and operations for the life of the ground lease (minimum of 60 years, maximum of 99 years). This will give us a total of 374 parking spaces which will cover our existing needs as well as give a little extra for growth. By comparison, if we were to build a garage of 300 spaces on our own, the estimated cost for that structure would be between \$6,000,000 and \$7,000,000. We would also be responsible for all operations costs, and would go into substantial debt to build the structure.

Of the 300 spaces that would be available to the church, 58 of those would be on the first floor and would be accessible from 19<sup>th</sup> street. These would be dedicated to church related parking only, and the remaining 242 spaces would be in the main garage. On Sundays, these spaces would be on the second two levels (level 2 and 3). During the week, we would have a set number of the 300 spaces reserved for church use, and in the event of weddings or funerals, we could reserve the entire 300 spaces if needed.

In addition to the parking spaces provided, the church will receive a payment equal to 20% of the net revenue from the parking garage with a guaranteed minimum of \$250,000, adjusted for future inflation. The proposal also provides the choice of the use of 5,000-7,000 square feet of office space within the new building, or an annual payment of up to \$100,000 in lieu of the office space. If the office space option is chosen, we will also have the option to rent additional office space at a discounted rate.

Should we choose to proceed with the proposal, we will hire the services of an experienced attorney to provide guidance and advice during the drafting of a legally binding contract. Before any official contract can be signed, we will need the approval of the Methodist District as well as the congregation in a charge church conference. Venture Realty is aware of the internal review process that we must follow, and that we have no obligation to them until we receive those approvals. Likewise, we understand that Venture Realty has no obligation to us if they are unable to obtain the consent of the Development Authority and any approvals required by the City of Virginia Beach. Neither party will enter into a final binding agreement until these approvals are obtained.

Chris then read the official motion aloud to the congregation:

**Move that by vote of the Congregational Meeting of the Virginia Beach United Methodist Church on Sunday, May 20, 2018, the church's Board of Trustees is hereby authorized and requested to continue discussion with Venture Realty to see if full agreement can be reached on the proposal to construct a 750 space parking garage on church owned property; and, the Board of Trustees is authorized to enter an Expression of Interest agreement with Venture Realty subject to validation of the value of the church property and adequacy of the amount offered for the annual ground lease. The intent and purpose of this motion is to allow discussions to continue toward agreement with the full understanding of all that no binding contract with Venture Realty can be executed prior to approvals of the Elizabeth River District of the United Methodist Church; a Church Charge Conference; and, other levels of approval as may be required by the UMC Book of Discipline.**

The motion received a second from Heyden Wittman.

The floor was then opened for questions. The first question involved the issue of how the reserved church parking would be enforced. Oral explained how details like this have not been worked out just yet. The next question involved the approval of the many levels of the UMC organization. Pastor Mark said that he has spoken with the DS to give him some background information. Other levels of approval, including the Board of Trustees, legal-council, as well as a church conference, must all be obtained. He clarified that a "NO" at any point would end the project.

The next question involved the issue of who would own the land if the new structure is built. It is stressed that even though the city will have control of the garage, the church still owns the land that it is built upon. The last question was raised about legal advice, and has any been given so far. Oral expressed that an attorney has not been engaged yet, but a real estate specialist will be enlisted if the project continues forward.

Following questions, the floor was opened for speeches. This was a time for people to speak either in favor of the motion or in opposition of the motion. Speeches of favor and opposition were staggered, 4 of each, with each speaker given 3 minutes. It was at this time that 4 speakers on both sides of the motion were given the chance to speak.

Following the speeches, there was a "Call the Question," where Trish Wilbourne came forward to suggest that we take a vote on whether or not we are ready to take an official vote. If a majority is not gained in this vote, further discussion on the issue could take place.

**\*\*\*The "Call the Question" motion is given by Trish, received a second, and passed unopposed.**

Following the Call the Question, Chris made sure that all of the members had received a yellow ballot after signing in upon arrival. She also reminded everyone that only official church members were allowed to cast a vote. It was at this point that a silent and public prayer was led by Pastor Mark. The ballots were then collected and counted by Michael Key, Scott Poteet, and Steve Burich in a manner dictated by Robert's Rules.

**\*\*\*The final verdict was read by Chris Everly, with the motion stated above passing by a vote of 167 (yes) to 54 (no).**

There being no more business, there was a motion to adjourn and Pastor Mark Miller closed the Conference in prayer at 6:24 p.m.

Certified True and Correct,

A handwritten signature in cursive script that reads "Michael Key".

Michael Key, Recording Secretary