

Retreat House Renovation Motions for Congregational Meeting

October 22, 2017

Moved: that Christ Congregational Church (CCC) proceed with Phase 1 renovations to improve the Retreat House property at a cost not to exceed \$650,000 and with a target date of Spring 2018 to begin construction. To accomplish this restoration, the financing package will include:

- a) Retreat House Restoration Fund¹
- b) Retreat House Memorial Fund²
- c) Member gifts³
- d) Net proceeds from the sale of the agricultural property to the Davis Family, contingent upon the approval of the congregation to sell the property; and
- e) A bank loan not to exceed \$365,000 with terms to be negotiated by a team comprised of the Treasurer, the Congregational Assets Team (members of the Coordinating Council), a representative from the Retreat House Construction Management Team, and 3 at-large members from the congregation.

Moved: that the church sell approximately 50 acres of agricultural land with covenants protecting the church's use of the property to the principals of the Davis Family and that terms of the sale be negotiated by a team comprised of the appropriate officers of the church and a representative(s) from the Retreat House Committee.

Moved: The Coordinating Council authorizes the Moderator to appoint:

- A. A Retreat House Construction Management Team to work with the architects to complete construction documents; select a construction team; supervise value engineering and project management; provide regular on-site inspection and supervision during renovation; and such other tasks as are related to a major capital project;
- B. A team comprised of the appropriate officers of the church and a representative from the Retreat House Committee to negotiate the terms of sale of approximately 50 acres of agricultural land with covenants protecting the church's use of the property to the principals of the Davis Family; and
- C. A Retreat House Restart Team to investigate and propose user fee rates, draft marketing materials and promote and secure programming with CCC staff and leadership for the first full season of use.

Furthermore, by approving these motions, we, the CCC faith community, support and affirm the following:

- A. The Retreat House Task Force conceptual drawings that meet West Virginia life safety and safe food handling requirements and improve accessibility to the property.
- B. The Retreat House Committee will continue to monitor the use and maintain the site until construction begins. The Retreat House Committee will also work closely with the Construction Management Team and the Retreat House Restart Team to draft a maintenance plan for the renovated property so costs are built into user fees and the Retreat House is self-sustaining.

¹ CCC Treasurer to provide the current balance as of Oct 22, 2017

² Ibid

³ Clerk of the Rolls to provide the current balance as of Oct 22, 2017