

**Rocky Mountain Conference UCC
Special Board of Directors Meeting via Zoom
January 7, 2021**

Board Members Present: Sue Artt, Judy Baillie, Lee Berg, David Bristow, Shelly Dunham, Mark Dutell, Ken Ingram, Wendy Kidd, Ben Konecny, Mark Long

Absent: Deborah Barnard, Andy Nielsen

Others Present: Erin Gilmore, Martha Jones

Call to Order

The special meeting of the RMC Board was called to order at 10:07 am on Thursday, January 7, 2021 by Moderator Judy Baillie. The purpose of the special meeting was to review the terms of the contract for the sale of the property at 2500 S. Sheridan, Denver, CO and authorize Sue to execute the contract for sale to Archway.

In considering the proposal for the sale of the property at 2500 S. Sheridan, the Board considered and discussed the following:

- The termination of our current contract and remission of \$8,000 with a letter of thanks to the listing realtor
- An agreement with Columbine United Church to lease the sanctuary 1/1/21 – 5/31/21 for \$1,200/month
- The history of Archway Housing and Development, originated at the initiative of the conference, and the close alignment of the organization with the mission and vision of the conference through its expansion of opportunities for sustainable affordable housing
- A Memorandum of Understanding with Archway signed in December 2020
- Negotiated contract terms of \$600,000 at closing plus a \$400,000 Promissory Note as units are sold -- \$1,000,000 minimum, plus potential upside on unit sales. Archway reimburses RMC net carrying costs until lease. Beginning July 2021, Archway leases and maintains the property until closing.
- Risk management:
 - Re-zoning approval will be needed from the City of Denver. Mitigation discussed.
 - Contract has been reviewed by Conference Attorney, Jeff Villanueva
 - Multiple reviews by the conference's real estate team: Ken Hoagland, Larry Ricketts, and Lee Berg

ACTION: Upon motion and second, the Board unanimously approved the following: The Rocky Mountain Conference Board of Directors directs Conference Minister and CEO, Rev. Sue Artt, to execute the Contract with Archway Housing and Services, Inc. to sell the property at 2500 S. Sheridan in Denver, also known as the property gift of Christ Congregational UCC, as presented.

The Board expressed appreciation for the work of Sue and the team to finalize the sale of this property.

Other Discussion

- Board members should bring unusual or extraordinary trivia for the next Board meeting.
- Mark Long will give a report of the moderators' meeting at the next Board meeting.
- David Bristow and team are meeting to discuss modification of the RMC bylaws to create RMC Wider Ministry teams.
- Ken is working on a proposal to restructure the nominating committee.
- Erin will hold a short conversation today with authorized ministers who have to manage church conversations this weekend following the incidents at the Capitol on January 6.
- Recognized Sue and Erin for work during pandemic for communication and keeping clergy informed.

Annual Business Meeting

The Board approved June 12 for the next annual business meeting date. As decided previously, the annual meeting will be virtual this year.

The meeting was adjourned at 10:46 am.

Respectfully submitted,
Martha Jones, Scribe