

## RESOLUTION

Pursuant to the requirements of the *Book of Discipline* (par. 2541) for the sale or transfer of property, this Charge Conference of North United Methodist Church has convened on October 18, 2017.

### **Background on Proposed Property Transfer:**

1. Since the 1980s, North Church has acquired parcels of property along Illinois Street between 38<sup>th</sup> and 39<sup>th</sup> Streets, so that today, the church owns or controls all of the land on this city block with the exception of the building and land owned by Ace Hardware.
2. The church has acquired these properties to help stabilize the neighborhood and create the opportunity to work with community partners to build a vibrant and renewed economic corridor that will benefit the residents of our immediate neighborhood and of the larger community. The redevelopment of this property will enable the mission of helping individuals develop to their fullest potential while also serving as a visible witness to community renewal. That development is referred to as “the Project” herein.
3. Since 2010, a Land Use Task Force has explored and studied numerous options for the redevelopment of this property in consultation with members of the congregation and neighborhood partners. The Ministries Council adopted *Guiding Principles for Future Development of the New Property* in 2011. Numerous all-church forums, small group meetings, and presentations on the Project have been held since 2012. Following a formal selection process with several potential developers, the task force recommended partnering with local development company Flaherty & Collins on the Project. North Church’s Board of Directors approved a Letter of Intent with Flaherty & Collins on March 22, 2017, to develop plans for the property.
4. Following the review of several potential development options, on August 23, 2017, the Board unanimously recommended a general design and footprint for the Project that includes retail and commercial space to address critical needs of the neighborhood; creates safe, affordable and peaceful housing, especially for low income families with children; and ensures continued access and sufficient parking for worship and other activities at North Church. Renderings and details of that design have been shared with the congregation through multiple forums, publications and presentations.
5. A separate legal entity known as “North Neighborhood Lofts” will be created to develop and operate the Project. North Neighborhood Lofts will be co-owned by North Church (as a limited partner), Flaherty & Collins (general partner), and third party investors (limited partners). North Church will have no financial risk in the Project and the legal structure will shield the church from any other liability. Flaherty & Collins will be responsible for the development, construction, and ongoing management of the completed project; North Church will have no direct obligations in that regard. Separate development and operating agreements will establish appropriate guidelines and restrictions for the Project (including uses in accordance with the Book of Discipline) and will give North Church an ongoing voice in material matters related to the Project.

6. The specific parcels to be sold/transferred include the current parking lot directly north of Ace Hardware at 39<sup>th</sup> and Illinois, parcels along Illinois Street (the former Erber properties), and the property of the former flower shop.

7. The opportunity to redevelop the property at this particular time is made possible by a unique confluence of events, including: the availability of significant funding for the Project from newly-issued affordable housing tax credits and other funds; the designation of this immediate neighborhood as a Great Places 2020 neighborhood; the strong support of City officials and community partners; the investment in and revitalization of Tarkington Park; and the location of a significant transit station for the Red Line and Purple Line bus rapid transit routes at the intersection of 38<sup>th</sup> and Meridian.

**NOW, THEREFORE**, this Charge Conference of North United Methodist Church, by majority vote of the members present and voting, hereby RESOLVES as follows:

1. Pursuant to paragraph 2541 of the Discipline, the Charge Conference authorizes the sale and transfer of the parcels described above and more fully described in the attached Exhibit A to the limited partnership known as North Neighborhood Lofts, for the purpose of developing and operating a mixed use project that includes retail and commercial space to address critical needs of the neighborhood; creates safe, affordable and peaceful housing, especially for low income families with children; and ensures continued access and sufficient parking for worship and other activities at North Church.

2. The Charge Conference further directs and authorizes the North Church Board of Directors, pursuant to paragraph 2541.4 of the Discipline, to take all necessary steps to carry out the sale and transfer of the property and to cause to be executed, in accordance with the provisions of the Discipline, any necessary contract, deed, bill of sale, or other written instrument; however, the final execution of such documents shall be contingent upon the satisfaction of all conditions set forth in the Purchase Agreement and Development Agreement, including obtaining full financing for the Project.

3. The Charge Conference further directs the Board of Directors to provide regular communications to the congregation on the progress of the Project and to seek regular input from the congregation on decisions relating to the final design and development of the Project.

Certified as to approval and form, this 18<sup>th</sup> day of October, 2017:

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Jim Bushfield  
District Superintendent

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Darren Cushman Wood  
Senior Pastor