

THIS WEEK AT PEACE
MODERATOR'S NOTES

June 10, 2021

More Peace Village News, The Council and Housing Implementation (HIP) Team are initiating a series of informational meetings at which the status of the Peace Village Amended and restated Preliminary Development Schedule Agreement (A&RPDSA), the Pro-forma Ground Lease, and the financial models will be described and analyzed for attendees. Attendees will be able to ask questions. We intend to record the meetings and publish the Questions and Answers so the proceedings can be viewed by others unable to attend.

WE have already received a good question about parking during and after construction and whether we have enough for construction, events, and residents of the housing project once completed. There is no final answer yet. The HIP is working with our developer partners to explore places where we might be able to add parking spaces. Under the current understandings, the apartments in Peace Village will be rented without parking and residents will rent parking from the Church. We will probably have to explore some space use/sharing arrangements with our institutional neighbors and those discussions have not as yet commenced. This is a work-in-progress and will likely remain so for some time.

There are also questions about the financial obligation thPDSA imposes upon the Church. The Informational meeting will address this in some detail, but the simple answer is the Church must bear direct costs associated with professional services (legal and fiduciary) in support of its considerations of the project and our own due diligence. Those professional fees are already paid or are already line item set-aside amounts carried on the Balance Sheet; those anticipated expenses are already accounted for. The Church has no investment position to fund as prerequisite for application fees or construction costs.

The announcement about status and content, the Zoom link for the meetings, and the meeting schedule has been published in an email broadcast to members earlier this week. If you are a member and did not notice that communication, please look for it; if you cannot locate the invitation, please let me know via email, and I'll forward the invitation to you.

The meetings are scheduled on Saturday June 12 at 10 AM, Monday June 14 at 4 PM, and Tuesday June 15 at 6 PM. I encourage us all to attend at least one of these meetings so we can all be fully informed when Council calls a vote to approve the A&RPDSA with associated documents.

Peace Village offers substantial opportunities for the mission and sustainability of Peace UCC. Understanding the opportunities and risks associated with Peace Village are important elements to our consideration and decision making. I encourage every member to participate in one of the meetings if possible. If these meeting time do not work, The HIP has offered to schedule additional meetings as necessary.

Abundant Blessings, Bob Lange, Moderator

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