

Agenda

Co-Chairs: Lee Dorigan, (absent) Bob Weiss

HHTF Participants: Mary Anderson, David Baumgart, Abbie Birmingham, Vic Bloomfield, Jason Puracal, Jane Sisk, (pending) Bruce Sillers

Other Participants: Bill Culverwell, Frans Koning, Jean Sillers, Danna Schmidt, Amanda Strombom, Tom & JoAnne Way

- **Welcome and Introductions** **Mary Anderson**
- **Background on Holly House** **Jason Puracal**
- **HH/ESUC Grounds Review** **Lee Dorigan**
- **Charter of the Task Force** **Dave Baumgart**
- **Potential Options and Discussion** **Mary Anderson, Facilitator**
- **Next Steps** **Jane Sisk, Notetaker**
- **Next Steps** **Mary Anderson**

Mary welcomed all the attendees. The entire task force was present except for Bob, who was out of the state on vacation. 7 visitors from outside the task force attended and participated in our discussion with a number of questions and ideas during the brainstorming session. A Powerpoint presentation was utilized to provide photographs, membership lists, etc; and throughout the presentation there were a number of questions from the attendees.

Mary also pointed out that we have 3 experienced professionals who represent the legal, the banking, and the real estate professions and have volunteered to provide their guidance and expertise, as needed.

Background

Both Mary and Jason commented on the work that Craig Nelson had contributed regarding the legal definition of the property as well as the easements and zoning. There are two easements that allow access through the adjacent apartment complexes. R-30 residential zoning suggests that we could have as many as 22 units of a normal square footage. This zoning also permits 44 units providing the intended usage is transient housing or elderly housing and the apartment size is 600 square feet or less. Jason also pointed out that the height of the building would be restricted to 40 feet. This is an “L” shaped parcel of land which includes the HH Shed, most of the Pea Patch, and most of the woods located on the northwest corner of our campus.

Jason also reviewed some of the historical uses of the property. He noted that the present lease to Sophia Way would expire in June, 2017.

Grounds Review

Lee pointed out that the East Shore campus had achieved two different distinctions – Green Campus – as noted by the UUA, and Bird Sanctuary – as noted by The Audubon Society. Lee stated that neither of these distinctions was dependent on the current use of the Holly House property.

HHTF Charter

Dave referred to the handout that all participants received which included the draft charter. This is the 4th draft version and has been submitted to the board for approval at the Feb 16 board meeting. We are serving as a Board ad hoc committee. In this capacity we are temporary – and focused on the official purpose of the task force. The Board has the authority to review and approve the charter as well as the members of the task force.

Chartered Task Force Purpose

“To formulate options for the ESUC Board on the best long-term use of the Holly House property in alignment with ESUC’s mission and vision and Unitarian Universalist principles.”

Dave also pointed out that the deliberations of the task force were intended to be public, open, and transparent. In his capacity as secretary of the Board and scribe for the task force, he had made arrangements with Nicole Denman, Membership Director, to provide access to all our minutes and documents on East Shore’s new website: www.esuc.org

It was also noted that in addition to the ten member task force, that we were also maintaining a distribution list of The Holly House Extended Team. This included all members of the ESUC community who had a significant interest in the deliberations of the task force and / or the Holly House property. A signup list was available to all interested members of the congregation. (As of Feb 7, we had a list of 30 men and women who were either members of the task force or members of our extended team.)

Dave also described the high level timeline – noting that the Board had requested a well-developed short list of potential options during the first year, and was hopeful that we would have a fully analyzed and detailed recommended option by the end of the second year. Dave also noted that the task force was expected to provide monthly updates to the Board as well as regular updates to the ESUC community. At a minimum we would be providing the minutes of our regular meetings, periodic Town Halls, and a written update at each of the ESUC annual meetings in 2016 and 2017.

Abbie commented on various aspects of the timeline, our goals, and what we could or could not do with the property. For example, it was noted that it could easily take 3 years or longer to complete a new residential development, once the congregation had voted its approval. She also stated that we had the option of retaining ownership through a long term “ground lease” or selling the property under a restrictive covenant that would require such a development. Abbie cautioned that restrictive covenants would likely reduce the potential selling price.

Abbie also noted that currently, the city of Bellevue was very supportive of any project that would help address homelessness or the lack of affordable housing on the East Side. They are willing to grant tax exemptions for qualifying projects.

Potential Options – Brainstorming Session

Next, Mary introduced the concept of “Options.” She pointed out the broad spectrum of possible options for the long term. There were unlimited possibilities ranging from “Do nothing but maintain the status quo” all the way to a maximum density transitional housing development of

44 units. She also stated that options could include razing the building and letting the $\frac{3}{4}$ acre revert to a wild natural state, or conversely – sell the property, using the proceeds for any possible purpose in line with the ESUC mission and Universalist principles. Of course all these options would be subject to review and approval by the ESUC members.

Mary and Jane then conducted a brainstorming session welcoming any and all ideas from the participants. They did state that the task force would not pursue any suggested option that was either illegal or out of line with Universalist principles. We received almost 20 different ideas that filled two flip charts (please refer to Attachment 2).

Option Papers

Mary briefly outlined the concepts of requesting an option paper from anyone who suggested a future option for the Holly House property. Such an option paper would document essential information about the option. She stated that we would be providing a template that would guide the preparation of option papers in order to gather consistent information that would describe each option.

Lee suggested that these option papers could be incorporated into a “league of women voters” type packet that would allow an informed consideration of all the options that were under consideration by the task force.

Wrap-up and Action Items:

- Dave will work with Nicole Denman to arrange for publishing the Holly House task force minutes and documents on our new website: www.esuc.org
- Dave and Jane will collaborate on the draft minutes and list of property options documented during our brain storming session.
- Participants who signed up for the extended team would be added to that distribution list.

We adjourned at about 1pm. Our next task force meeting is scheduled for Wednesday evening at 7pm on Feb 24.

Please consider these minutes as an initial draft. Additions and/or corrections are welcome.

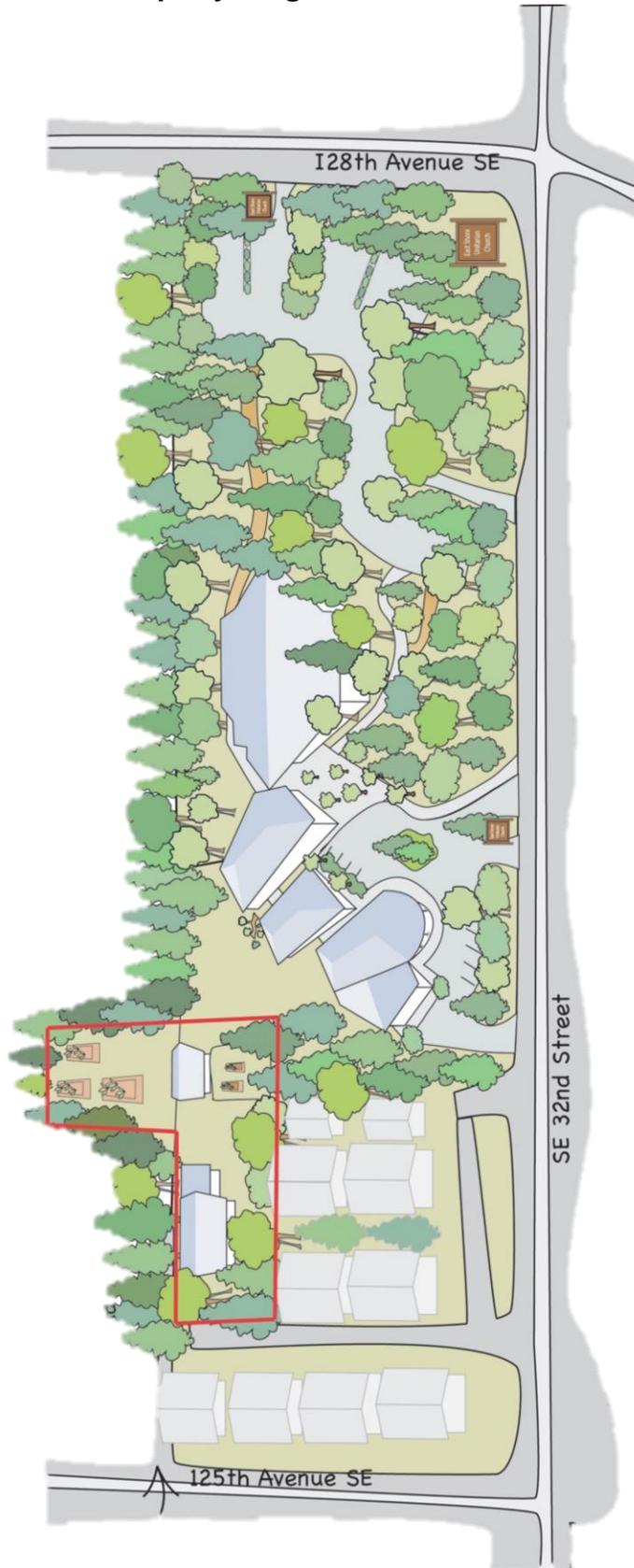
Respectfully submitted,

David Baumgart, Secretary of the ESUC Board and Holly House Taskforce

Attachment 1 – Holly House Property Diagram

Attachment 2 – List of possible Options from Brainstorming Session

Attachment 1 – Holly House Property Diagram



Attachment 2 – Discussion of Possible Options, Feb. 7, 2016

Brain Storming Session – facilitated by Mary and Jane

All participants were requested for their ideas – all ideas were to be listed without criticism.

Concerns and Considerations To Keep in Mind

- Concern about possible legal opposition from neighbors if social justice use of the property
- Any feedback from neighbors about current use?
- Prefers some restrictions on use if ESUC sells the property
- Tradeoff between restricted use and sales price exists, if sell
- Stewardship: to ensure eventual disposition will not hurt ESUC budget or financial situation
- Possible to get concessions from city of Bellevue depending on implications for taxes and housing
- Consider vision of P-Patch and labyrinth and need for outdoor religious and educational services
- Ensure proceeds are always part of income for ESUC
- Possible to move shed so that it could continue to be used somewhere else on ESUC property
- Current use by Sophia Way is a social justice use

Possible Options for Use of Holly House Property

- Integrated co-housing that is for coops, low income, and intergenerational housing
Would have integrated relationship with East Shore Unitarian Church (ESUC) and communal space. For a UU community, like in Bothell.
- Need for UU senior citizens housing
- If not use by Sophia Way, prefers thrift store to continuously support Khasi Hills partner church.
- Sell property and buy adjacent condos or apartments for senior housing
- Address homeless youth
- If used for housing, include parsonage or funding for ministry housing, that is, using the rent for a housing allowance if the minister did not choose to live there
- Housing for caretaker
- Consider ESUC uses, including RE and earth-based ministry team
- Leave property and uses as they are
- Parcel property so it has ESUC uses and other uses
- Build more units for social justice use
- Have ground lease, for example, for 100 years, for social justice use
- Possible models in St. Margaret's building, St. Andrew's housing underway now, and St. Luke's upcoming, for example, with Imagine Housing