

Site Selection Committee
April 1, 1998

Minutes

Convened: 7:41 pm

Present: Jean Appel, Fran Briggs, Paul Deisler, Dave Ashton, Chair, Mathis Blackstock, Secretary pro-tem, Yoshi Kaneda, Pastor

Absent: Suzanne Bradford, Mary Sinclair, Setsuko Kaneda, Michael Adams, Sara Ross, Pat Oaks and Catherine Hubbs

Information from George Lemley, chair of the Sale Committee: A 90-day real estate contract with Mr. Morrison will soon be under way. Mr. Clint Parsley, real estate attorney, is asked to review the contract before finalization.

Chair, Ashton's agenda consisted of:

- A) Review our criteria for site selection
- B) Establish a procedure for selection of a realtor

A. During discussion of site selection we examined criteria from our Board of Homeland Ministries and found them generally unhelpful, or not applicable to this situation.

We chose the following criteria, slightly revised from earlier ones:

1. Size: At least 2 acres, ideally adjacent to additional land for later purchase.
2. Location: Central - the river north to W. Anderson Lane and MoPac east to IH35.

An expanded area was also chosen: Ben White north to Braker Lane and Loop 360 eastward to an undefined border (probably IH35), but to be addressed with a realtor.

3. Attributes of the site:

- a) Accessibility: location on a major artery.
- b) Visibility: wide frontage, reduced depth if necessary

4. Appropriateness of neighboring businesses (desirability and attractiveness).

5. Location in area of stable or appreciating value.

6. Considerations of construction: foundation, drainage and the like.

7. Use of an existing structure has the advantage of obviating some City of Austin stringencies.

8. Price: under \$500,000.00 for land acquisition

B. A procedure for selection of a realtor was addressed: A realtor's knowledge of available locations was deemed important. Rapport was considered important as well. The realtor's expertise should be commercial, not residential property. It was further agreed that a contract contingent on the sale of our present property is also desirable.

Discussion ensued about the apparent conflict of interest that is related to the realtor's commission being tied to the sale price. There was a desire to bring Mr. Parsley back in order to address such questions, but we feel we've already imposed on his generosity. We'll probably wait until additional

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such questions arise. The particular question mentioned can certainly be put to the realtors with whom we meet.

We plan to interview, separately, the following realtors: Jim Sprinkle of First American Homes and Joyce Weedman of Commercial Industrial Properties, Dean W. Blaine, Bill Oates and Harry Hilger are also realtors whom we will probably not approach, as they have interviewed with the sale committee.

Borrowing was discussed briefly: it's now possible to borrow for the purpose of relocation; Dr. Jim Tomasek plans to investigate.

The distinction between arrangements with the revolving and Cornerstone programs was pointed out: the revolving fund charges no interest up to 15 years.

We'll next meet on Wednesday, April 22, at 7:30 pm at the church and will interview Mr. Sprinkle.

ADJOURNMENT: 8:55 pm

Respectfully submitted,

Mathis Blackstock

A "Reference Guide for the Selection and Purchase of New Church Sites" was distributed for perusal.