

Holy Trinity Greek Orthodox Church  
Special Parish Council Meeting  
March 6, 2018

**Call to Order** by President Mary Winstead at 7PM.  
Father Paul led in prayer.

**Members Present:** Steve Flaherty, Jason Kekas, Steve, Ryan, Bob Lyford, Leon Kythas, Sydney Langford, Mary Winstead, Mary Wehbie, Maria Hicks, Leslie Dombalis, Jim Klemes, David Kouba.

**Members Absent:** Costa Panagos, John Demos, Jim Riley.

Mary Winstead updated the PC on recent activities. The Exploration Committee met twice to discuss options regarding the Vallas property. Mary Winstead and Anna Kouba met with John Adcock, Cara Adcock and Ted Vallas. They are in agreement that they prefer that the church purchase the Vallas property. The price that was mentioned was \$1 million. This is not a firm number. There is a financial value for us to buy property and close quickly. Developers have expressed interest, but the process for a developer may take a year to 18 months to close due to legalities, zoning, etc.

Committee members include: Chris Pappas, Penny Gallins, Harry Costa, Dennis Kekas, George Pappas, Bob Lyford, Anna Kouba, Mary Winstead and Father Paul Christy.

The committee recommends that we purchase the property, which is 4.57 acres. The following reasons were cited.

- Historically we have purchased property around the church as it becomes available. If we own the property, we control the development and it gives us additional options for our future expansion.
- Building on French Drive is a difficult option.
- It is an investment for the community. When we have a final building plan we have the option to sell if we need to.
- It is a one-time opportunity. Once it is sold and developed there is no option.
- A downside is that it will delay construction of a sanctuary. Others feel that as plans become more defined families will contribute to the building campaign.

Extensive discussion followed with the following points addressed.

- Sydney Langford inquired whether a purchase would occur without an appraisal. Mary notes that no one that has had input has suggested that the property value is less than one million dollars. An appraisal will be done. It is noted that the Metropolis will have to approve the purchase.
- Leslie Dombalis inquired whether purchase would affect our archdiocese assessment. Bob Lyford notes that this allocation is based on the budget and this purchase would not affect payment.

- Maria Hicks inquired whether the price is negotiable. Mary Winstead reported that no firm price was discussed. We have not had appraisal done to date. Yes, the price is negotiable.
- Leon Kythas inquired what the tax value of the property is. The piece of property with the house is valued at \$620,747. There is a lot that is 0.98 acres valued at \$117,000. Total of both is \$737,747.
- Jim Klemes inquired what is tax value of our property. The rental house is 0.5 acre valued at \$216,420. A 0.9-acre lot on 1932 French Dr. is valued at \$84,000. Land value is \$306,868. Church is valued at \$1,706,289. "Field of dreams" is \$631,000. Jim expresses concerns that if the plan is to divert funds from the building fund will delay building a new sanctuary.

Committee considered several funding options.

- Athena Tooze left an estate of **\$843,000**. General Assembly voted for that money to go to Phase 1 Capital Campaign. One option is to borrow the money from ourselves to purchase the property and then pay this back to the fund. This must be voted on and approved by the General Assembly. Bob Lyford reports that Capital Campaign is a restricted fund dedicated to Phase One. Since the GA voted to place this money in the account, the GA can vote to use it for a different purpose. Private money donated to Phase One Capital Campaign is restricted for that purpose and is not available. The donor restricts restricted funds. Father Paul reports that when Mrs. Tooze donated the money, no restrictions were placed on use of the money; the GA chose to put it in the Capital Campaign. PC members noted that if we remove this money from Capital Building fund we are taking a backwards in building a sanctuary.
- Another option is to sell other parcels of land that we own. This option is not desirable, but it is noted that with the difficulty of closing French Dr., purchasing the Vallas Property potentially presents a better option to keeping buildings on the same side of the road.
- Mary Winstead received an offer from Jim Allen to purchase rental home and 1932 French Drive for \$320,000. It is quite possible that if he purchases those properties, they will have to fix the road, which is expensive and to our advantage.

Discussion followed each recommendation.

Mary Wehbie made a motion to make a recommendation to GA to purchase Vallas Property. Second Leslie Dombalis. Motion carried. One opposed.

Mary Wehbie suggests that while this may delay construction, it is an opportunity to increase the parish engagement in all ministries to strengthen overall position of the parish.

Discussion followed regarding financing the purchase.

- Mary Winstead reported that Ted Vallas offered an interest free loan for 5 years with \$500,000. Options are being explored for charitable donations.
- Jason Kekas noted that the GA transferred \$325,000 by from festival profits to the building fund. This may also be available if GA votes to use it for

- purchase. Jason expresses concern that if we do not buy the land, it is likely that it will be rezoned. We will have little control over what property is used for. An appraisal is needed.
- Questions arose whether an appraisal could be done prior to GA meeting. It is not known what property is worth without completion of this. Offer needs to be a fair market value.
  - Questions arose whether there is a deadline from the Vallas family. Mary Winstead reports that they would like to complete the process timely, but there is no set deadline.
  - There are mapping issues. Pediatitakis family encroaches upon Mrs. Vallas property. The Vallas family will work out with the Pediatitakes family. This will be resolved before purchase.

In summary PC requires the following before actions to proceed. An appraisal needs to be completed. The mapping issues between the Vallas and Pediatitakis families needs to be resolved. Soil testing needs to be done to determine if land is a viable option to build. Chris Pappas will address.

Sydney inquired whether we could give \$5000 with contingency that these issues are worked out. She notes that the fact that property fronts 2 streets increases its value.

Proposals discussed include outright moving or borrowing the \$843,000 from the Tooze donation. Moving \$300,000 that was placed in building fund from festival funds, selling the 2 lots on French Dr., allocating future festival profits to this purchase, soliciting private donations. .

Mary Wehbie made the following recommendation to present to GA. Use \$500,000 from Tooze money for down payment. Additional funding sources will be from festival proceeds, private donations, and/or sale of current land. Financing will not exceed the appraised value of purchase property and under no circumstances will it exceed one million dollars unless the GA so approves at a later date. Second Jim Klemes. Motion carried. One opposed.

According to Parish bylaws, vote needs 50 individuals to be present when the vote is taken and requires 2/3 majority to pass. PC requests that this matter be moved up on the agenda. Father will announce. It is noted that if the motions pass the GA, the Metropolis will have to approve the purchase.

Motion to adjourn at 8PM by Steve Flaherty at 8PM.

Respectfully submitted,  
Mary Wehbie