

FUMC Building Committee Minutes
July 31, 2008

In attendance: Jerry Van Dyke, Dana Mortensen, Linda Kelly, Doug Martin, Kay McGuire, Tom Padley, Sean Poston, Brad A'Hearn, Al Beach and Linda Jenkins

Meeting convened at 7:00 pm in the Adult Library with a prayer by Jerry.

1. Approval of July 24 meeting minutes tabled until August meeting.
2. Scott Olson of Skogman Realty attended meeting per invitation.
 - Linn County has a “no growth policy” limiting development to a 1-2 mile distance from existing municipalities. Desired growth is within existing cities.
 - Crop prices due to demand for ethanol have risen rapidly and have led to escalation of land prices.
 - Areas growing the most in the metro CR/Marion area are: north Marion, Robins, and SW CR.
 - Things to consider when buying: utilities, sewer, water, streets, access.
 - Many of the larger parcels of land in the growing areas (80 – 100 acres) have been tied up by developers or are for sale for extraordinarily high prices.
 - Smaller parcels of 15-20 acres are more available and can be purchased for a “lower cost” of perhaps \$20,000 to \$40,000 per acre.
 - There are some property owners that may prefer to receive payment over time to help with their tax situations. This may aid the church in fundraising and planning.
 - Banks tend to want 20-25% down payment on undeveloped property purchases. Land owners may take less, perhaps 10-20%.
 - Several areas in the north Marion to County Home Road and Highway 13 limits were discussed.
 - When asked about arrangements for securing his services, Scott indicated that there are several options but preferred working with us and negotiating a fee at the time of purchase based upon size of property and other factors.
 - Scott also indicated that the City of Marion has plans in place for development, road extensions, and other for the north Marion area and that it may be beneficial to meet with someone from the city to discuss those plans.
 - Scott agreed to gather information about available properties to share with the committee upon our request.
3. Scott Olson left the meeting and the committee discussed what was heard and ideas.
4. There was agreement that 15-20 acre sites would make the most sense in terms of cost and availability. The St. Marks site is 26 acres with great access. There was agreement that access was extremely important and that patience for the “right” property was our goal.
5. Thursday, August 14 and Thursday, August 28 were established as meeting dates.

6. There was agreement to work with Scott Olson in the property search. Jerry indicated that he would visit with Mike about proper protocols for doing this. It was also agreed that once this was done, Jerry would contact Scott to invite him to the August 28 meeting.
7. Al will contact Tom Treharne from the City of Marion to attend the August 14 meeting.
8. There may be benefit to a large overhead map/photo of the North Marion area for reference.
9. There may also be a benefit to a white board for the visual folks on the committee.
10. Linda distributed copies of a DVD featuring the St. Marks project and fund raising effort.
11. Next meeting: Thursday, August 14, 2008 at 7:00 pm in the church library.
12. Agenda items for August 14:
 - Consider communication calendar and components.
 - Consider proposal to Finance Committee to release capital funds for consultation and communication.
 - Visit with Tom Treharne of the City of Marion regarding plans for north Marion development.
 - Begin discussions with realtor about property acquisition.
 - Establish August meeting dates...tentatively August 14 and August 28.
13. Adjourned 8:35 pm.