

## TEAM Leadership Council minutes --- March 4, 2008

### Attendance:

#### Representatives:

J.C. Pontiff, Gene Kortier, Hertta Holfeld, Mae Haines, Bob Memoli,  
Sharon Bellak

#### Alternates:

Ginny Schloss, Brian Minkin, Larry Lehlbach, Darrell Hargreaves

#### Visitors:

Isabel Geschwind, Mickey Richter, Matt Messier, Nick McKinney

#### Pastors:

Jerry Nordsiek, Sally Cook, Gary Logan, Rita Gardner-Tweed, Jerry  
Wahl

Introductory message and prayer: Pastor Jerry Nordsiek

Why do we live as an orphan when we are adopted by God?

Reminder: TLC is a small committee formed to expedite the consolidation process, but we will communicate FULLY with everyone. The minutes of each meeting will be published and communicated at each church verbatim, so every one receives the exact information. (Minutes will be sent out first to TLC and clergy to proof-read.)

In an effort to expedite and report back to the congregations in a timely manner, TLC is meant to be small in nature to accomplish its goals and report back to the Team and in turn to all congregations. The TEAM Leadership Council (TLC) was established to have representation equally by each church by having one member and an alternate attend and participate in each meeting. It was felt by the TEAM which consists of approximately 25 members from all the churches that it was difficult to obtain a direction with that large a committee. The TLC committee will recommend back their findings to the TEAM after gathering and evaluating data as to a possible direction that our churches should recommend to the congregations.

Corrections to Feb. 19<sup>th</sup> minutes: task: Hertta follows up on only parochial reports. (Also, spelling of Matt Messier's name.) Minutes are approved as corrected.

David Raymond's fee: First \$5000 was paid by the synod. Synod also paid the excess, and this should be reimbursed by each congregation; amount to be determined by the percentage of worship attendance at each church:

All Saints 20%  
1<sup>st</sup> Lutheran 2%  
Immanuel 20%  
Joyful Spirit 30%  
King of Glory 14%  
King of Kings 14%

Good news: Joyful Spirit's insurance company settled with them for \$107,000.

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Special guests: Matt Messier and Nick McKinney from CNL Commercial Real Estate in Orlando, FL. They are recommended by Pastor Jerry Wahl, and have experience, besides being Christians and “church people”. CNL is a full service real estate firm, with a specialty division for churches. They drove by each of the 6 churches today.

Introductory info:

Matt's dad started it.  
assisted 1500 churches.  
commends us for our goal of extending the kingdom of God and how we  
can best serve Jesus.  
understands emotions are high.  
wants to make our journey easy  
process: look at options;pray;move ahead.  
“Put your hand in the hand of God” is better than knowing our future.  
Proactive instead of reactive.

Criteria for site evaluation: residential usage, demographics, size of church,zoning, demand for property, comparable sales.

He will give us a value range:

try to get top \$ so we can be good stewards.  
try to get TIER ONE buyers.  
Advertise highly in order to be competitive.

Sensitivity to emotions:

protect clients from deals that fall through.  
use qualified buyers  
for sale sign “moving to new location---come grow with us.”  
churches lives on in a different form, which includes our heritage.  
Church lives on with a different name.  
Do CHANGE in the right way –to excite people.

Matt can:

determine values of properties.  
look at vision and who we are trying to reach.  
determine the best locations to have churches.  
evaluate strategies to match our vision.  
Always take the property to market, for competitive bids.

Beginning steps:

Each church supplies:

address

survey

building layout

seating capacity

known facility problems

Matt supplies Real Estate Analysis booklet about our churches.

All blueprints go to Matt, and copies come back to us (during the process).

His fee depends on the value of the property. 8% if he coops with another broker, and 6% if he doesn't. Then they tithe back 10% to the church.

Notes:

We need to set our vision.

Dave Raymond is available to return to West Pasco if and when the TEAM feels another visit would help the process.

Stress our principles.

The foundation is our vision and mission.

Congregations need to have FULL knowledge of the process.

This is a process.

Reassure the congregations.

September is only the TARGET date.

Communicate positively.

Schedule of walk-throughs by Matt and Nick:

King of Glory—after this meeting.

Others on March 12<sup>th</sup>:

9:00 Immanuel

10:00 All Saints

11:00 King of Kings

12:00 1<sup>st</sup> Lutheran (include lunch)

1:30 Joyful Spirit

After site visits, Matt will give a report back in approximately 2 weeks, by 3/27.

J.C. Made a motion to accept CNL as our real estate brokerage, Mae seconded this, and the motion passed.

Documents given to Matt:

1<sup>st</sup> Lutheran: site plan, survey, blueprint

All Saints: site plan and blueprint

King of Kings: site plan

King of Glory: site plan., blueprints, and survey

Joyful spirit: site plan, blueprint, and survey

Immanuel: site plan, blueprint, and survey

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Statistics:

CHURCH	BAPTIZED	CONFIRMED	ATTENDANCE	NON-DESIGNATED \$
All Saints	250	195	157	\$179,630
1 <sup>st</sup>	26	26	18	\$17,359
Immanuel	218	200	150	\$146,311
Joyful Spirit	371	310	229	\$245,000
King of Glory	139	127	106	\$144,865
King of Kings	191	179	110	_____

\*\*\* These figures will be adjusted, now that it is clarified we want to be consistent, and all use non-designated fund income. Each church will email corrected figures to Bob Memoli, who will forward them to me.

Next TLC meetings:

April 1<sup>st</sup> 7:00 Joyful Spirit  
April 15<sup>th</sup> 7:00 All Saints  
April 29<sup>th</sup> 7:00 1<sup>st</sup> Lutheran

Invite Mission Investment fund to one of these meetings. Jerry Johnson re: resources of the churches.

Next TLC meeting agenda:

devotions: Pastor Sally  
insurance  
demographics  
financial audits  
future letter from synod re: insurance  
“funneling” money, based on TLC budget and operating expenses

Adjourned with a review of our 13 Guiding Principles.  
Submitted by Sharon Bellak, TLC vice-chair and secretary

