

**Minutes of the Special Meeting
of the Orinda Community Church
Sunday, April 22, 2017, After Worship**

After today's worship service, members of the congregation met in the sanctuary for a special meeting of the congregation which was requested and noticed in accordance with OCC Bylaws. Moderator Fred Matteson called the meeting to order at 11:30 a.m.

Attendance: 52

Fred explained that the vote today would be to give the Council the proxy of the congregation to negotiate the MOU (Memo of Understanding) with OSV/OSHF. The MOU isn't legally binding, but is a method for OCC and OSV/OSHF to work together in good faith. Babs Winbigler, a current member of the OSV Board and an OCC member since 1989, encouraged those attending to support this new mission to bring more affordable housing to Orinda. Her mom was one of the original members of OSV and the family was very grateful for the housing. Fred mentioned some of the questions that had already been raised such as parking, the caretaker's cottage, the amount of new hardscape; and any loss of greenscape. We have faith these issues will be carefully addressed to meet the optimal needs of the community.

Fred then asked for any other questions:

1. How will we set the price of the property so OCC gets a fair value for the land lease stream of income? Will use an independent third party.
2. Could an OCC member who qualifies for the housing move to the top of the list? Mark Roberts, OSHF Board President, replied that OSV/OSHF will set the rules and priorities. They'd like to make it possible for the church to have some sort of priority. Kathy Cutler, board member and attorney, indicated she couldn't provide a legal opinion on this right now but the intention is to set a priority of some type for the church members.
3. Would the church have any liability for natural events like landslides? No, OSV has its own insurance and so will the new project.
4. What about parking? We don't have specific answers right now since it depends on the project design. The intention is to make the project parking neutral.
5. How does this project help address the long-term financial sustainability for OCC? The land lease will bring regular funds to the church and is one option for providing a sustainable cash flow for the church. It will enable the church to help keep the community vibrant.

6. How long will it take to produce a reasonable design for the property? Mark Roberts said the OSV Board couldn't say. It's all up in the air right now.

Fred mentioned our commitment is to keep people involved and aware. Concerns will be considered and discussed. When we can answer questions, we will. We'll set up a schedule to let people know what's going on and when we need their input. The MOU vote is important just to get the process moving. Remember, several OSV board members are also OCC members. Dion added his support for the project. He thinks the caretaker's cottage is a valuable structure for housing future staff/church people so whether or not to keep it should at least be considered. Joy Elkinton-Walker mentioned the cottage looks out over the parking lot and church property, allowing the caretaker to oversee these areas. If the cottage is razed, there won't be the same oversight. Chris Mead mentioned that even with our concerns, we can still support the project. We won't get everything we want. As Christians, do we have the faith and commitment to live our mission by taking this first step forward? Will we walk this path as a Christian community?

The members unanimously voted to give the Council the authority to negotiate a MOU and then enter into that MOU on behalf of the congregation. Fred adjourned the meeting at 12:13 pm.

Kathleen Wiegand, Clerk