



Presbytery of Des Moines

David Hamilton, Stated Clerk
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March 22, 2016

CALL TO A SPECIAL MEETING

A Special Meeting of the Presbytery of Des Moines has been called for Saturday, April 2, 2016. The meeting will be held at the Cottage Grove Presbyterian Mission Center, 1050 24th Street, Des Moines, Iowa (at the corner of 24th Street and Cottage Grove Avenue). Directions and a map are included with this Call.

Some things you need to know about the Cottage Grove facility are that parking is limited, the building is not handicapped accessible, and restroom facilities are limited.

This meeting has been requested by the Cottage Grove Covenant Council, by the Nominating Committee of Presbytery, and by the New Sharon Administrative Commission. The makeup of the groups meets the criteria of members required for the calling of a special meeting – two Ruling Elders and two Teaching Elders, the two Ruling Elders being from different churches.

Registration will begin at 9:00 a.m., and the meeting will convene at 9:30 a.m. It is anticipated that the meeting will end by 11:30 a.m. Light refreshments will be served during the registration time.

The purpose of the meeting is to act on a report by the Nominating Committee concerning election of members of the Property Committee and election of a Ruling Elder Commissioner and a Youth Advisory Commissioner to the May Synod meeting, to act on a recommendation from the New Sharon Administrative Commission to reaffirm their formation (since we do not seem to be able to find any record of their original formation), and to reconsider our ministry plans for the Cottage Grove Presbyterian Mission Center. An offer has been received from Cornerstone Church of Ames to purchase the property. The Cottage Grove Covenant Council is requesting that Presbytery accept this offer to purchase the property and consider a proposal for the distribution of the proceeds from the sale.

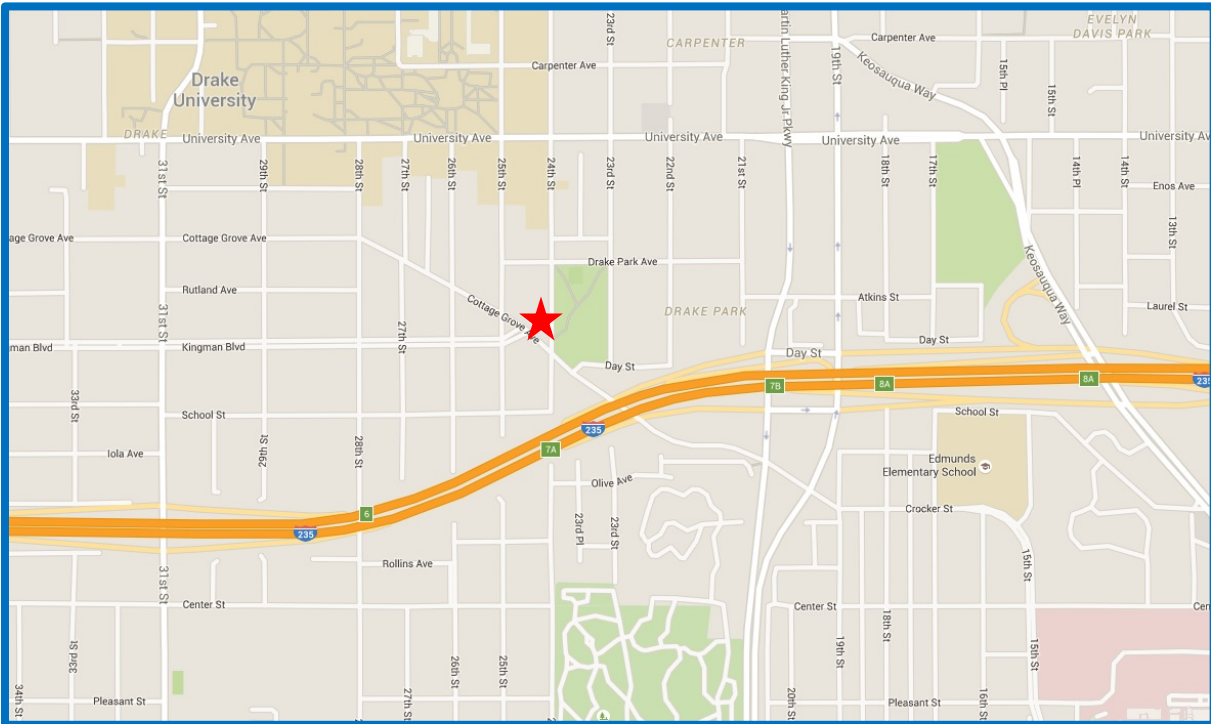
No other business may be conducted at this meeting.

Materials related to the proposal by the Cottage Grove Covenant Council are included with this Call. The Cottage Grove Covenant Council will explain their rationale for making the proposal to approve the sale, members of Cornerstone Church will be present to describe their vision for the property, and the Cottage Grove Covenant Council and the Budget and Finance Committee will propose how funds received from the sale should be used. There is a possibility that following adjournment of the meeting we may be able to briefly enjoy music by the Sudanese Musicians.

If there are any questions about this meeting, please contact me at 515-276-4991 or dhamilton@dmpresbytery.org.

A handwritten signature in cursive script that reads "David C. Hamilton".

Dave Hamilton, Stated Clerk

Map to Cottage Grove Presbyterian Mission Center, Des Moines, Iowa:

Driving Directions: Cottage Grove Presbyterian Mission Center is located at 1050 24th Street and is on the northwest corner of 24th Street and Cottage Grove Avenue.

- When coming from the **east** on I-80 take the left lane for Exit #137A to take I-235W into Des Moines. Use the right lane for Exit #7 for Keo Way/19th Street toward MLKing Jr. Parkway. Use the middle lane to keep left at the fork and follow signs for 19th Street/MLKing Jr. Parkway /Airport/I-235W. Use the right lane to turn left onto MLKing Jr. Parkway. Turn right at the second cross street onto Cottage Grove Avenue. Cross over I-235 and the building will be on your right at the corner of 24th Street.
- When coming from the **west** on I-80, continue on into the left fork into Des Moines as it turns into I-235E. Take Exit #7A for MLKing Jr. Parkway toward 19th Street/Des Moines /International Airport. Use the right lane to turn left onto MLKing Jr. Parkway. Turn right at the first cross street onto Cottage Grove Avenue. Cross over I-235 and the building will be on your right at the corner of 24th Street.
- When coming from the **south** or **southwest** on I-35, take Exit #72A to merge onto I-235E toward West Des Moines/Des Moines. Take Exit #7A for MLKing Jr. Parkway toward 19th Street/Des Moines/International Airport. Use the right lane to turn left onto MLKing Jr. Parkway. Turn right at the first cross street onto Cottage Grove Avenue. Cross over I-235 and the building will be on your right at the corner of 24th Street.
- When coming from the **south** or **southeast**, use either Hwy 5 or Hwy 163 to reach I-235W. Use the right lane for Exit #7 for Keo Way/19th Street toward MLKing Jr. Parkway. Use the middle lane to keep left at the fork and follow signs for 19th Street/MLKing Jr. Parkway /Airport/I-235W. Use the right lane to turn left onto MLKing Jr. Parkway. Turn right at the second cross street onto Cottage Grove Avenue. Cross over I-235 and the building will be on your right at the corner of 24th Street.

Parking: The church parking lot is on the north side of the building.

Building Accessibility: The church is not handicapped accessible.

Entrance: There are entrances into the building on the north, east and south sides of the building.

GUIDELINES FOR PARTICIPATION IN PRESBYTERY MEETINGS

Meetings of our Presbytery are always special because it is a time for the Presbytery family to gather for conversations, business and fellowship. Many different people come to a Presbytery meeting for many different reasons.

When our Presbytery meets, we welcome and encourage participation. There are times, however, that participation is limited. Those times are ordinarily when our Presbytery is conducting its formal business. Because our Presbyterian structure calls for elected Commissioners to determine direction and act on business, only those who are elected Commissioners or are members of our Presbytery are allowed to participate in discussions or voting. Visitors and guests become observers of the process at that time.

At other times in our meetings, each person present is invited to participate in dialogues, conversations, or other activities. Such times include worship, special thematic presentations and small group discussions.

If you are not sure when you may participate in what is happening in the meeting, please talk to the Moderator or Stated Clerk individually.

PARLIAMENTARY PROCEDURES AT-A-GLANCE

TO DO THIS	YOU SAY THIS:	MAY YOU INTERRUPT SPEAKER?	MUST YOU BE SECONDED?	IS THE MOTION DEBATABLE?	IS THE MOTION AMENDABLE?	WHAT VOTE IS REQUIRED?
Adjourn the meeting	"I move that we adjourn."	May not interrupt speaker	Must be seconded	Not debatable	Not amendable	Majority vote required
Recess the meeting	"I move that we recess until..."	May not interrupt speaker	Must be seconded	Not debatable	Amendable	Majority vote required
Complain about noise, room temp, etc.	"Point of privilege."	May interrupt speaker	No second needed	Not debatable	Not amendable	No vote required ³
Suspend further consideration of something	"I move we table it."	May not interrupt speaker	Must be seconded	Not Debatable	Not amendable	Majority vote required
End debate	"I move the previous question."	May not interrupt speaker	Must be seconded	Not Debatable	Not amendable	Two-thirds vote required
Postpone consideration of something	"I move we postpone this matter until..."	May not interrupt speaker	Must be seconded	Debatable	Amendable	Majority vote required
Have something studied further	"I move we refer this matter to a committee."	May not interrupt speaker	Must be seconded	Debatable	Amendable	Majority vote required
Amend a motion	"I move that this motion be amended by..."	May not interrupt speaker	Must be seconded	Debatable	Amendable	Majority vote required
Introduce business (a primary motion)	"I move that..."	May not interrupt speaker	Must be seconded	Debatable	Amendable	Majority vote required
¹ The motions or points above are listed in established order or precedence. When any one of them is pending, you may not introduce another that is listed below it. But you may introduce another that is listed above it. ² In this case, any resulting motion is debatable. ³ Chair decides						
Object to procedure or to a personal affront	"Point of order."	May interrupt speaker	No second needed	Not debatable	Not amendable	No vote required, chair decides
Request information	"Point of information."	If urgent, may interrupt speaker	No second needed	Not debatable	Not amendable	No vote required
Ask for a vote by actual count to verify a voice vote	"I call for a division."	May not interrupt speaker ²	No second needed	Not debatable	Not amendable	No vote required unless someone objects ³
Object to considering some undiplomatic or improper matter	"I object to consideration of this question."	May interrupt speaker	No second needed	Not debatable	Not amendable	Two-thirds vote required
Take up a matter previously tabled	"I move we take from the table..."	May not interrupt speaker	Must be seconded	Not debatable	Not amendable	Majority vote required
Reconsider something already disposed of	"I move we now (or later) reconsider our action relative to..."	May interrupt speaker	Must be seconded	Debatable if original motion is debatable	Not amendable	Majority vote required
Consider something out of its scheduled order	"I move we suspend the rules and consider..."	May not interrupt speaker	Must be seconded	Not debatable	Not amendable	Two-thirds vote required
Vote on a ruling by the chair	"I appeal the chair's decision."	May interrupt speaker	Must be seconded	Debatable	Not amendable	Majority vote required
¹ The motion, points, and proposals listed above have no established order of precedence. Any of them may be introduced at any time – except when the meeting is considering one of the top three matters listed in the above chart (motion to adjourn, motion to recess, point of privilege). ² But division must be called for before another motion is stated. ³ Then majority vote is required.						

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PROPOSED DOCKET

April 2, 2016

Special Meeting

9:00 a.m.	Registration Begins	
9:30	Call to Order and Opening Prayer	Maurice Dyer
	Quorum Statement	
	Adoption of Docket	
	Reading and Explanation of Call	Dave Hamilton
9:40	F – Nominating Committee Report	Ann Polito
9:50	Reaffirmation of the Formation of the New Sharon Administrative Commission	Dave Hamilton
10:00	B – Cottage Grove Covenant Council Report	Ginny Hancock
11:25	Closing Prayer	Ekram Kachu
11:30	Adjournment	Maurice Dyer

O-1 – NEW SHARON ADMINISTRATIVE COMMISSION REPORT

April 2, 2016

It is moved:

- That the Presbytery of Des Moines reaffirm the creation of an Administrative Commission with the charge to advise and assist the First Presbyterian Church of New Sharon, Iowa in the process of dissolving the congregation. Members of the commission are:

Mickey Van Baale, moderator (Newton, First)

Rev. Don Freeman (Newton, United)

Rev. Claude Jones, HR

Joyce Rash (Des Moines, Union Park)

Rev. John Reynolds, Jr. (Brooklyn, First/Malcom, First United)

John Sprole (West Des Moines, Covenant)

Linda Van Wyk (Monroe)

B – COTTAGE GROVE COVENANT COUNCIL REPORT

April 2, 2016

Cottage Grove Presbyterian Mission Center Proposals

The Operations Team of the Cottage Grove Covenant Council presents the following motions for consideration at the Special Meeting of the Presbytery on April 2, 2016:

MOTION 1:

We move that the Presbytery of Des Moines approve the sale of the Cottage Grove Avenue Presbyterian Church real property now owned by the Presbytery to Cornerstone Church of Ames, IA, or its assignee, for a purchase price of \$240,000, and upon the terms and conditions set forth in the Offer to Purchase Real Estate and Acceptance dated March 17, 2016, executed by Cornerstone Church as buyer and by the Presbytery as Seller. The Offer is subject to Presbytery approval. Further, the Moderator/President and the Stated Clerk/Secretary or other officers of the Presbytery are authorized to execute such documents and take such further action as they deem necessary and appropriate to facilitate the closing of the sale, with advice from legal counsel and from the Cottage Grove Operations Team.

RATIONALE:

The Operations Team of the Cottage Grove Covenant Council believes that the sale of the Cottage Grove Mission Center property is the best option moving forward for the following reasons:

- After a year of study, it was determined that the cost to renovate the building would be more than 2 million dollars, an amount that would be very difficult for our Presbytery, our congregations and individuals to generate through fundraising.
- The income the Presbytery could receive from rental fees for leased space would fall far short of the amount needed to cover the building's annual operating expenses, leaving a deficit of approximately \$50,000 per year.
- The departure of CROSS Ministries leaves the Mission Center without a significant mission/outreach ministry in the building.
- The buyer has agreed that the building will continue to be a worship home for the First Arabic Presbyterian Church and the Sudanese Mabaan worshipping group.
- Because Cornerstone Church (cornerstonelife.com) plans to use the building to begin a new worshipping community, start a college ministry and explore new ways to serve the neighborhood, the sale of the property will allow us to see this building continue as an historic gem and a positive resource for good in the community.
- By accepting this offer, we will honor the original vision of the Cottage Grove Avenue Presbyterian Church.

MAIN POINTS OF THE SALE

- The buyer is Cornerstone Church of Ames.
- The agreed-upon purchase price is \$240,000. This price was determined after researching purchase prices for other local church properties (see page 11).
- A cash payment will be received for the property.
- There is agreement that both Sudanese Congregations (Arabic Presbyterian and Mabaan) may continue to worship in the building.
- The closing date will be on or before May 5, 2016.

- The acquisition of an additional piece of adjacent land, to be used for parking, has been arranged. The sale of the Cottage Grove property is contingent on the buyer receiving approval from the City of Des Moines for hard-surfacing of this vacant lot.

KEY BUILDING IMPROVEMENTS MADE 2014-2016

1. Cleaned up the interior and exterior of the building:
 - Removed accumulated trash, old furniture, etc.
 - Cleaned the interior of the building.
 - Removed trees, pruned and trimmed bushes, and cleared trash and weeds from the property.
 - Planted flowers in planters.
 - Cleaned up parking lot.
2. Remodeled/renovated (i.e. repairs, painting, fixing broken fixtures and windows, restoring water-damaged walls, replacing floors, repurposing rooms) in the following rooms: two bathrooms, Fellowship Hall in basement, main office and conference room, 2nd floor conference room, chapel, Sudanese Community Room, lounge, library.
3. Addressed environmental challenges in the building:
 - Brought the HVAC into working order, increased the efficiency of the boiler and established proper building-wide heating.
 - Enhanced/improved electrical use and safety in the building by adding outlets, rewiring areas and repairing/installing lighting throughout the building.
 - Removed asbestos in basement furnace room in compliance with state and federal laws. Commissioned an asbestos audit in the building and created an asbestos removal plan.
4. Increased the security of the building:
 - Installed new locks on the exterior and interior doors.
 - Provided better exterior security lighting.
 - Introduced improved policies and procedures with regard to the use of the building by tenants and renters.

COTTAGE GROVE MISSION CENTER TIMELINE

- June 2014 - The Presbytery adopts the Cottage Grove Administrative Commission's recommendation to establish the Cottage Grove Presbyterian Mission Center (CGPMC) in the former Cottage Grove Presbyterian Church.
- October 2014 - The CGPMC Covenant Council and its Operations Team are established to oversee development of the Mission Center.
- November 2014 and April 2015 - Presbytery volunteers participate in Clean-Up Days at Cottage Grove.
- January through June 2015 - A building renovation plan is developed.
- August 2015 -- The Fundraising Plan for the renovation is put on hold after a thorough cost analysis.
- February 2016 - CROSS Ministries announces plans to vacate the Mission Center and move to another location in the neighborhood.
- March 2016 - Cornerstone Church of Ames offers to purchase the building.

MOTION 2:

We move to allocate the \$240,000 in proceeds from the sale of the Cottage Grove Mission Center building in the following manner:

- *Pay back to the Knox Knolls fund the dollars spent on the Mission Center (approximately \$45,000).*
- *Pay back to the Presbytery's Operating Budget the Mission Center dollars spent from the 2015 budget and the first three months of 2016 (approximately \$65,000).*
- *Set aside \$100,000 in a fund to be used for the congregational development of the First Arabic Presbyterian Church. Terms of the use of this fund will be determined by the Leadership Council in consultation with the First Arabic Presbyterian Church.*
- *The remaining balance of these proceeds would be placed in a fund designated for mission of the Presbytery of Des Moines (approximately \$30,000).*
- *The above functions would be carried out and overseen by the appropriate committee(s) as determined by the Leadership Council.*

RATIONALE:

The allocation of the funds in this manner would fulfill all major financial obligations incurred by the Covenant Council on behalf of the Mission Center. In addition, and more importantly, the funds would honor the vision of the Covenant Council for mission and support of our Sudanese Presbyterian congregation.

THE SUDANESE/COTTAGE GROVE STORY

- In Sudan, a long-standing hatred existed between the Arab/Muslim North and the Black/mostly Christian South. For years the North invaded the South, captured its people and sold them into slavery. In addition, there were conflicts over oil resources, border disputes, religious and cultural differences, etc.
- Fighting began in the mid-1950s, and by 1962 a full-scale civil war was underway, lasting until 1972. A fragile peace prevailed until 1983, when the second and even more ghastly civil war broke out. During this time, it is estimated that more than 2 million people from the South were massacred. In addition, thousands of people fled, many walking hundreds of miles to refugee camps where they lived a desperate existence of hunger and poverty.
- In the early 1990s the United States opened its doors to Sudanese refugees. Many came to Des Moines and were provided with housing on Kingman Boulevard. The newly arrived refugees -- struggling with language, bewildered by culture shock and suffering from post-traumatic stress -- made their way to the nearby Cottage Grove Church where they found a welcome refuge and a healing community. By 1995 the church became known as a "home" for the Sudanese, offering worship services in two of their native languages -- Arabic and Mabaan -- and space for a variety of activities.
- In the fall of 2015 the Arabic group became an official Presbyterian congregation, known as the First Arabic Presbyterian Church, with Ekram Kachu serving as pastor. More than 70 people attend worship each Sunday. During the week this congregation offers Arabic classes and tutoring services to the children of Sudanese refugees, as well as assistance to parents as they seek to understand American culture. Cottage Grove also serves as a gathering place for Sudanese social events, weddings and funerals.

Background Narrative on the Sale of the Building

Friday, February 5, Cornerstone Church of Ames, Iowa, contacted the Cottage Grove Operations Team (CGOT) about rental space for worship and offices for a new church start. They were given a tour of the building that day.

Cornerstone Church and CGOT met Friday, February 12, to further discuss leasing space in the Cottage Grove Mission Center. Cornerstone Church expressed a need for a number of building renovations before they would hold worship in the building. CGOT explained our current situation and the challenges faced. Cornerstone then stated a clear preference for purchase over lease.

Cornerstone Church shared plans to plant a new church and serve Christ through outreach to Drake students and the neighborhood. They anticipate a worshipping community of 200 beginning in the fall of 2016 and hope to soon grow to 500 members. They desire a location within walking distance of Drake University, with easy access from downtown and I-235. Cornerstone would plan to immediately begin building renovations upon purchase.

The CGOT asked if Cornerstone would allow the two Sudanese congregations to nest within the building and hold weekly worship services and church activities. Cornerstone agreed and said they were excited to share space with the Sudanese.

One issue of paramount concern to Cornerstone was available parking. The CGOT had previously explored the possibility of re-purchasing an adjacent vacant lot that Cottage Grove Presbyterian had previously owned for more parking for the Mission Center. CGOT agreed to contact the owner to see if a sale was still possible.

The CGOT met to discuss the potential sale and determined that selling to Cornerstone would best serve the current needs of the Presbytery of Des Moines. Two commercial realtors were contacted for advice. In addition, CGOT was able to secure an option to purchase the adjacent parking lot for the amount of the original sales price of \$35,000. That option would be assigned to the purchaser upon closing of the sale of the building.

The Cottage Grove building has 27,200 square feet, of which 15,969 square feet are finished. Comparable Des Moines sales data (see attached spreadsheet) shows an average sale price of \$19.97 per square foot, with a high of \$35.77 for the Franklin Avenue Christian Church on 53rd Street, and a low of \$10.37 for a church on East Creston in South Des Moines.

Using the average sale price of \$19.97, CGOT calculated a sale price of \$318,897 based on finished square feet. The CGOT met with Cornerstone representatives and arrived at an agreed price of \$240,000 for the building. If the sale is approved, the option to purchase the adjacent lot for \$35,000 will be assigned, bringing the total cost to \$275,000. The CGOT, in consultation with the Budget & Finance Committee, feels this is a fair selling price considering the degree of renovation work needed in the building.

DES MOINES CHURCH SALES

Address	Submarket	Sale Date	Price	Price/sf	Seller	Buyer	Yr	Area	Occupancy
3415 3rd St	NW DM	2010-07-28	\$175,000.00	\$13.35	Eagle Vision Church Inc.	Faith Missionary Baptist Church	1933	13,112	Church
4440 College Ave	NW DM	2013-12-30	\$355,000.00	\$24.88	College Ave Church of Christ	ELPIS Ministries Inc.	1941	14,266	Church
1317 Forest Ave	NW DM	2014-12-22	\$180,000.00	\$27.71	New Friendship Church of God	New Hope Church of God in Christ	1950	6,497	Church
1903 53rd St	NW DM	2011-03-01	\$350,000.00	\$35.77	Franklin Ave Christian Church	Amazing Grace Ministries & Outreach Church	1955	9,784	Church
1100 E Creston Ave	South DM	2012-03-09	\$135,000.00	\$10.37	Fountain of Life Cathedral	Phothisomphan Meditation Monastery	1951	13,016	Church
6204 SW 9th St	South DM	2015-03-03	\$280,000.00	\$19.34	SCI Communications Inc.	Celebration Christian Center	1940	14,476	Church
530 NE Broadway Ave	NW DM	2012-11-15	\$162,700.00	\$24.21	Celebration Christ Church Inc.	New Beginnings Discipleship Ministries Inc.	1983	6,720	Church
175 NW 57th Pl	NW DM	2014-03-27	\$157,000.00	\$26.17	Real Estate Owned LLC	Church of Pentecost USA Inc. DM Assembly	1985	6,000	Church
175 NW 57th Pl	NW DM	2013-12-27	\$180,000.00	\$30.00	Liberty Bank FSB	Real Estate Owned LLC	1985	6,000	Church
826 Des Moines St	Cent Bus Dist Fringe	2012-05-11	\$290,000.00	\$40.03	Calvary Baptist Church of DM	Heartland Christian Fellowship	1972	7,245	Church
3200 Lincoln Ave	NW DM	2014-11-06	\$229,900.00	\$44.81	Acquired Capital ILP	Ministerio Nuevo Amanecer Inc.	1955	5,130	Church
3306 University Ave	NW DM	2013-07-11	\$280,000.00	\$49.09	Iowa Society of Christian Churches	DM Intentional Eucharistic Community	1970	5,704	Church
2000 NW 100th St	W Suburbs	2012-06-19	\$820,000.00	\$51.28	Christian Life Church	RJW LLC	1998	15,990	Church
2940 E Ovid Ave	NE DM	2011-03-09	\$535,000.00	\$53.78	Eastwood Church of the Open Bible	Vietnamese Evangelical Church	1962	9,948	Church
Totals			\$4,129,600.00	\$30.84				133,888	

Same neighborhood			\$1,060,000.00	\$31.29				33,875	
All excluding orange			\$1,794,700.00	\$19.97				89,871	
Not comparable			\$2,154,900.00	\$48.96				44,017	

	Finished Sf	
Lowest Price per sq. ft.	15969	\$165,598.53
Highest	15969	\$571,211.13
Same neighborhood	15969	\$499,694.17
Average	15969	\$318,896.69
Negotiated Price		\$240,000.00