

Minutes from the  
**SYNOD EXECUTIVE COMMITTEE**  
**February 1, 2022**  
Via Zoom

Present: Bishop Susan Candea, Nancy Nagel (Vice President), Rev. Chad Langdon (Secretary), Rev. David Frerichs, Joanie Saltzman

Absent: Scott Schulte, Dallas Rakestraw

Also present: Rev. Aimee Appell (Bishop's Associate) and Brian Markley (Synod attorney)

*The purpose of tonight's special meeting was to discuss the property of Resurrection Lutheran Church in St. Louis (4112 W Florissant Ave, St. Louis, MO 63115). This congregation is hoping to close soon and donate their property to the Central States Synod.*

Nancy opened the meeting at 7:00pm. Bishop Candea led us in prayer. Nancy led us in introductions.

**BACKGROUND AND PROPOSAL**

Resurrection has not yet officially closed. They are currently undergoing a title search to verify that they have a clean title. Once that process is completed, they will deed the property over to the synod. The synod's insurance will cover the property once we receive the deed.

Aimee gave a brief overview of the history, location, assets, and ministry of Resurrection Lutheran. She presented two options:

- 1) Sell the property, or
- 2) Rent the property

Based on a small task force that did some research on this project, they are recommending that we, as the synod, keep the property and then rent it out.

In conversation with local municipal leadership, Alderman John Collins-Muhammed and his Chief of Staff, Tim Anderson-El, the task force has created a proposal. The following organizations could move into the property and use it:

- Urban 21 Organization
- Alderman Collins-Muhammed's office
- St. Louis Police Sub-Station
- Additional possibilities would include workforce training and use by Harris-Stowe University

In essence, the building would become a community center, and the Alderman is prepared to move in right away. The organizations using the facility would need to cover expenses, such as insurance, utilities, cleaning fees, and any other maintenance costs.

**DISCUSSION AND QUESTIONS**

The following questions were raised & discussed:

- Would leasing this property change our tax-exempt status?

- All the potential organizations that would be renting would be either municipal organizations or other non-profit organizations.
- Would there be tension by hosting a police substation? Would it become a flashpoint in the community?
- There are potential changes going on in that community – redevelopment, redistricting, etc. The alderman is very interested in keeping it locally owned.
- Would this property & tenants be consistent with the purposes stated in the synod’s legal documents?
- Do we have the energy & spirit to continue property management in an ongoing basis?
- We have to deal with the mold. How much will that cost?
- How much is ongoing maintenance going to cost?
- What would it look like to simply gift the property to one of these other organizations? Or maybe could we create a sell-lease back option?
- How does this property connect to our synod’s future and any future ministry we might have in that area?
- Are there things we can do in the short term to ensure that it is getting used while we figure things out?
- Could we sell this property to another church?
- Will the building need any reconfiguration to meet the needs of the various organizations interested in using it?
- Will our non-profit status be at risk if we don’t charge rent?

There seemed to be consensus among those present that this is a good opportunity for ministry, but we want to make sure we do our due diligence. If it is legal and would not endanger our non-profit status, we are generally agreed to letting the alderman & Urban 21 move in for the next 6 months. We would need enough money to cover utilities, insurance, and cleaning fees. It was agreed that the synod will pay for the mold remediation.

- **SEC 22.02.01.A18      It was MSC (David, Joanie) by Synod Council Executive Committee to authorize mold remediation not to exceed \$8,000 in cost upon transfer of deed to the Central States Synod of property from Resurrection Lutheran Church.**

We must hold in tension the desire to do ministry and be good stewards of the resources that have been entrusted to us. We will keep working this and have a discussion about it at the next Synod Council meeting.

#### **ADJOURNMENT**

Nancy closed us by praying the “Prayer of Good Courage” and adjourned the meeting at 8:35pm.

Respectfully submitted,

Rev. Chad Langdon  
Central States Synod Secretary