

June 11, 2020

Diocesan Council Meeting to discuss sale of property of Holy Ascension Church in Lykens.

Opened at 1:02

Seven Present Abp. Mark, Fr. Solak, Fr. Victor, Danalisa Radu, Protodeacon Peter, Ed Almassy, Mark Linnehan, Fr. Seraphim, Dn. John, Fr. Martin Browne

Archbishop opened with Tropar of Pentecost

Mark gave background to the proposal

- Called to get estimate to demolish the church. Man proposed purchase as he is from the area originally.
- Bell, icons, iconostas,
- Wants to keep the building as is: purchase for office upstairs and remodel and rent downstairs.
- Mark proposed we sell for 25000, we finance, 5000 down at 4%. Willing to give \$5000 immediately and a seven-year schedule for payment.
- No bathroom in the building
- Storeroom large mtg room kitchens and couple of utility areas
- Realtor said might list for 30-35000 with windows in place
- Salvage company given pictures of anything that had salvage value. No interest in them.
- Boiler old
- Cut pipelines to the radiant heat in church – if we keep would need to be re-soldered to have heat in the winter.

Questions:

- Fr. Seraphim was asked by Fr. Solak to comment since he had spent time there. Said boiler definitely was a concern as a safety issue.
- Danalisa asked about quote for demo. Mark says no written quote yet but verbally said \$50,000.
- Ed Almassy: 2 issues. Need to dispose of property in appropriate manner. Concerned about diocese getting involved in finance.
- Mark explained why he proposed it. We have been putting out money for investment. Bring in extra cash invest it to make it sweeter.
- Attorney John Coles suggestions were mentioned by the archbishop
 - Get a Note, Mortgage,
- Tom is ok with us for the paperwork
- Mark spoke with Larry Fox, did not get a quote from him as to the cost of his services for this
- Mark mentioned there might be a title issue due to the Church having the property in its name and we doing this on the basis of delegated administrative authority from the parish council on closing.
- Ed – what would we do if this was defaulted. AM filled in on John Coles recommendations about Note and Mortgage giving us the right to foreclose in that circumstance.
- Danalisa: good offer accepted suggests others might make better offers
 - Feels like we are giving it.

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- Mark: buyer mentioned 2 buildings recently sold in Lykens
 - American Legion 3 story main st. 1000
 - School sold, needed roof sold for 8000
- Fr. Victor asked about appraisal – land valued by township for 5000. .9 acres zoned commercial in a residential area – no parking lot, or on street parking
- Dn. John expressed some misgivings
- Fr. Seraphim spoke to a state inspector about ADA requirements for the building which he thought it would be minimal. Would be an issue if we held on to the building.
- Tom would be willing to sign a document saying he wouldn't sell for 20 years

Motion:

- Fr. Nicholas motioned to accept, Fr. Martin seconded
- All in favor
- No abstentions.

Mark brought up the need for procedures for closing.

Abp. Mark discussed his attempts to get clarity from the OCA Central Administration to no avail.

Motion Mark to represent us, Fr. Nicholas – all in favor.

Previously needed letter from Council Secretary stipulating that Abp. Or Chancellor has signatory power.

Motion to Adjourn

Fr Seraphim, Mark L seconded.