

April 28th, 2019

Congregational Meeting

Following 10:00 a.m. Worship Service

First Presbyterian Church

Warren, PA 16365

A congregational meeting has been called for Sunday, April 28, 2019, immediately after worship for the purpose of presenting information regarding the church's manse with a recommendation for its potential sale. The following information is being distributed to allow all members to have information to make the most informed decision on this important issue.

Potential Sale of Manse Frequently Asked Questions

1) Where would the next Pastor live?

The next Pastor, similar to our current Pastor, would be provided a Housing Allowance, including the reimbursement for utilities.

Please note that we are NOT anticipating this as a concern in the near future. According to information obtained from the Presbytery of Lake Erie, more than 90% of all Presbyterians church's DO NOT have a Manse.

2) Do we HAVE to sell the Manse because we are in desperate financial condition?

Absolutely NO, NO, NO. The church's financial condition is sound. We have been blessed that many former congregation members have included First Presbyterian Church as a beneficiary in their wills. It is a fact that congregational giving is on a downward trend due largely to the decreasing number of congregation members.

3) Can we rent the Manse instead of selling it?

Yes, we could rent the Manse. Currently, we do not have the staff to carry out the marketing efforts to identify a potential renter, the knowledge/expertise to properly screen potential renters, and generally have concerns that the appearance/value will generally decline. A financial risk arises in the event a tenant does not pay their rent on a timely basis.

Also, the Church Insurance Policy may be affected via a higher premium. Church representatives met with WCCBI (Chamber of Commerce Reps) and WCCBI indicated that they have no desire to be responsible for checking references for renters nor the desire to purchase the Manse.

4) How would we determine the value to ask for when selling the Manse?

Session authorized the Properties Committee to obtain a Professional Appraisal and that has been completed.

5) How much was the Manse appraised for?

\$245,000

6) Does the Presbytery of Lake Erie have to approve the sale of the Manse?

Yes, the Presbytery of Lake Erie and the Board of Trustees of the Presbytery of Lake Erie, need to discuss/ask questions and provide approval, but only after the Congregation has approved the sale.

7) What will the Church do with the proceeds of the sale of the Manse?

We would anticipate utilizing a portion of funds for capital improvements. Recent reviews from outside vendors have provided multiple security options.

Surprisingly, the state of our Church's FIRE protection is woefully inadequate to provide for comprehensive alerts and correspondingly fire protection.

8) Who will sell the Manse?

Generally, it would be anticipated that we would contact 3 Realtors to ask their opinions and how each would bring value to our desire to sell.

9) What price will it be listed for?

The asking price will be determined in conjunction with the chosen Realtor, and in part with the professional Appraisal.

10) I thought the Presbytery of Lake Erie owns the Manse, is that correct?

Scott Sesler, President of the Board of Trustees for the Presbytery of Lake Erie, in an email dated January 19, 2019 provided the guidelines for the sale of a Manse. Once the sale of the Manse is approved by the Session, our Congregation, The Board of Trustees, and the Presbytery of Lake Erie, then the Manse can be listed for sale. If the sale price meets certain criteria, the proceeds can be retained used by First Presbyterian Church of Warren.

11) Has anyone thought of any other potential uses of the Manse other than renting it out?

Yes, the former unglued Church team members had numerous discussions about other possible uses. Some examples included

- 1) Homeless shelter
- 2) Partnering with Hospice House
- 3) Half-way house for persons recently discharged from incarceration
- 4) Tearing it down to make bigger parking lot or a playground
- 5) Bed & Breakfast
- 6) Renting it to a business for office space
- 7) Restaurant, among other ideas.

12) Can we wait for a year before selling it, it seems like we are rushing this?

Yes, we can wait 1 year, 2 years or 5 years? There is ongoing maintenance costs associated with maintaining the structure. Some believe that those dollars could be better utilized for furthering our Church mission.

13) Since the Church is the owner of the Manse, is it correct that we DO NOT pay Real Estate Taxes?

NO, it is NOT correct. The Church paid \$5,270.68 in Real Estate Taxes for the calendar year 2018.

14) The Manse yard has been used for Youth activities and other events like luncheons. If the Manse is sold, how will those activity need be addressed?

Great Question! One would presume that "WE" would either utilize the church parking lot and/or other open public space when we want to be outside. Otherwise, use of Fellowship Hall can be an option, as it is now, in the event of inclement weather for an outside scheduled event.

15) Has the First Presbyterian Church sold church real estate property before?

Yes, a review of the Church minutes discloses the sale of Camp Kirkwood in May 1998 and also the sale of the Associate Pastor Manse in January 2002.