

Report from the Freestone Oversight Committee

Larry Nagel
UUCB Board of Trustees Meeting
June 7, 2023

Background

- At the UUCB Congregational Meeting on March 26, 2023, Resolution 22-1 was passed calling for the Freestone property renovation project including plan milestone dates and the establishment of a Freestone Oversight Committee (FOC)
- At the Board of Trustees meeting on May 7, 2023 the Board established the Freestone Oversight Committee (FOC) with the charge to monitor progress of the Freestone renovation project and to report to the Board on a monthly basis on the status of Freestone
- At the same meeting, the Board also passed Resolution 23-1 establishing a Freestone Contingency Loan Fund and charging the Freestone Oversight Committee (FOC) with administering the fund

The Freestone Oversight Committee (FOC)

- Beth Pollard (Board Rep)
- David Wemmer (Freestone Committee Rep)
- Alan Davis (Freestone Committee Rep)
- Tom Tripp
- Susan Lankford
- Larry Nagel

The Board may choose to add more members as necessary

Mission of the Freestone Oversight Committee

- "To administer the direction of the congregation expressed in this Resolution for the future of the Freestone property, while minimizing impact on UUCB annual fund and capital campaign fundraising and monitoring accomplishment of the criteria passed in this motion and overseeing the management of the Freestone process, decisions, and goals"
- To report to the Board on a regular basis the status of the Freestone renovation Project
- To "ensure there is no-to-very-minimal net cost, including staff time, to UUCB from the Freestone enterprise ... unless so authorized by the annual budgeting process or congregational vote"
- To administer the Freestone Contingency Loan Fund established by resolution 23-1

Freestone Milestones Requiring FOC Oversight

- December 31, 2023 - Determine Acceptable Uses and a Plan
- December 1, 2024 - Raise at least \$250,000 for renovation
- June 1, 2025 - Secure Permits for Phase I renovation
- June 1, 2026 - Complete Phase I Renovation
- June 1, 2027 - Complete Phase II Renovation

If any of the last four milestones are not met, then the Board is "authorized and directed to hire a real estate agent and list the entire Freestone property/ies for sale (as is)"

Freestone Oversight Committee Status

- Held organizational meetings on May 11 and May 23, 2023
- Four members visited the Freestone property on May 23, 2023 and had an extensive tour of all three lots
- Tom Tripp has contacted a recently retired and highly regarded structural engineer, Greg Luth with GPL Engineers, who has agreed to consult with us *pro bono* on the structural issues of the dome
- Larry Nagel agreed to speak with Brian DeCarli, Fire Marshal and Battalion Chief for the Gold Ridge Fire Protection District, regarding ingress and egress requirements for the fire department

The Freestone Committee Status

- Alan Davis has applied for a USDA Conservation Easement for the Freestone property. This has the potential for a large grant to fund the Freestone Renovation Project. Alan Davis and Dave Wemmer met with Chase Garcia from the USDA and are cautiously optimistic
- Dave Wemmer will locate a qualified property appraiser and ascertain the cost of property appraisals for purposes of determining value of Conservation Easements (CEs) on Lot 1 & 2 and a portion of lot 4 (dome).
- Dave Wemmer has heard back from Sonoma County on the Vacation Rental Permit (VRP) and they are asking for more information.

The Freestone Committee Status - cont.

- Dave Wemmer will pursue the engagement of a local civil engineering firm to support our coordination with County on issues of upgrading our access road and driveway loop for emergency ingress/egress, possible expansion of our septic system to increase our occupancy, and other engineering issues that may in support of reopening the house to use.
- Dave Wemmer reports that "a lot of vegetation control has occurred around the dome and upper parking area via mowing and weed eating. More vegetation control to happen in near future with a work party day."
- The Freestone Committee is currently developing a draft fund raising plan which is anticipated to kick off soon this summer.