



November 29, 2012

Dear Presbyters,

The Session of First Presbyterian Church is requesting the presbytery's approval of its seeking a mortgage in order to purchase property adjacent to the church in accordance with G-4.0206a of the Book of Order. A special presbytery meeting for this purpose has been called for Wednesday, December 12, 2013, at 7:30 p.m. by teleconference. The specific action requested is:

**That the Presbytery of Yellowstone approves the seeking of a mortgage by First Presbyterian Church in Bozeman to purchase the Fearn Professional Building and property, as required in the Commercial Buy-Sell Agreement dated September 24, 2012.**

Approval by the presbytery is needed to proceed with the steps necessary in order to take ownership of the lot and building that is located on the northeast corner of South Willson Avenue and West Babcock Street. There are numerous additional contingencies in the buy-sell agreement, some that have already been met, others yet to be addressed.

This opportunity to purchase property adjacent to the church arose in August. After consulting with the sellers, the session approved a buy-sell agreement that was signed on September 24, 2012 to purchase the property for \$625,000. The agreement provides for a 7-month time frame in which the church can obtain the necessary approvals and funding needed to make this purchase by April 30, 2013.

On the next page of this letter is a list of Frequently Asked Questions about this proposed purchase. Following that is an architectural drawing of the property relative to the church.

If you should have any questions prior to the meeting, please contact Dan Krebill, co-pastor, at [dan@fpcbozeman.org](mailto:dan@fpcbozeman.org) or at 406-586-9194.

In Christ,

The Session

## **Parking Property Purchase Frequently Asked Questions**

**1. *What is the purpose of purchasing this property?***

Ten years ago the congregation made the decision to stay in downtown Bozeman in order to continue to provide a Christian presence in the dynamic and vital center of our community. The complete renovation and modernization of our building has resulted in a facility that serves as a community center as well as a building for worship and church activities. With the continued growth and development in the downtown core, the ongoing availability of parking in nearby surface lots owned by others is not assured. It is important that the church ensure that there be some convenient parking available adjacent to the church throughout the week as well as on Sundays.

**2. *How will the addition of this property enhance the ministry of our church?***

The purchase of this property provides the occasion for us to think prayerfully and thoughtfully about how our membership can be strengthened in its commitment to ministry in our community. Current demographic information about Bozeman is encouraging in that there are many young people and young families here. The opportunity before us is to consider how we can reach out and become more welcoming and encouraging by more broadly opening up our community. Creative use of parking is one way that we can expand our welcome and hospitality.

**3. *How will we come up with the \$625,000 purchase price?***

The session is proposing a 20% down payment and a mortgage on the remainder of the cost. To raise the down payment and closing costs (\$175,000 by mid-April 2013), the session has approved a capital campaign with a total goal of \$300,000. The payments on the mortgage will come primarily from the net income from the rental of office spaces within the building on the property.

**4. *Why is the capital campaign goal \$300,000?***

An additional \$125,000 beyond the \$175,000 needed to secure the property will enable the church to pay off the balance on the remainder of the church renovation loan, supplement the rental income toward mortgage payments for the first few years, pay for the capital campaign itself, and provide \$15,000 for a mission project (not yet designated).

**5. *Doesn't the congregation have to approve this?***

Yes. A special congregational meeting was held on November 18, 2012 and approved the following action: "The congregation of First Presbyterian Church approves the seeking of a mortgage to purchase the Fearn Professional Building and property, as required in the Commercial Buy-Sell Agreement dated September 24, 2012."

**6. *What happens if the funds needed to purchase the property are not raised?***

There are a number of steps (contingencies) that must be met in order to close the purchase of the property by April 30, 2013. Two among them are to secure a commitment for financing by March 26, 2013, and the other is to have the funds in hand for the down payment by April 15. If these conditions are not met, the agreement to purchase is voided and the purchase will not happen.

Location of property proposed for purchase  
in relation to the current church building



corner lot on which the  
church building sits