

Hope Lutheran Church Special Congregational Meeting Minutes
December 17, 2023

Meeting Called to Order at 12:03 p.m. by Kristina Giffin, President

- Welcomed congregation. Made introductions.
- A quorum was established. (We needed 101 members in attendance.) There were **286 members in attendance.**

Opening Prayer: Pastor Jon-Marc MacLean

Agenda:

- To approve the 2024 Operating Budget
- To approve the Hope South Campus Building Project

2024 Operating Budget:

Gary Hill, Treasurer gave a brief overview of the proposed 2024 Operating Budget. Questions were answered. Pastor Rani Abdulmasih lead us in prayer before ballots were cast. Paper ballots were collected.

- The results were:
286 ballot cast: 272 yes votes, 14 no votes
The 2024 Budget was Approved

Hope South Campus Building Project:

Kristina gave brief overview of the Hope South Campus Building Project was presented (see entire ballot including MIF resolution below). Bob O'Dell gave a brief explanation of the three components of the ballot. Questions were answered. Pastor Bruce Dillman lead us in prayer before paper ballots were cast.

- The results were:
285 ballots cast: 270 yes votes, 15 no votes, one blank ballot
The Hope South Campus Building Project was Approved

Closing Prayer by Pastor Jon-Marc MacLean

The meeting adjourned at 1:03 pm

Respectfully Submitted:
Pam Fenn
Council Secretary

Approved By:
Congregation Council

Sample Ballot
Congregational Resolution

Hope South Campus Building Project - Worship Center Phase 1 of the Hope South Campus Building Project:

1. Approve constructing the Worship Center Phase 1 and associated site development, with a projected cost of \$7,850,000, not to exceed \$8,00,000, and approve the anticipated \$4,700,000 construction loan, not to exceed \$4,900,000, as specified in the following resolution.

**MISSION INVESTMENT FUND OF THE
EVANGELICAL LUTHERAN CHURCH IN AMERICA
8765 West Higgins Road Chicago,
Illinois 60631**

"WHEREAS Hope Lutheran Church in The Villages, Inc. ("Ministry") proposes to borrow the anticipated amount of \$4,700,000, not to exceed \$4,900,000, through a Loan from the Mission Investment Fund of the Evangelical Lutheran Church in America under the following conditions:

- (a) The loan proceeds are to be used for the purpose of the Loan, the building and furnishing of the Worship Center and all related site improvements for the Worship Center, Phase 1 of the Hope South Building Project.
- (b) The loan is to be secured by a first mortgage, or first lien deed of trust or other security instrument, on the real property of the Ministry.
- (c) The loan will be until the end of the construction period at a rate of 6.375 % to be converted to a permanent mortgage loan at that time.

RESOLVED that (a) the Ministry is authorized to borrow the anticipated amount of \$4,700,000, not to exceed \$4,900,000, from the Mission Investment Fund of the Evangelical Lutheran Church in America, to be used for the foregoing purposes and to be secured by real property of the Ministry as set forth above.

The loan proceeds are to be used for the purpose of the Loan for the Ministry to help fund the construction of a new Worship Center and related site improvements,

- a. The Lead Pastor and Officers of the Ministry are authorized to execute the promissory note and mortgage, or deed of trust or other security instrument, to evidence said borrowing, with such changes in those documents as such officers of the Ministry may approve,
- b. Those officers are also authorized to take all further actions and execute all such further documents as may be necessary to carry out the foregoing borrowing; and
- c. Those officers are also authorized to agree to any extensions to the payment dates or due dates.

2. Authorize the Church Council and its officers to take such actions and to sign such documents as are necessary to carry out the purposes and intent of this Congregation Resolution.

3. Rescind the approval of constructing the Activity Center Phase of the Hope South Campus Building Project given at the Special Congregation Meeting on October 7, 2022.

_____ I vote YES _____ I vote NO

