



Board Meeting Minutes May 23, 2023

Board

President: Katie Coates

Past President: Stacy Callender

Treasurer: Lisa Dunn

Secretary: Dianna Albertson

Trustee 1: Bob Keller

Quorum reached

Other Attendees

Snowdancer (Jim Becker)

Agenda

Chalice Lighting and Reading

Approve April Minutes

Rental Rates

Rental for AA Meetings and Advertising Offer

Storage for GSGND

Update Remalyn N State St. Property

Update Schwab

Update Water Relief

Update Water Drainage and Billing

Child Care

Board Vacancies

Minutes for Congregational Meeting

Messages from Members to Board or Ministry

Extinguish Chalice

Chalice Lighting and Reading

Chalice lit 6:47

Check-in

Approved April Minutes

Minutes from last board meeting were approved.

Moved to approve: Katie

Seconded by: Lisa

Rental Rates

The board discussed pervious rates:

Free for life events: birthdays, weddings, memorials

If is it a meeting that is raising money, a fee will be charged.

If there is a percentage of people, a reduced rate will be charged.

If the group is not making money, no fee will be charged.

The previous policy needs to be reviewed and the board will make a decision at the next meeting.

Rental Rate AA Susanna Reid

Susanna Reid has requested use of a room for weekly AA meetings.

A monetary donation rate for use of the large classroom (small meeting room) of \$10.00 was agreed upon with possible future adjustments on rates should the group need to switch to a larger room if more space is needed.

Folding chairs can be stored in the closet for extra seating. AA members can bring their own coffee, supplies and snacks but a coffeepot will be provided.

Storage

Gulf Shore South for a Green New Deal (GSGND) has asked to store recovery and rapid supplies in the warehouse.

Katie will send a letter to them stating that the church will not be responsible for the supplies and she will follow up with Eric Wood about an available storage area.

All approved.

Update on Remalyn Purchase Agreement

Bob made multiple calls to Mike Flynn, the real estate agent, and has a new lease purchase agreement for N. State St. property.

\$134,000 is the remaining balance. \$1,500 is the monthly fee for rent.

Katie will sign the agreement. It must be notarized.

There will be a \$600 bill (approximately) for the new lease agreement. Bill offered to pay for it.

Approved terms of agreement:

Moved to approve: Katie
Seconded: Bob

See attachment for copy of lease agreement

Update Schwab

Katie will drop the Schwab document in Stacy's mailbox.

Ministry Update

Snowdancer has been having meetings with Rev Love and UU in Tupelo.
UUA has mandated criteria which must be followed.

The congregation meeting is on June 11. Rev Love will be at church and is willing to do a question and answer session with the congregation.

The Board will need to decide how much the two churches can contribute to Rev Love's salary, with the possibility of using Faithify for the remaining amount.

Update Water Relief

Katie will schedule an appointment and report to the board.

Update Water Drainage and Billing

No change at this time.

Board Vacancies

The current vacancies, with the term ending July 1, will be for president, president-elect, treasurer and 1st trustee which the congregation will vote on June 11.

The previous policy needs to be reviewed and the board will make a decision at the next meeting.

If issues with receipts, comingling of funds and not having to come to the church every week, Lisa may continue on as treasurer.

Community Garden Funds

Katie suggested that Alonda hold the treasurer position for garden funds.

A vote to separate garden funds from other the bank accounts was approved.

Motion to approve: Bob

Seconded: Katie

The board discussed establishing a nonprofit that can receive grants, with the mission of the church in mind but is not affiliated with the church, pertaining to water and garden but legal council needs to be sought.

Katie is working with other UUA members for ideas.

Child Care

Harper is leaving the nursery position on June 3rd and Taylor might fill the vacancy. UUJ policies must be followed and a new employee must sign an application.

Congregational Meeting

The congregational meeting will be held on June 11th at the church.

The Shenefelt Award will be presented at the meeting and Katie requested that the board members send an email to her with nomination choices.

The congregation will vote on board positions that will be open.

The Flame Award will be presented by the ministry in December.

Chalice Extinguished 9:00

Document Prepared by and Return to:
Renfroe & Perilloux & PLLC
648 Lakeland E. Drive, Suite A
Flowood, MS 39232 (601-932-1011)
23-29905/obr

ABSTRACT OF LEASE PURCHASE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid,
and other good and valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, the undersigned on the date herein acknowledged

The Universalist Unitarian Church of Jackson
3209 North West Street
Jackson, MS 39216
(601) 982-5919

has hereby executed and cause to be delivered a lease purchase agreement to:

Rhemalyn Leshell Lewis

Phone: (601) _____

the following land, buildings and property located and situated in Hinds County, State of Mississippi,
and being more particularly described as follows:

INDEXING INSTRUCTIONS: Hinds County, MS

AS PER ATTACHED EXHIBIT A

together with all improvements and appurtenances there unto belonging.

WITNESS the respective hand and signature of the undersigned on the date herein acknowledged.

The Universalist Unitarian Church of Jackson

By: _____ Date: _____

Name: _____

Title: _____

STATE OF MISSISSIPPI

COUNTY OF _____

PERSONALLY came and appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2023, within my jurisdiction, the within named _____, who acknowledged that he/she is the _____ of The Universalist Unitarian Church of Jackson, and that for and on behalf of said church, and as its act and deed he/she executed and delivered the above and foregoing instrument, after first having been duly authorized by said church so to do with such person having full and plenary authority to bind the church to this lease.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this _____ day of _____ 2023.

NOTARY PUBLIC

ACCEPTANCE

By acceptance of the lease of the date herein acknowledged, RHEMALYN LESHELL LEWIS agrees to abide by all terms thereof and acknowledges receipt.

_____ Date: _____
RhemaLyn Leshell Lewis

STATE OF MISSISSIPPI

COUNTY OF _____

PERSONALLY came and appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2023, within my jurisdiction, the within named RHEMALYN LESHELL LEWIS who acknowledged that she executed and delivered the above and foregoing instrument.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this _____ day of _____ 2023.

NOTARY PUBLIC

LEASE PURCHASE AGREEMENT

THIS DAY this agreement is entered into by and between The Universalist Unitarian Church of Jackson, hereinafter referred to as "LESSOR/SELLER" and Rhemalyn Leshell Lewis, hereinafter referred to as "LESSEE / PURCHASER", on the terms and conditions and for the purposes hereinafter set forth, to-wit:

I.

For and in consideration of \$10.00 and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, Lessor at the full completion of all terms and conditions of this lease does hereby agree to sell and transfer to Lessee the real property known as 4872 North State Street, Jackson, Mississippi 39206. Such transfer shall strictly be conditioned upon Lessee completion of all of the terms and provisions of the lease agreement. Failure of Lessee to comply, shall result in immediate forfeiture of all monies paid and immediate possession of the property by Lessor.

II.

The purchase price of the property shall be \$150,000 as governed by this lease. The Purchaser has paid to the order of the Seller and Seller has received the sum of \$15,500 as the down payment. Purchaser agrees to make monthly payments to Seller of \$20,000 beginning June 1, 2023, with \$18,500 per month being applied to the principal amount owed and with \$1,500 constituting monthly rent, and with these payments being attributed against the aforementioned sales price with the remaining balance of the sales price being due and payable within 1 year of the first payment date if not paid sooner and payable at the address of the Seller with the Seller submitting same to Purchaser in writing. This is a non-bearing interest contract. In the event that such monthly payments are not made within 10 days after the due date, Purchaser shall owe a late charge of one hundred dollars (\$100.00). Time is of the essence in the performance of this agreement by Lessee/Purchaser. During this tenure, Lessee agrees to be responsible for payment of all property taxes on the subject property and payment of all hazard insurance policies on the subject property. Failure of lessee to furnish proof of payment of the aforementioned property taxes and insurance within 30 days of demand shall constitute a material breach of this agreement and lessee shall immediately forfeit all payments made as well as any right of possession. Should the Purchaser fail to pay the aforementioned amount in full within the one year period, she agrees to immediate possession of the property within thirty days to the Seller with the property returned in the same form as originally delivered.

III.

Upon total payment of the purchase price and any and all late charges, Seller agrees to deliver to Purchaser a Warranty Deed to the subject property, free and clear of any liens or encumbrances other than taxes and assessments.

IV.

Purchaser shall take possession of the property and all improvements thereon upon execution of this contract and shall continue in the peaceful enjoyment of the property so long as all payments due under the terms of this contract are made. Purchaser agrees to keep the property in a good state of repair and in the event of default or termination of this contract, Purchaser agrees to return the property to Seller in substantially the same condition as it now exists, ordinary wear and tear expected. Seller reserves the right to inspect the property at any time with or without notice to Purchaser. Purchaser shall be prohibited from making any alterations to the property without written approval of the Seller. Likewise, Purchaser is taking the property "As is, Where is" with the Seller expressly not guaranteeing the condition of the property or of anything associated therewith.

V.

During the term of this contract, Purchaser shall pay all taxes and assessments from 2023 forward levied against the property providing proof to the Seller, and shall provide hazard insurance with Seller named in the policy as first payee in event of loss and Purchaser shall furnish proof of payment of the aforementioned property taxes and insurance within 30 days of demand by the Seller.

VI.

In the event of default in any of the terms and conditions or if any installments due and payable under the terms of this contract are not paid within 30 days of the due date, Seller shall be entitled to immediate possession of the property upon ten day's written notice delivered to Purchaser. Delivery shall be deemed to have been made when written notice of default and termination is deposited in the U. S. Mail, postage prepaid, certified, return receipt requested, to the Purchaser at the address listed below. In the event of default and termination of the contract by Seller, Purchaser shall forfeit any and all payments made under the terms of this contract including taxes and assessments as liquidated damages, Seller shall be entitled to recover such other damages as they may be due which are caused by the acts or negligence of Purchaser. In the event Lessee violates this Agreement, then Lessee shall be responsible for all costs and fees incurred by Lessor in seeking enforcement or eviction.

VII.

Purchaser reserves the right of prepayment without penalty of all of the principal as provided in this contract.

VIII.

This contract shall be binding upon and to the benefit of the heirs, administrators, executors, and assigns of the parties hereto.

IX.

That all parties agree that upon immediate execution of this lease, that they will execute an "in kind abstract of lease" to be recorded in the Hinds County Chancery Clerk's land records constituting notice to any and all subsequent lien holders or purchasers. This Abstract shall be prepared by Renfroe & Perilloux, PLLC at Sellers costs. The final closing of the transaction shall be likewise conducted by Renfroe & Perilloux, PLLC.

X.

Realtor's commission shall be paid by Lessor/Seller to Lane Harkins Commercial Real Estate, Inc. pursuant to the listing agreement and shall specifically include the sales price of \$134,500.00.

XI.

Notices shall be given to the parties as follows:

LESSOR/SELLER:
The Universalist Unitarian Church of Jackson
3209 North West Street
Jackson, MS 39216

LESSEE/PURCHASER:
Rhemalyn Leshell Lewis

WITNESS THE SIGNATURES of the Parties on the date acknowledged by each.

LESSOR / SELLER:

The Universalist Unitarian Church of Jackson

By: _____

Date: _____

Print: _____

Title: _____

LESSEE / PURCHASER:

_____ Date: _____
Rhemalyn Leshell Lewis

-4- Initials _____