

# **Dormition of the Theotokos**

Parish Council Meeting

September 27, 2015

1. Opening Prayer (*O Heavenly King...*)
2. Review of Prior Meeting Minutes
  - a. Revised meeting minutes
  - b. Approved August 2015 minutes (M/S/A)
3. Financial Reports - August 2015
  - a. On track and on budget.
  - b. Income for August was really strong
  - c. Approved (M/S/A)
4. Father's Comments
  - a. Seven pastoral appointments per week (including OCF)
  - b. Member of Colonel Philip Ludwell III historical society (first Orthodox Christian in America); trying to get the building used for a museum.
  - c. OCF clergy meeting November 2<sup>nd</sup>.
  - d. Icon exhibit at Chrysler Museum and ODU.
  - e. Boy scouts – council agreed to allow fundraising sales after church.
5. Growth and Development
  - a. OCF every Thursday night through this semester
6. Religious Education
  - a. Adult Education
  - b. Church School
    - i. Need someone to teach the older children; need material tailored for them.
    - ii. Could possibly raise the issue to the parish.
7. Old Business
  - a. Bake Sale date to November 7
  - b. Workday - Monastery of St. Tekla, York, PA
  - c. OCF every Thursday night through this semester
8. New Business
  - a. St. Basil's in Hampton has asked for volunteers to help them complete their building.
  - b. October meeting date (18<sup>th</sup>)

c. Building Assessments for 700 Old Oak Grove Rd and 2729 Bowdens Ferry Rd  
(see addendum)

i. 700 Old Oak Grove Rd

1. \$1 million purchase outright; \$600K purchase building plus lease on the land. Costs are approximate.
2. 40 parking spaces
3. 10' ceilings
4. Would need to replace walls with beams and columns
5. Would hold 180 people
6. Altar would face west.
7. 1.5 acres, with another 1.8 acres for sale for \$500K
8. 4 bathrooms, with space ready made for a kitchen.
9. Offer would be contingent upon zoning for conditional use permit.
10. No Orthodox Churches in Cheseapeake.

ii. 2729 Bowdens Ferry Rd

1. Beautiful structure with east-facing altar
2. Seals on stained glass need to be fixed
3. Some water damage.
4. Would seat 250.
5. Classrooms upstairs.
6. Commercial kitchen a possibility
7. No real fellowship hall.
8. Owned by the bank – could be less than the requested \$575K.
9. Rough estimate of \$250K of improvements.
10. Potentially inconvenient from larger thoroughfares.
11. Worst location for the people from Virginia Beach.
12. Decision made to table this property for the time being.

9. Closing Prayer / Adjournment (*It is Truly Meet*)

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## **Addendum: Building Assessments for 700 Old Oak Grove Rd And 2729 Bowdens Ferry Rd**

### **700 Old Oak Grove Rd, Chesapeake**

#### **Pros:**

- Building is built on a slab (less chance of structural damage from wood destroying insects and possibilities of mold and fungi propagation)
- Building appears to be structurally sound (no unusual evidence of cracking or separation)
- Building structure will readily allow for modifications consistent with the church's desires of a multi-purpose building
- Newer building built in approximately 2001-2002
  - Rigorous building codes require higher insulation levels, better electrical and plumbing safety features (utility costs will be considerably less than in an older structure)
  - Building has 4 HVAC air-conditioning/furnace zones (three are original/one appears to be 2-3 years old) (air-conditioning/furnace systems are more efficient and last longer than all electric heat pump systems)
  - Roofing is architectural shingling which typically has a live expectancy of 30-40 years
- Owner indicates the possibility of building an adjacent building on the property
- Parking and infrastructure are already in place
- Neighborhood appears to be mature with the exception of an adjacent vacant lot for sale
- Traffic patterns allow for easy access from interstate 64

#### **Cons:**

- Building is not currently configured for a church and will require immediate modifications
  - Major cost/modification would require column/beam structure be installed to allow for an open sanctuary in a portion of the building (approximate cost 5-20K dependent on design)
- Distance to travel will increase for the larger part of the congregation
- Initial procurement cost (can also be viewed as a positive dependent on lease/buy options)

### **2729 Bowdens Ferry Rd**

#### **Pros:**

- Building is a church
- Building is located in Norfolk and close to the ODU campus for student participation
- HVAC systems are furnace/air-conditioning and are approximately 11-12 years old
- Building has numerous rooms and a commercial rated kitchen exhaust system
- Distance to travel will remain approximately the same for most of the congregation
- Initial procurement cost will be less

#### **Cons:**

- Original church building was built in the early 1900's as evidenced by indications of knob and tube wiring which has not been used since the 1930's
  - Building is not energy efficient and the utility costs will be significant
- Building is built on a basement foundation structure which has repeatedly flooded and will continue to do so unless major modifications are done to the sump pump systems (sump pump systems are costly and require continual maintenance)

- Persistent flooding and moisture have resulted in extensive wood and termite damage and evidence of mold and fungi / although some corrections have been made (cost to correct current flooding/structural/mold & fungi deficiencies would be approx 50K-100K)
- Sanctuary has a sloped floor design not conducive to services in which we stand (cost to modify the floor structure approximately 80-150K based on a similar modification done at my wife's church to meet current building code compliance standards)
- HVAC systems will require replacement within the next 5-10 years (approximate cost 35-50K)
- No parking on the property
- Traffic patterns do not allow for easy access from the interstate