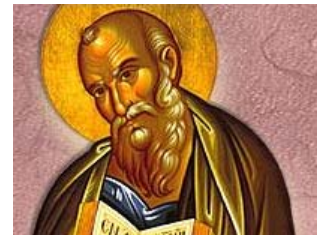

Saint John the Theologian Greek Orthodox Church 2008 Special General Assembly June 8, 2008



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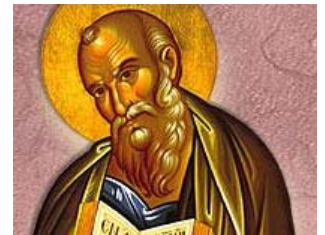


Presentation Overview

- Opening Prayer
- Presentation of Voting Agenda
- Capital Development Team Update / Briefing
 - Recent developments from the City of Webster
 - Available options for growth
- Motions for Voting
 - Discussion
- Closing Prayer



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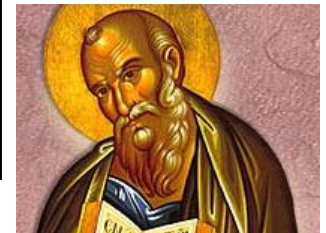
AGENDA

2008 Special General Assembly
June 8, 2008
AGENDA

- **Opening Prayer** – Father Florin
- **Election of General Assembly Chair** – Father Florin
- **Determination of a Quorum** – Ann Nemphos / Colette Thornton
- **Capital Development Decisions for Vote** –
Nadia Hayes / Dr. Christos Katsigiannis / Costas Metaxas
 1. **Decision to Move**
 - I. Stay where we are and the way we are, no changes.
 - II. Stay where we are, fight for rezoning, construct the common use facility and later pay \$150,000 and \$225,000 respectively for the Jordan and Leal properties for future expansion needs and again fight for rezoning.
 - III. Locate to another piece of property that would be appropriate for our present and future needs
 - ❖ **Capital Development Team recommends Option iii**
 2. **Authorization given to Parish Council to sell existing properties as opportunity arises**
 - Slossen
 - Parish Home
 - LLC donated properties
 - Church
 - Order of sales
 3. **All monies from sales of existing properties sales shall be deposited in the Capital Development Account**
 4. **Authorization shall be given to Parish Council to enter into Credit Line of up to \$750,000**
 5. **Authorization shall be given to Parish Council to spend up to \$25,000 for Capital Development related property acquisition expenses**
 6. **Repayment shall be made to the Church Operating account for \$6,000 loans given to Slossen rental property**
 7. **Parish Council shall be authorized to use Capital Development funds to pay for any Slossen rental property mortgage shortfalls**
 8. **Rental property monthly rent profits, after contributing \$5,000 to the rental account, shall be evenly split to the capital development account and operating account. Additional funds from monthly rent profits can only be deposited to the rental account to pay for maintenance of rental properties**
- **Closing Prayer** – Father Florin



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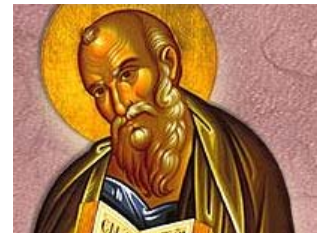


The premise: St. John future growth

- Present church and community buildings cannot handle existing and future growth
 - 100 pledged members by end of May. (**As of 30 minutes ago, 110 members**) Target was 100 members by end of 2008.
- Upgrade environment so that people will want to join parish: a pleasant and functional place fulfilling peoples spiritual needs.
- Creating a place for the future of the community: **the young people.**



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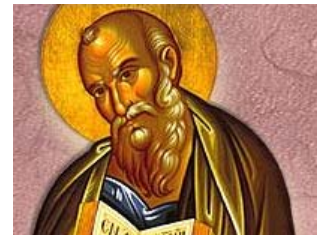


CAPITAL DEVELOPMENT FUND RAISING ACTIVITIES

- Bond Fund match is active
- Fund Raising idea: contribution to a new church or community center through buying bricks.
- “Brick wall” fundraiser has been raised at the Parish home. Details on how to contribute coming up.



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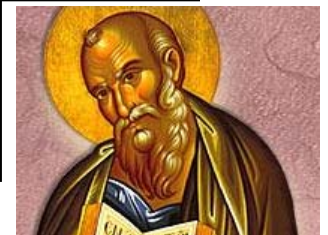


Capital Development Team Update

- Team
 - Initially: Chris Katsigiannis and Costas Metaxas: chairs
 - Joint effort with Stewardship and other PC members
- Initial effort: follow the original plan for growing in present location
 - Arranged meeting with an architect
 - Planned to acquire Jordan and Leal properties
- Architect pulled out after initial meeting
- Made \$100,000 offer for Jordan property: offer fell through
- Discussed possibilities with Leal: no offer made, but Leal's ballpark price was in the order of \$225,000 - \$250,000.
- Planned expansion on existing church properties with building a Community Center first and scaled down versions of church
- **Expansion effort was cut short by City of Webster: Special Use was erroneously assumed for Parish Home and Slossen Properties. Rezoning is not possible at this time.**



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COMMUNITY DEVELOPMENT DEPARTMENT

June 2, 2008

Ms. Nadia Hayes
St. John The Theologian Greek Orthodox Church
202 North Walnut Street
Webster, TX 77598

Re: Church Expansion

Dear Ms. Hayes:

This letter is in reference to your recent inquiries as to expanding the above church at the above location. I initially communicated that expanding the facility and parking lot to encompass 412 Henrietta Street and 421 Slossen, in addition to the existing 202 North Walnut Street location, could be challenging in terms of being in character with the neighborhood. It would require a Special Use Permit, in which case the Planning and Zoning Commission and City Council, after public hearings, would have to determine that it is compatible with adjacent properties and would not adversely affect the neighborhood. The criteria it has to meet are specifically as follows per the zoning ordinance (Sec. 98-122):

(3) That the special use permit will be wholly compatible with the use and permitted development of adjacent properties either as filed or subject to such requirements as the city council may find necessary to protect and maintain the stability of adjacent properties. The city council may also determine conditions to be met to meet the intent of this chapter. They may include hours of operation.

(4) Granting of the special use permit will not adversely affect the character and appropriate use of the area or neighborhood in which it is proposed to locate; will not substantially depreciate the value of adjacent and nearby properties for use in accordance with the regulations of the zoning district in which they are located; will be in keeping with the spirit and intent of this chapter; will not adversely affect the implementation of the comprehensive plan; and will not adversely affect traffic, public utilities, public health, public safety, and the general welfare.

I believe it would be difficult to demonstrate that you are meeting those criteria and, thus, for staff to recommend approval. We also had a similar case recently where a church wanted to utilize an adjacent residence. We were forced to recommend denial due to the circumstances. We would have to be consistent with that recommendation.

Please note that a probable negative staff recommendation doesn't entail that you cannot submit an application and go through the process. Rather, our intent is to be upfront if there could be issues because we understand the investment you would be making in the project. There are also

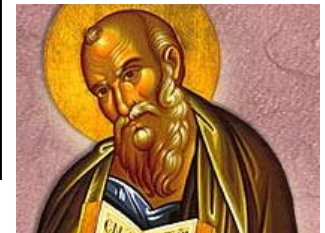
Travis Tanner, AICP
City Planner
ttanner@cityofwebster.com

City of Webster
101 Pennsylvania Avenue
Webster, TX 77598

Main: 281.332.1826
Direct: 281.316.4122
Fax: 281.332.5634



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COMMUNITY DEVELOPMENT DEPARTMENT

alternatives to your originally desired expansion. For example, I do not believe that redevelopment of the current site would necessarily be out of character. We will continue to work with you towards submitting a Special Use Permit application that we could support before the Planning and Zoning Commission and City Council.

Sincerely,

Travis Tanner

Travis Tanner, AICP
City Planner

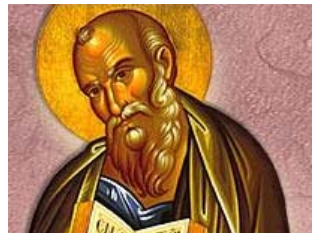
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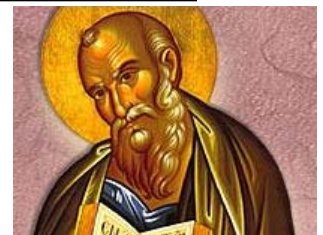


ACTIONS OF THE PAST MONTH

- Made offer for Jordan property. Initial offer was refused. Counteroffer was steep. Effort was abandoned.
- **CD Team was notified of City of Webster negative view of rezoning existing properties for special use**
- Meeting with second architect to get guidance on possible building layouts
- A number of meetings to revisit options and think ahead on ways to implement each one.
- Initial search of the surrounding area for available properties to get an idea of asking prices, once City of Webster opinion was received.
- In serious talks with benefactor who can put a group of donors on St. John's behalf.



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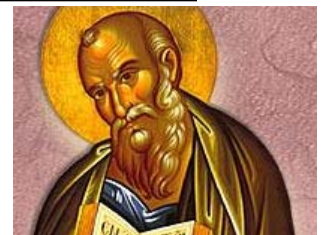


Available Options

- Stay at present location with limited growth hope
 - Church and Sunday school repairs are necessary
 - Parish home not large enough for most functions
 - Conflict of use among parish groups
- Fight City of Webster Planning and Zoning Commission for rezoning and construction at present location
 - Will cause a drawn out battle with no assurances of success
 - Depletion of capital development funds for rezoning effort
 - Precedent against rezoning has been established. 2nd Baptist church has been refused on a similar action.
 - Attempt to get Leal and Jordan properties: steep asking prices
- Relocate to a new location – **CD Team recommends this option**



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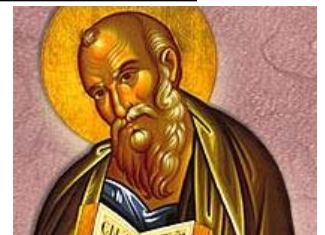


CD TEAM CONCLUSIONS

- Parish in need of larger facility to grow but also to keep the interest and interests of existing members
- Capital Development made good faith attempt to plan growth at existing location. Resistance from City of Webster makes it unlikely.
- Move to a new location is the most logical option. This is recommended by the Capital Development Team.



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ACTIONS FOR VOTING

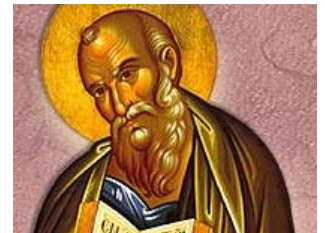
1. Decision to Move

- I. Stay where we are and the way we are, no changes.
- II. Stay where we are, fight for rezoning, construct the common use facility and later pay \$150,000 and \$225,000 respectively for the Jordan and Leal properties for future expansion needs and again fight for rezoning.
- III. Locate to another piece of property that would be appropriate for our present and future needs

❖ Capital Development Team recommends Option iii



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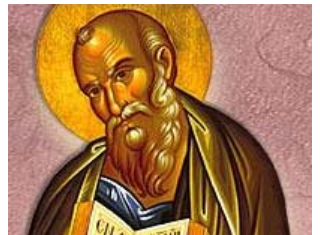
ACTIONS FOR VOTING

2. **Authorization given to Parish Council to negotiate existing properties as opportunity arises**

- Slossen
- LLC donated properties
- Order of sales



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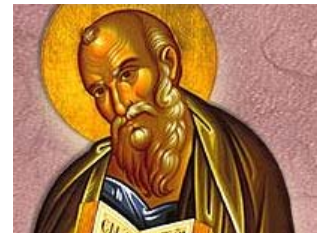


ACTIONS FOR VOTING

3. **All monies from sales of existing properties sales shall be deposited in the Capital Development Account**



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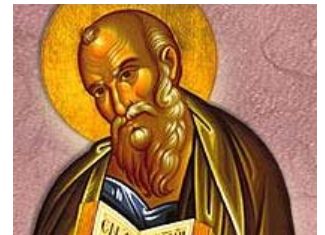


ACTIONS FOR VOTING

4. **Authorization shall be given to Parish Council to enter into Credit Line of up to \$750,000**
- **CD Team withdraws this request**



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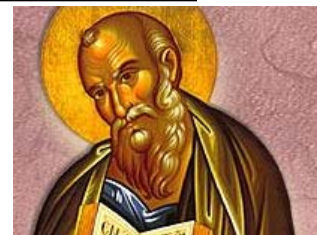


ACTIONS FOR VOTING

5. Authorization shall be given to Parish Council to spend up to \$25,000 for Capital Development related property acquisition expenses



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ACTIONS FOR VOTING

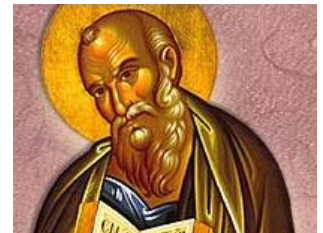
6. **Repayment shall be made to the Church Operating account for \$6,000 loans given to Slossen rental property**

7. **Parish Council shall be authorized to use up to \$25,000 Capital Development funds to pay for any rental property shortfalls per year**

8. **Rental property profits shall be deposited to the capital development fund.**



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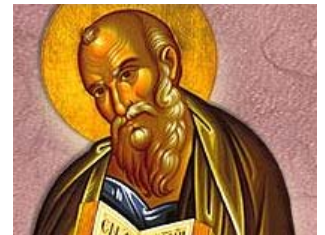
CLOSING

**THANK YOU FOR YOUR
PARTICIPATION**

CLOSING PRAYER



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BACKUP SLIDES



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