

**Presbytery of Missouri River Valley**  
**Special Meeting Minutes: Tuesday, July 15 at 6pm via Zoom**

**WORSHIPFUL WORK OF THE PRESBYTERY**

The Meeting was convened with prayer by Moderator Rev. Matt Copen at 6:02 p.m.

A quorum was established by the Stated Clerk, Rev. Nancy Ross-Hullinger. Roll attached.

**[Attachment 01]**

The Action before the Body was presented by SOR chair, Rev. Dr. Michael Elliott

Recommendation from the Building Sale Task Force:

**That Presbytery formalize that we are a “virtual” Presbytery employing a strictly remote workforce and holding no physical property. To this end, we recommend that Presbytery sell the Presbytery building and property.**

Report from Task Force attached. **[Attachment 02]**

Discussion was held and questions answered. This recommendation is only the initial stage of the process of selling the Presbytery office. Most of the concerns were about what happens next (funds, storage, meeting space, etc...) and those will be dealt with by the Task Force as they move forward.

The recommendation was approved.

The meeting was adjourned with Prayer by Vice Moderator Ricky Holbert at 6:20 p.m.

Stated Clerk – Rev. Nancy Ross-Hullinger

**Attachments**

1. Roll
2. Building Task Force Report

**Next Stated Meeting – August 16, 2025 at 9:30 a.m.**  
**Calvin Crest Camp, Conference and Retreat Center, Fremont, NE**

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Att	Vote?	First Name	Last Name	Church/Org	Role
1	1	Becky	Balestri	Faith Pres	Min
1	1	Joel	Brady	Mount View	Eld
1	1	Sally	Carlson	PMRV Retired Minister	Min
1	1	Brian	Claus	Hope Pres	Eld
1	1	Jay	Cline	Westminster Pres	Min
1	1	Marcia	Cline	Trinity Pres	CLP
1	1	Matt	Coplen	FPC Plattsmouth	Min
1	1	Sarah	Dickinson	Discovery	Min
1		Shari	Dillehay	Bethany	Vis
1	1	Michael	Elliott	PMRV Retired Minister	Min
1	1	David	Friedli	Moderator COM	CC,LT
1	1	Mike	Geiler	Hope Pres	Min
1		Nicole	Geiler	PMRV	Vis
1	1	Carolyn L	Grice	New Life Pres	Min
1	1	Vicki	Hallberg	Bethany	Eld
1	1	Cindy	Harvey	PCM	Min
1	1	Ricky	Holbert	FPC Bellevue	Eld
1	1	Lowell	Knauss	PMRV Retired Minister	Min
1	1	Richard	Meyer	Personnel Committee	Min
1	1	Gregg	Miller	Fort Calhoun	Min
1	1	Karen	Moritz	Underwood Hills	Min
1	1	Pam	Otto	PCOC	CC
1	1	Caryn	Pedersen	Red Oak Presbyterian	Min
1	1	Linda	Reffert	FPC Bellevue	CLP
1	1	Nancy	Ross-Hullinger	Bethany Gethsemane	Min
1	1	Pat	Shipley	FPC Villisca	Eld
1	1	Rick	Sleyster	PMRV Retired Minister	Min
1	1	Kathy	Sutula	PCM	Eld
1	1	Aaron	White	PCM	Min
1	1	Jennifer	Wiehe	Underwood Hills	Eld
1	1	Marshall	Zieman	PCOC	Min

<b>31</b>	<b>TOTAL in attendance</b>
<b>29</b>	<b>TOTAL eligible to vote</b>

2	NO VOTE - Visitors
20	Vote - Ministers/Commissioned Ruling Elders (Min or CRE)
7	Vote - Elder Commissioners (Eld)
2	Vote - PMRV Committee Chair/Leadership Team (LT)
	Vote - Stated Clerk (SC - if not counted elsewhere)
<b>29</b>	<b>VOTE - TOTAL number of persons eligible to vote</b>

## **Presbytery of Missouri River Valley Report from the Building Sale Task Force 6/19/25**

**Scope of Task Force:** To explore the potential Sale of the PMRV Building and make recommendations to Presbytery. The Administrative/Leadership Team of the Presbytery, in their joint meeting on 4-15-25 created a task force (comprised of Mike Elliott (Stewardship of Resources rep); Nicole Geiler (staff rep); Shari Dillehay (Personnel Committee rep); Rebecca Nichol (Mission Committee rep) and JD Georlett (at-large member) based on the request of Leadership Team in March 2025.

**Background:** The PMRV Building is being used less and less across the years. Staff can work remotely and prefer to do so. People of the presbytery use the office less. It is an underutilized asset that we steward. And in stewardship of it – we need to take care of it so that it does not deteriorate. Based on input from the staff, personnel committee and SOR, SOR made an initial proposal to the Leadership Team. (3/2025). Leadership Team identified some potential Task Force members and process points and handed over to the Moderator and Admin joint Team to flesh out some more.

**Potential Opportunity:** Consider selling the property. Considerations: Is there any benefit to not selling it? If it were up for sale, what are other options for the property?

**Recommendation from the Task Force:** After meeting on 5/15/25 and 6/19/25, the task force proposes the following: That Presbytery formalize that we are a “virtual” Presbytery employing a strictly remote workforce and holding no physical property. To this end, we recommend that Presbytery sell the Presbytery building and property.

### **Rationale**

- Currently, our Presbytery staff is in the office at most, one morning a week. They have been working remotely for over a year now with no complaints or loss of productivity. All PMRV employees are on board with remote work, and many things are already in place to support remote work.
- The sale of the building will free up roughly \$16,000 of building related expenses annually that could be used in other areas of our budget. Needed repairs and upgrades to the building will be costly.
- Currently, only one committee a month uses the office for meetings. They will be switching to meeting elsewhere or by ZOOM. All other Presbytery committees and commissions meet either off-site or by ZOOM. It is hard to continue to justify building expenses based on building use.
- Sale of the building will generate roughly \$225,000 to \$250,000 of income based on an analysis by Trudy Meyer/Lisa Zimmerman of Better Homes and Gardens. Presbytery is free to designate these funds as we see fit.

**Discussion:**

The Task Force has identified the following things to be resolved related to becoming a strictly “virtual” Presbytery that holds no physical property:

- There will be no physical address for Presbytery (affecting face-to-face meetings, signing checks, receiving mail etc.). A post office box would need to be utilized for mail. Tina would need to meet with our Treasurer for check signing.
- There will be some financial costs associated with moving to fully remote work (breaking the printer/copier lease and moving expenses)
- If the building is not sold as-is, there would need to be some maintenance and upgrading before selling
- Would need to find space (in a church possibly) to store file cabinets and banker’s boxes. This would need to be a secure room, with re-keyed locks, giving access only to PMRV staff/leadership. At least two churches have agreed to provide space for storage and a place to hold meetings if necessary.
- How might having no physical presence affect insurance for our churches and the Presbytery?
- Presbytery would need to provide a monthly stipend to PMRV employees for the use of their home Wi-Fi and cell phones (PMRV phone system has already been moved to Zoom and can be accessed through a cell phone app or computer). These details can be worked out through the Personnel committee.