

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.