

Minutes from the
EXECUTIVE COMMITTEE MEETING
of the Central States Synod
July 14, 2024
via Zoom

Present: Bishop Susan Candeia, Nancy Nagel (Vice President), Scott Schulte (Treasurer), Rev. Chad Langdon (Secretary), Tullia Hamilton

Absent: Mindy Tillberg, Rev. Zac Sturm

This was a special meeting of the Central States Synod Executive Committee and there was a quorum present. This meeting was called to address a resolution regarding the sale of the building of the former Bethany Lutheran Church (Webster Groves, MO).

CALL TO ORDER

Nancy called the meeting to order at 7:00pm

BETHANY LUTHERAN, WEBSTER GROVES

We are selling the building of the former Bethany Lutheran Church, Webster Groves, MO. This resolution was prepared by our attorneys to help complete this process. We spent some time looking at the closing documents. There were some questions about the sewer bill, but other than that, they looked in order.

- **SEC 24.07.14.A41** It was MSC to approve the following resolution:

**Resolution of the Central States Synod Council of the
Evangelical Lutheran Church in America
Re: Bethany Lutheran Church, Webster Groves, MO**

WHEREAS, the Bethany Evangelical Lutheran Church of Wester Groves, Missouri ("Bethany") was a member of the Central States Synod of the Evangelical Lutheran Church in America (the "Synod").

WHEREAS, among other things, Bethany owned certain real estate located at 407 Fairview Avenue, Webster Groves, Missouri, as more particularly described as (the "Property):

LOTS NUMBERED 44, 45 AND 46 IN BLOCK 5 OF TUXEDO PARK, IN ST. LOUIS COUNTY, MISSOURI, FRONTING 163 FEET 6 3/4 INCHES ON THE NORTH LINE OF PROVIDENCE AVENUE, BY A DEPTH NORTH ON THE EAST LINE OF 170 FEET AND ON THE WEST LINE OF 180 FEET 8 3/4 INCHES

MORE OR LESS, TO THE SOUTH LINE OF LOT 46 BLOCK 5 AND BEING BOUNDED WEST BY RAILROAD AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 95, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

WHEREAS, no worship services or activities have taken place at Bethany since March of 2020;

WHEREAS, on August 1, 2022, at a properly noticed meeting of Synod_Council of the Synod (the "Council"), the Council invoked S13.24 of the Synod's constitution, which provides:

The Synod Council may take charge and control of the property of a congregation of this synod to hold, manage, and convey the same on behalf of this synod, if ... [d.] The Synod Council determines that the membership of a congregation has become so scattered or so diminished in numbers that it cannot provide required governance or that it has become impractical for the congregation to fulfill the purposes for which it was organized.

The congregation shall have the right to appeal any such decision to the next Synod Assembly.

WHEREAS, the Bethany Congregation did not exercise the foregoing right to appeal.

WHEREAS, Bethany closed effective October 1, 2022.

WHEREAS, Section C7.01 of Bethany's Constitution provides:

If this congregation ceases to exist, title to undisposed property shall pass to the Central States Synod of the Evangelical Lutheran Church in America.

WHEREAS, the Synod entered into that Commercial Sale Contract with St. Pete's Chain ("Buyer") dated as of march 4, 2024, as amended (the "Agreement"), a copy of which has been reviewed by the Synod, whereby the Synod agreed to convey certain portions of the Property to Buyer for approximately \$500,000;

NOW, THEREFORE, BE IT RESOLVED, the Agreement be and hereby is ratified and confirmed and the Synod (in its own name, and/or in the name of Bethany) be and hereby is authorized, empowered and directed to take any and all actions and to deliver any and all documents necessary or desirable in connection with consummating the conveyed of the Property in accordance with the Agreement; and

FURTHER RESOLVED, that, REV. SUSAN CANDEA, Bishop (the “Authorized Party”), is authorized, empowered and directed to consummate the Agreement on behalf of the Synod and/or Bethany and to take any and all actions and to execute and deliver any and all such contracts, instruments, documents, agreements, writings or communications as she in her discretion deems necessary or desirable to carry out the intent of the foregoing preambles and resolutions or necessary or desirable in connection with consummating the Agreement, including without limitation, a deed, it being the intent hereof that the Authorized Party may sign any written instruments and may do acts on each Synod’s and/or Bethany’s behalf without the joinder of any other person; and

FURTHER RESOLVED, that any actions of the Authorized Party which would have been authorized by these preambles and resolutions except that such acts were taken prior to the adoption of such preambles and resolutions, including, without limitation, the negotiation, documentation, and execution of the Agreement, are hereby ratified, confirmed, approved and adopted as the actions of the Synod; and

FURTHER RESOLVED, the foregoing preambles and authorizations are to be broadly construed in granting the Authorized Party those rights and powers as it, in the exercise of its sole discretion, deems necessary or desirable to consummate and carry out their intent.

ADJOURNMENT

Nancy adjourned the meeting at 7:30pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rev. Chad Langdon", is written over a light gray rectangular background.

Rev. Chad Langdon
Central States Synod Secretary