

Congregational meeting May 3, 2026

9:45-10:45

Should First Lutheran Church pursue negotiations to purchase the Fisher Chiropractic Clinic building?

Brainstorming a vision for the building

- Homeless shelter
- Immigrant center in coordination with Chum
- Day care center
- Mental health center
- Health and wellness focus partnered with the hospitals for a faith based support
- Partner with HDC or Birchtree. Could we get a grant?
- Day program for people with dementia, grief support, (funding is an important issue)
- A day care during the day that pivots to a mental health urgent care in the evening.
- Is there a market for the building? Could we rent it to have an income stream that supports our other missions?
- With the Armory arts center opening we could build off the synergy of that.
- Tie it into the garden.
- Coffee shop
- Approach LSS to see if they would like to offer mental health services or other services from that building
- Study the needs of the community. That data would be helpful in writing a grant application.
- Sell the corner lot to buy the building

Thoughts in support of pursuing this opportunity:

- Paul Kilgore recommends that we take a hard look at buying the property. He believes there are ways for the building to be self-sustaining financially.
- Don't pass this opportunity lightly since it sits right in the middle of our property.
- There is boldness in this faith community. Do we have the courage to build a vision for this building?

Questions about the cost

- The bank will give us 4.5 to 5.5 percent interest. With utilities it would be about \$5000 a month in expense. Do we have the capacity after already adding the second pastor?

Parking: What happens if someone buys the property and is not willing to partner with us on parking? Pastor Dianne said that the city owns the alley so the building would have access to their parking spots. However the new tenants would need to work with the church to address parking which would give us some leverage.

Price is crucial. Let's have a task force to pursue negotiations.

Don't take the bait on a tight deadline. We can take the time to consider.

We need to consider that there are many open storefronts. Would this building be a draw for a tenant?

We would want an environmental study before purchasing the building. Also the boiler and roof are original.

If we say no, how could we use the space we already have to explore the ideas on the vision list.

Think about the capacity of our staff as we make plans.

We would need partners to be able to take on this purchase.

We need to be careful to think about how we can use the space we already have without taking on the debt of a building purchase.

Trifold issue:

- Parking, We need accessible parking.
- We need the building to bring in the revenue to pay for itself.
- Think about the future: When we need to replace this building it would be good to have the extra space given by owning the chiropractor building.

Purchasing this out of fear of who else might buy is the wrong reason.

Wilmar Roballo suggested putting up his sculpture of a horse for raffle to help raise money to help with the purchase. This is only an example of a way we could raise funds.

A ballot vote was taken on "Should we pursue negotiations to purchase Fisher Chiropractic Clinic? The vote passes 113 yay and 3 nay.