

## Meeting For Worship with a Concern for Business • 12<sup>th</sup> Month 9, 2007

### Attendees:

Rich Francis, Marilyn Atkins, Frances Salant, John Steer, Virginia Perry, Kim Tsocanos, Doris Munger, John Lee, Sean Higgins, Dana Raphael, Missy Conrad, Diane Keefe, Lois Alcosals, Woody Schempp (clerk), Jeffrey Menoher (recording clerk)

One of the most significant contributions which the Quakers have made has been their discovery of the value of silent communion and their practice of it as a source of strength and equipment... They open all their meetings with a time of quiet, even their meetings for business, and they approach every practical task with a period of hush. It may, I think, be taken as a demonstrated fact that hush and silence minister to a consciousness of mutual and reciprocal communion with God. The soul in these deep moments of quiet seems to be both giving and receiving, to be breathing in a diviner life, and to be pouring out in response its own highest and noblest aspirations and expectations. Different exponents of religious faith differ widely in their emphasis on what is essential in belief and form and practice, but the representatives of all faiths, of all communions, of all systems, or of none, might find themselves moved, quickened, vitalized, refreshed, and girded for the duties and tasks of life by periods of expectant, palpitating hush with others who are fused together into one group of worshipping men and women.

—*Rethinking Quaker Principles*, Rufus M. Jones (PH Pamphlet 8)

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CFS/White Barn Theater property, Report by Kim Tsocanos

CFS approaching acquisition of White Barn - growing into school serving a broader community. What will be support from Meeting? 9 Friends met to discover how to help school.

Suggestions up for discussion as follows -

(1) Purchase Hastings hall

(2) To effect White Barn transaction closure by Dec 31 this year -

Loan school \$75 thousand from capital fund at 5% interest, no payback for two years

Concern was expressed over small number of Friends present at business meeting; is it enough to make such a decision? Typical attendance is 12 to 16 Friends at a business meeting which was the number in attendance at this meeting. Further it was pointed out that this topic was laid over from last Meeting for Business and a well announced but informal meeting was held since last business meeting to hold this topic in the light.

While deadlines are often problematic for Quaker process, there is history of Friends being able to making decisions quickly when needed. How strict is Dec 31 deadline? Clarifying the point - CFS would like to close by Dec 31. Even with

full capital, CFS not in control of closure, they are waiting for DEP grant. The current property owner wants to close by Dec 31 for tax reasons.

CFS will be taking on \$4 million mortgage, for the land only. Can CFS support this for 2 years? To effect this the CFS board is seeking pledges that would cover 2 years of mortgage costs from "inner circle" of supporters, but has not yet attained these pledges; an additional \$8 million for construction and site work required for the entire CFS project.

To close on the property before Dec 31 CFS needs, \$350 thousand for closing costs, and \$150 thousand to cover the 1st year interest on mortgage (half of the year one interest of \$300 thousand already has been donated.) Most of the funds needed have been raised already for closure on land purchase: another \$84 thousand is needed.

Concerns were expressed as the contract price was set near the peak of a declining real estate market. Appraisals will be needed for Hastings Hall, potentially White Barn estate land. Maybe CFS should wait, and potentially renegotiate transaction. Other concerns expressed concerned the developer's tax incentives to close transaction quickly; if not realized, forgiveness of interest payments or other CFS incentives may be withdrawn.

Original land parcel 18.5 acres. It was originally proposed that about 20 luxury houses be built on the site. One Westport lot was sold off leaving 15 acres; 5.5 acres have been placed in a conservation easement, roughly \$700 thousand in value. Remaining land is more valuable as result conservation easement.

WMM Purchase of Hastings Hall would be in excess of \$75 thousand, and a lien on Hastings Hall may serve as collateral for loan to CFS.

**WMM minute 2007-12-01:**

It is the sense of those gathered that WMM shall provide a loan to CFS, if needed, of \$75 thousand at an interest rate of 5%, for a period of 3 years, to be secured with 1st lien on Hastings Hall, contingent upon closure of CFS purchase of the White Barn property on or before Dec 31, 2007.

Finance report by Rich Frances

**Assets:**

\$100 thousand in capital account  
\$35 thousand in checking account  
HGFS \$6 thousand payment due

**Liabilities**

\$5 thousand cost for facility analysis

Financially, we seem to be in good shape.

Meeting closed with the reading below and with silent worship.

Membership carries with it spiritual obligations. Each member is called to participate in the Meeting's spiritual life and to attend worship regularly. Members need to nurture each other's God-given gifts and talents. They seek guidance from one another and the Meeting in discerning God's will for themselves. They pray for one another.

The basic spiritual commitment creates practical obligations. The vitality of each Monthly Meeting depends on its members' investments of time, energy and financial support. Friends put practical meaning into their spiritual commitment through regular participation in Meetings for Business, service on committees or as officers, regular financial giving, taking part in service projects under the care of the Meeting, assisting in maintenance of Meeting property, and representing the Meeting in community and wider Friends' organizations.

-- *Handbook*, Sandy Spring Monthly Meeting