

Unitarian Universalist Congregation of Saratoga Springs
Minutes of Special Meeting, February 1, 2026
624 North Broadway, Saratoga Springs

I. Call to Order (Art Holmberg). Called to order at 11:45 am.

II. Art Holmberg, President of Board of Trustees

Overview: The purpose of this Special Meeting was to determine by vote, whether to accept the most recent offer of \$1,218,750 to purchase 624 North Broadway. Art had already sent an email announcement to all members of the congregation, informing them of this vote, and fulfilling the voting guidelines in our Bylaws.

1. Art provided updated information on the offer made during last week's meetings. Mr. Crisfulli modified his offer in accordance with our request that he put down \$25K at the signing of the offer. If he needs more than sixty days to complete his due diligence, Mr. Crisfulli will pay a non-refundable \$25K, and the original \$25K paid will become non-refundable as well, for a total of \$50K. It is the buyer's hope to close in six months. If Mr. Crisfulli needs an additional three months for permits and City approval, he will pay an additional \$25K non-refundable fee for that extension.

2. Mr. Crisfulli is seeking City approval to build three townhouses. Images of two architectural designs were shared with NHTF, and with congregational members at last week's Coffee Chat meeting. Everyone has had a positive response to the designs. At this time, permits have already been approved by the City for demolition, and asbestos.

3. Bast Hatfield Construction indicated they could start the building project at 400 Loudon Road in April and complete the project in December 2026. Art said they are highly motivated and have been very helpful during this process.

III. Sue Fisher, Building Updates from NHTF

Note: Copies of the *New Home Task Financial Information* were sent to congregation members, and hard copies made available during today's meeting.

Sue provided an overview of the expenses: Bast Hatfield's bid is \$2,549,053; drilling two wells, \$20,000; and on-going architect fees of \$30,000 (Total: \$2,599,053).

Sue referred to the hand-out regarding available resources for financing the building project. At this time, there are total assets of \$2,456,688, and based on the above noted expenses, a deficit of \$142,367. Sue said that we are still in the process of negotiating a reduction in the HVAC cost, and site-work costs.

Deferred work not included in the Bast Hatfield bid of \$2,599,053, included eliminating side retaining wall handrails, the deck and railing, landscape plantings, seeding and topsoil, ground floor classrooms and two bathrooms,

kitchen, movable partition between classrooms, chairs, and security camera system.

IV. Questions from the Congregation (in-person and on zoom)

Art and Sue provided responses to questions from the congregation and on-line questions. A sampling follows:

1. In response to whether we can make additional cost reductions, Sue said that crushed stone could substitute on the road instead of paving, and modifications to the HVAC were being reviewed.

2. Some members expressed great concern with how to pay for the deficit. It was suggested that getting a mortgage would be our last resort. At this time, we are exploring all avenues and no decisions have been made. Some options include having a construction loan evolve into a mortgage; bridge loan; explore negotiating a lower interest rate with Adirondack Trust; and, "interest free loans" from members of the congregation as was done when first moved into 624 North Broadway. One of our members, Diane Allegro, has experience in banking.

3. Although we will not have finished classrooms as planned, temporary furniture and items could be used and still offer the RE program.

4. Some members were concerned with accepting the current offer of \$1,218,750, and should ask for more. However, information was provided that a comparable real estate transaction on North Broadway, advertised for sale at 1.7 million, was sold for \$995K. Some members expressed opinions that since we have a solid offer now, we should accept a sure thing, and Bast Hatfield's schedule works in our best interest. Our "Land Use Permit" will expire soon and we must reapply for this.

5. Some members expressed the need to prevent inertia from setting in, and that we need to move forward now. A finished building by December is a welcomed and positive incentive for the congregation. It was suggested that with appropriate community publicity, new members would join. Mary Monigan, a new member who worked at Skidmore College, volunteered to develop a community awareness plan.

6. One member wanted to know how long we can stay at 624 North Broadway. It was explained that once the contract is signed, and closes, we must immediately leave the building. Options being explored include a return to Caffe Lena (\$200 a month), and the Arts Center (\$1200 a month before renovations).

7. For work in April, an invoice is sent out May 1, payable June 1. In addition, the non-refundable amounts would be subtracted from the sale price.

V. Vote

The congregation requested a paper ballot for the vote, and paper was distributed to use for ballots. Ballots were collected and given to Doretta Miller, Board Secretary, and Judy Halstead, past Board Secretary, to count. Susan Hahn also provided the number of on-line votes.

Motion: Art Holmberg, seconded, Doretta Miller. "We approve the sale of 624 North Broadway to Michael Crisafulli, for \$1,218,750."

Vote: Passes (40 "yes", 10 "no", 1 abstaining).

Eligible voting attendance was 51, and the voting quorum met.

Note: A voting member must be at least 18 years old, has signed the UUCSS Book within the past 30 days, and has made a recorded financial contribution within the past 18 months.

VI. Adjournment (1:10 pm).

Respectfully submitted, Doretta Miller, Secretary