

OLD SHIP CHURCH

Special Parish Meeting November 9, 2022

OFFERS TO SELL PROPERTIES

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- ① **Rankin Residential Offer**
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The Real Estate Offers

- 1) The Rankin Offer – Offer to Purchase the Parish House and all property
- 2) The Town Offer – Offer to Purchase the back lot
- 3) The Weibley Offer – Offer to Purchase the Parish House and property excluding the “back lot”

The Rankin Offer

- Rankin Residential has offered \$2.25 million for the entire parcel including the back lot.
 - Commission will be reduced to 2 ½%, yielding \$2,193,750 after commissions.
 - No contingencies.
 - Evidence of financing has been provided.
 - \$112,000 deposit, \$50,000 of which is non-refundable if the buyer doesn't close.
 - Four month Use & Occupancy period until May 30, 2023 at no cost where Old Ship can continue to operate in 107 Main. The buyer will have access to conduct non-disruptive work.
 - Target close of January 31, 2023.
 - The buyer has said that he will renovate the Parish House as a residence and add one home on the back of the parcel. This is not a legal obligation. He has further indicated that the street frontage for the second residence will be on Main Street with a driveway to the back lot along the property line with 93 Main Street.

The Rankin Offer (Cont)

- The buyer has said that he will negotiate with the town to sell the back parcel. His stated objective is to ensure screening between the property and the Town's planned parking. This is not a legal obligation.
- The buyer stated that he will not live on the property.
- All abutters land encroachment issues to be resolved by Buyer.
- Mr. Rankin has built several high-end residences in Hingham.

The Town Offer

- The Town of Hingham Affordable Housing Trust (AHT) has offered \$200,000 for the back lot (see Appendix 4) consisting of approximately $\frac{1}{4}$ acre.
- No commission would be paid with this sale, yielding \$200,000 net proceeds.
- The congregation approved negotiating a sale of the back lot to the AHT.
- By purchasing the back lot, the AHT would not have to use green space to expand parking.
- A Purchase and Sale (P&S) Agreement is to be executed within 7 days of acceptance (signing) the Offer. Closing would be within 30 days of P&S execution.
- Cash deal, no financing or inspection contingency.
- Contingencies:
 - Compliance with unique property acquisition provisions of M.L.G. c.30B, #16 including a written determination by the Chief Procurement Officer, publication in the Central Register and filing of the beneficial interest disclosure form.
 - Endorsement by the Town of Hingham Planning Board of the plan attached (Appendix 3 in this presentation).
 - Approval by the Town of Hingham Select Board under Town of Hingham General Bylaw Article 39, Section 2(a)(17).

The Weibley Offer

- Laura and Greg Weibley have offered \$2.025 million for 107 Main, excluding the back parcel. The yield to OSC would be \$1,923,750 after the 5% comm.
- Total deposit of \$101,250, all of which is non-refundable if the buyer defaults on the P&S.
- The buyer(s) have indicated that they intend to renovate the Parish House into a single-family home, with no additional residences on the property. This is not a legal obligation.
- The buyer recognizes encumbrances with three neighbors (should be four).
- Closing date February 3, 2023 with no cost full Use & Occupancy until March 31, 2023; as of April 1st renovation of main house begins with our use limited to kitchen, 1st floor bathrooms, and Fellowship Hall until May 30, 2023.
- Subject to mutually satisfactory P&S.
- Contingencies:
 - Historic District Commission approval to demolish the Fellowship Hall and add a garage.

Appendix



Appendix – 1

Articles

ARTICLE 1

Article 1: Will the Parish authorize the Board of Trustees to sell the entire parcel of 107 Main St. (to include the Parish House) to Rankin Residential?

SUMMARY FOR ARTICLE 1: The Board requests permission to negotiate and sign both a standard form “Contract to Purchase” and a standard form “Purchase and Sale Agreement” with **Rankin Residential** for the purchase of the entire parcel at 107 Main Street property (to include the Parish House). The current offer of \$2,250,000 and would yield \$2,193,750 after commission. This offer has no contingencies.

This article must receive a $\frac{2}{3}$ majority for approval.

A “**YES**” vote authorizes the Board of Trustees to sell the entire property to **Rankin Residential**. NOTE: A YES vote would preclude approval of either of the remaining two articles.

A “**NO**” vote does not authorize the Board of Trustees to sell the entire property of 107 Main St. to **Rankin Residential**.

Appendix – 1

Articles (cont)

ARTICLE 2

Article 2: Will the Parish authorize the Board of Trustees to sell the back .25 acre portion of 107 Main St. parcel to the Town of Hingham.

SUMMARY FOR ARTICLE 2: The Board requests permission to sell the back .25 acre portion of the 107 Main St parcel to the town of Hingham. The sale has no commission and will yield \$200,000. This offer is subject to the following contingencies;
Compliance with unique property acquisition provisions of M.L.G. c.30B, #16 including a written determination by the Chief Procurement Officer, publication in the Central Register and filing of the beneficial interest disclosure form.
Endorsement by the Town of Hingham Planning Board of the plan attached.
Approval by the Town of Hingham Select Board under Town of Hingham General Bylaw Article 39, Section 2(a)(17).

This article must receive $\frac{2}{3}$ majority of votes to pass.

A “**YES**” vote authorizes the Board of Trustees to sell the back .25 acre portion of the 107 Main St. parcel to the Town of Hingham.

A “**NO**” vote does not authorize the Board of Trustees to sell the back lot portion to the Town of Hingham.

Appendix – 1

Articles (Cont)

ARTICLE 3

Article 3: Will the Parish authorize the Board of Trustees to sell the majority portion (including the Parish House) of the parcel of 107 Main St. to Laura Weibley?

SUMMARY FOR ARTICLE 3: The Board requests permission to negotiate and sign both a standard form “Contract to Purchase” and a standard form “Purchase and Sale Agreement” with **Laura Weibley** for the majority of the 107 Main Street parcel. This sale would include the Parish House but exclude the back .25 acre portion of the property. The current offer from Laura Weibley is for \$2,025,000 and will yield \$1,923,750 after commission. This offer has the following contingency: Hingham Historic Commission approval for the demolition of the Parish Hall and building of a garage in the rear of the building.

This article must receive a $\frac{2}{3}$ majority of votes for approval.

A “**YES**” vote authorizes the Board of Trustees to sell the majority of the parcel of 107 Main Street, including “the Parish House” (and excluding the back lot) to **Laura Weibley**.

A “**NO**” vote does not authorize the Board of Trustees to sell to **Laura Weibley**.

Appendix – 2

Review - Reasons to Stay

- ⦿ We retain our largest asset assessed at \$4,362,200.
- ⦿ We maintain the work of the church and programs without interruption.
- ⦿ We would avoid a challenging transition period while we will have an intensive search for a settled minister and be more appealing to potential candidates.
- ⦿ We can do repairs in order of need without raising all funds up front.
- ⦿ \$200K sale of ¼ acre lot to the AHT and \$350K greening donation covers most urgent needs for repairs including greening from the first 2 repair phases.
- ⦿ Historic building eligible for CPC funds, grants, greening grants and incentives.
- ⦿ First floor of current Parish House is 2,400 sf larger than what would be built new.
- ⦿ We will retain our convenient parking.
- ⦿ Offers to purchase Parish House are less than the value of the property.
- ⦿ Will create good will and good publicity in town and neighborhood.
- ⦿ This may be the greenest option for Climate Justice.
- ⦿ We own the largest parcel of land in downtown Hingham.
- ⦿ There is interest in renting spaces in the Parish House and we can seek more.
- ⦿ If membership increases in the future, we will not have to materially alter the Parish House.

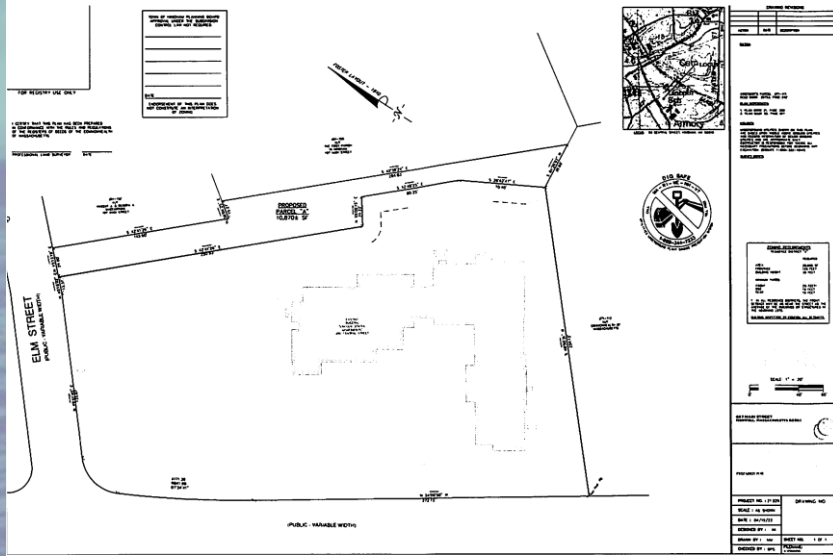
Appendix - 3

Review - Reasons to Sell

- Selling the 107 Main St. Parish House is primarily a financial decision.
 - Old Ship is experiencing financial stress. We underfund maintenance of the Parish House and the Meeting House. We do not contribute our fair share to UUA.
 - We have been advised that annual maintenance for 107 Main should be \$40,000 to \$50,000. Years of underfunding has resulted in a maintenance deficit causing the significant repairs needed today.
- The 107 Parish House needs about \$1.7 Million of repair and renovation (See Appendix 4).
 - \$350 thousand for greening would be available.
- 107 Main is too large for our parish. Even with full renovation, the maintenance deficit would begin anew.
- A 2020 survey of Old Ship members identified Facilities/Buildings as the top challenge by respondents.
- In addition to the Parish House requirements, the B&G Committee estimated total critical repair and replacement projects at the Meeting House at \$272,010 within 2 to 3 years (exterior painting, exterior trim repairs, heating system replacement), further stressing finances.

Appendix – 4

The Back Lot



Appendix 5

New Parish House Projections

- The property is located at 90 Main Street (see Appendix 9).
- A \$2.2 million sale plus \$150k fundraising would fund a 4,000 square foot facility
 - Funding - \$2,200 less 100 for commission & fees, plus \$350 for greening and \$150k fundraising, yields \$2,600 of funding.
 - Build Cost - 4,000 sq. ft. at \$500 per sq. ft. plus 20% soft costs (architectural, legal, landscaping, etc.), and \$200k (10%) contingency.
- The facility would provide for:
 - Minister office
 - Administration office with two desks, copier, files.
 - Parish Hall approximately 2/3 size of 107 Main.
 - Bathrooms – per code
 - Conference room/RE
 - Parlor
 - Modest kitchen
 - Meeting room(s) - TBD
 - Subject to architectural assessment & plans

Appendix 5

New Parish House Projections (Cont)

- A fundraising shortfall or contingency deficiency would be handled by “value engineering” - altering finishes and other aspects to adhere to a fixed budget.
- Estimated timeframe – 2 to 3 years.
- The facility would be ADA compliant.
- Access/walkway would be built between the Meeting House and Parish House.
 - The cost of the walkway is not included in the financial estimates for the new Parish House.
 - The cost of ADA compliance and landscaping around the Meeting House is likely to be eligible for grants once the historic landscape plans are completed.
- Ongoing maintenance is conservatively estimated at ½ of 107 Main, or \$20,000.
 - Additional savings are expected for heating and utilities for the smaller structure.

Appendix 5

New Parish House Projections (Cont)

- ◉ Town Matters
 - A building harmonious with the surroundings is envisioned for the lot. It is intended that some room will be available for future addition.
 - Parking
 - ❖ Modest parking with handicap spaces will be established.
 - ❖ Target parking spaces equals parking at 107 Main – 17 spaces.
 - ❖ Parking can be added near the Meeting House which would be applicable to the Parish House.

Appendix 5

New Parish House Projections (Cont)

- Town Matters (cont)
 - Approvals required
 - ❖ Planning Board – Site plan, parking, setbacks, tree removal
 - ❖ Massachusetts Historical Commission - Archeological survey review has been completed and approved.
 - ❖ Hingham Historic District Commission – Ensure our building and landscaping is harmonious with Historic District.
 - ❖ Select Board & Traffic Committee – For cutting curb for driveway and removing one parking space on Main St.
 - Drainage – The building may alter drainage and, pending an engineering study, require mitigation. Cost issue.
 - Trees – Native trees 6 inches or greater within 10 feet of the property line must be retained or, if deemed necessary to remove, planted elsewhere on the property.

Appendix 5

New Parish House Projections (Cont)

- ◉ Can a Parish House be built on 90 Main Street?
 - A church parish house is an approved use for the lot.
 - Discussions with the Hingham Community Planning Director have indicated that there is no evident reason for our plans to not be approved.
 - The lot has had buildings in the past.
- ◉ Project leadership – Will be established by the Board.
- ◉ Challenges
 - Transition space and potential impact on new minister search
 - Drainage – The development may alter drainage and require mitigation. If necessary, dry well(s) may be needed.
 - Parking – Street parking will continue for Sunday services. Hingham Institution for Savings has offered use of their parking lot on Sundays.

Appendix 6

Transition Plans

- Sunday fellowship hour, religious education, meetings: Hingham Historical Society is a solid opportunity for Sundays. Discussion/negotiations are underway
- Church offices: Location & plan for office space for church administration, minister, music director and any religious education staff is TBD at this point. Looking at office space in downtown Hingham, and/or any (town) acceptable on-site options

Appendix - 7

Proposal to Repair Parish House (Oct, 2020)

A proposal was developed in 2020 based on estimates from professionals to stabilize and repair the Parish House at 107 Main Street. The project scope has 3 stages based on the recommendations from members of Old Ship Buildings & Grounds Committee. The proposal was presented to the Parish.

Stage 1	Stabilize the “envelope” of the building	\$432,800
Stage 2	Energy efficiency, HVAC, kitchen, etc.	\$360,200
Stage 3	Space improvement, accessibility, etc.	<u>\$676,800</u>
	Total *	\$1,469,800
	Add 20% cost inflation	294,000
	Current Estimate	\$1,763,800

*Includes 15% contingency

Does not include the cost of asbestos and lead paint removal

Appendix – 8

Proposal to Repair Parish House (Oct, 2020) Detail

Line Number	Item	Estimated Cost		
	1 st Stage: Stabilize the "envelope" of the building, including siding, walls, framework, painting exterior; replace/upgrade/repair systems			
1	Parlor - repair wall water leakage/rot	\$10,000.00		
2	Bay Window Roof (driveway side) - repair	\$3,000.00		
3	Palladian window over front entrance - restore	\$4,000.00		
4	Front entrance roof - replace	\$4,000.00		
5	Fellowship Hall, entrance roof - replace	\$5,000.00		
6	Other wood repair, replacement, exterior (B&G has detail	\$125,000.00	(possibly up to 200K)	
7	Repair/Replace membrane flat roofs of main building	\$20,000.00		
8	Replace balustrades on roof	\$15,000.00		
9	Gutters	\$30,000.00		
10	Fire alarm system/rewire-upgrade (code requirement)	\$15,000.00		
11	Electrical upgrades	\$20,000.00		
12	Paint Exterior (perhaps partial, in phases)	65,000*		
13	Interior painting - select locations	\$10,000.00		
14	Foundation/basement - water problem	\$10,000.00		
15	Chimneys, re-pointing- PH Exterior clapboards - replace east side- Garage	10,000 3,000		
16	Paint exterior- garage	\$8,000.00		
		SUBTOTAL	\$279,000.00	

Appendix – 8

Proposal to Repair Parish House (Oct, 2020) Detail

17	HVAC System: Initial Upgrade HVAC Engineer: assess, evaluate and redesign:		\$20,000.00		
18	Heating system - partial replacement, additions		\$10,000.00		
19	Heating system - finish replacement of existing		\$30,000.00		
20	Heat fan units, replace (6x \$5000)		\$30,000.00		
			HVAC SUBTOTAL	\$90,000.00	
	1ST STAGE SUBTOTAL			\$369,000.00	
	Add 15% contingency			\$47,850.00	
	Add: Project manager, owner representative 5%			\$15,950.00	
	1st STAGE ESTIMATED TOTAL				\$432,800.00
	(*Note: some of this work may be considered part of "greening" of building)				
	Including solar panels (with modifications to roof, air sealing of building, insulation of building, heating system(condensing heater combined with heat pumps), tight-sealing inner and outer storm windows, exploring high tech paint for long lasting air sealing and reduced maintenances expenses				
	2nd Stage: Energy Efficiency Improvements (Greening*) and other Improvements				

Appendix – 8

Proposal to Repair Parish House (Oct, 2020) Detail

Line Number	Item	Estimated Cost		
	HEATING SYSTEM & INSULATION: COMPLETE REST OF SYSTEM			
1	HVAC Heat Pumps	\$90,000.00		
2	Insulation (cellulose & foam), walls etc.	\$20,000.00		
	HVAC SUBTOTAL		\$110,000.00	
3	Solar panel system (Fellowship Hall roof)	\$64,000.00		
4	Fellowship Hall			
5	Add ceiling & Interior Insulation	\$20,000.00		
6	Replace interior ceiling	\$10,000.00		
7	Interior walls - paint or stain	\$10,000.00		
8	Windows (insulate with storm windows)	\$9,000.00		
9	Ceiling Fans- replace	\$2,000.00		
	FELLOWSHIP HALL SUBTOTAL		\$51,000.00	
10	Lighting Control		\$5,000.00	
	Addition! Window Replacement/Restoration(each			
11	First floor (not including Palladian window in 1st stage)	\$35,500.00		
1 2	Second floor	\$24,000.00		
13	Third floor	\$7,500.00		
	WINDOW SUBTOTAL		\$67,000.00	
	BATHROOMS & KITCHEN			

Appendix – 8

Proposal to Repair Parish House (Oct, 2020) Detail

14	2nd floor - remove 2 unused half baths, upgrade 3rd	\$20,000.00		
15	1st floor- replace	\$40,000.00		
16	Kitchen stove - replace and add exhaust system	\$8,000.00		
	BATHROOM & KITCHEN SUBTOTAL		\$68,000.00	
	2ND STAGE SUBTOTAL		\$301,000.00	
	Add 15% contingency		\$44,400.00	
	Add: Project manager, owner representative 5%		\$14,800.00	
	2ND STAGE TOTAL			\$360,200.00
	3RD STAGE- LONGER TERM PROJECTS			
	(Expansion of usable space, making handicap accessible, maintenance longer term)			
Line Number	Item	Estimated Cost		
1	Exterior clapboards	\$40,000.00		
2	Interior Floors	\$15,000.00		
3	Security System (\$4/SF)	\$50,000.00		
4	Sound system	\$6,000.00		
5	Kitchen Renovation	\$60,000.00		
	SUBTOTAL		\$171,000.00	
	ELEVATOR & STAIRS TO CODE			

Appendix – 8

Proposal to Repair Parish House (Oct, 2020) Detail

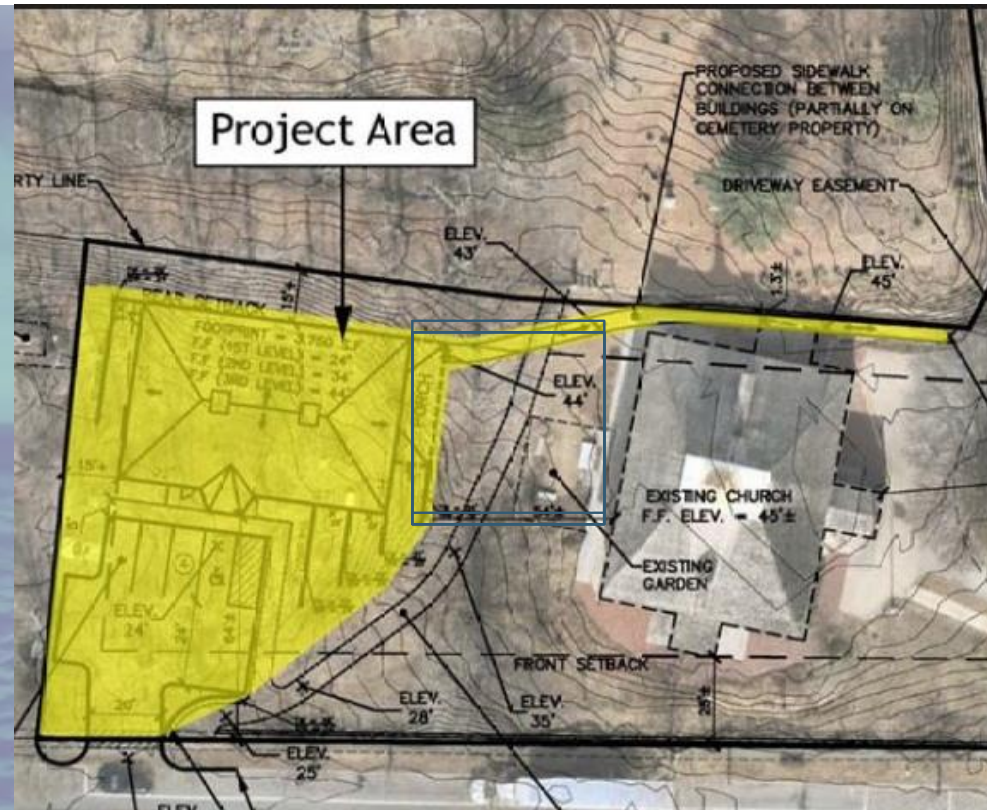
6	Basement to 3rd floor	\$200,000.00		
7	Requird leveleing 2nd floor, rebuild two stairways	\$30,000.00		
	Elevator Subtotal		\$230,000.00	
	3RD FLOOR RENOVATION			
8	Heat/Insulation	\$20,000.00		
9	Electrical	\$8,000.00		
10	Walls.floors, paint/refresh	\$15,000.00		
11	Enclosed fire escape/egress to current code	\$50,000.00		
	3RD FLOOR SUBTOTAL		\$93,000.00	
	OTHER			
12	1st floor porch renovation	\$20,000.00		
13	Fellowship Hall additional storage	\$20,000.00		
14	Basement, build 2 storage rooms	\$20,000.00		
15	Rear parking lot, back driveway exit repair	\$10,000.00	(up to \$40,000)	
	OTHER SUBTOTAL		\$70,000.00	
	3RD STAGE SUBTOTAL		\$564,000.00	
	Add 15% contingency		\$84,600.00	
	Add: Project manager, owner representative 5%		\$28,200.00	

Appendix – 8
Proposal to Repair Parish House (Oct, 2020) Detail

	3RD STAGE TOTAL				\$676,800.00
	TOTAL ESTIMATES FOR ALL STAGES				\$1,469,800.00

Appendix – 9

90 Main Street Lot



This appendix is to show the 90 Main Street lot. The building is an earlier, larger structure.