

FAQ – 112 Mechanics Street House/Property

How long has the church owned this property? The church purchased it on December 12, 1980. The congregation approved \$85,000 (down payment of \$40,000 and mortgage of \$45,000 for 20 years at 12.5% interest) and to borrow (from DPC funds) up to \$50,000, to make improvements to the property.

What has the house been used for since? Once purchased, it was renovated and then rented for a couple years. In 1985, DPC's sexton and his family moved into that house.

Where will our previous sexton, Suren Mamedov, go if we sell the property? Suren and his wife have a home in New Britain that they purchased a while ago and have been planning to transition to that residence.

Why aren't we hiring a new full-time sexton to live in the house? After a time of exploring all options, the Session determined that moving forward we would use a combination of a cleaning service and possibly a part-time sexton to provide DPC with the support needed.

What did the Property Committee explore regarding future use of the property? The committee considered several options: 1) repair the house and rent it as a commercial or residential property, 2) repair the house and sell it either as a commercial or residential property or 3) sell the house "as is." They brought in a structural engineer to review the property and consulted two local realtors who provided an estimate of sales price and their list of recommended repairs. On their own, the committee determined that repairs and upgrades could total an estimated \$70,000.

Why are the repair/improvement costs so high? Some of the repairs are maintenance items that we have been waiting to do until the congregation determines if it wishes to sell the property including a new boiler and oil tank and a new fence. In addition to those steps, there are other upgrades (new kitchen flooring, upgrade bathrooms, replace large single-pane window, re-carpet and paint, landscaping needs, etc..) that would be necessary to convert it into a rental property.

Why aren't we looking to rent the house? One of the realtors estimated that with repairs and enhancements, we could rent the house for around \$2,000 per month. We estimate the improvements will cost us about \$70,000. We discussed the additional burden on the staff of finding renters and responding to their needs or securing a property manager. After considering all of these factors, the Property Committee and recommended and Session concurred that the proposal to the congregation would be to sell the house instead of converting it into a rental property.

How much would it cost to have a property management company rent the house? The cost could be between 4% and 7% of the monthly rent depending on the services we ask them to handle.

Can the house be used as a residence for an associate pastor, other staff member or a family in need? While possible, we would still need to make the repairs and improvements mentioned above. In addition, most pastors, including all of the ones who have served DPC during the last thirty years, prefer to purchase their own house and thus build equity.

Can the house be used for DPC meetings or as Youth House? While also possible, the current configuration of the house includes narrow hallways and steps that are not ADA compliant, thus creating a barrier to persons with physical challenges. The house also contains many small rooms which would not provide an open area for larger youth group or committee meetings to meet.

How much would it cost to tear down the building? We have not looked into the option of razing the property beyond exploring informally if the Historic Architectural Review Board would even permit that step. From what we have learned, such an option might be possible, but would first require a borough—approved plan for use of the land after demolition.

What other financially sustainable solutions were investigated? – (e.g. rented parking spaces.) Nothing like this has been explored. When DPC’s Master Plan was approved by the Borough Council in 2010 we were told that we could not tear down the 109 Mechanics Street property (the house adjacent to Andrews Hall) and put parking spaces on the site.

What would happen to the parking spaces in the alley? Those spaces are part of the 112 Mechanics Street property and thus would no longer be available to DPC members and friends.

Have we selected a realtor? We received two proposals from the realtors that did a walk thru of the house. That information will be passed to our corporate officers who will review these proposals and may choose to bring in other realtors for consideration. They will then select a realtor to use.

Have the realtors suggested a possible listing price? We have received a range of possible listing prices between \$425,000 and \$495,000. The listing price will be determined by our corporate officers.

Why would we not list the property ourselves and avoid a realtor’s commission? That option is still a possibility. The corporate officers will determine the best way to proceed.

Will DPC members have an opportunity to buy it? Yes. We will notify the congregation when the house goes on the market.

What will happen to the proceeds if we choose to sell? If the congregation approves a sale, a second motion will be made authorizing the Session to determine how the proceeds will be allocated.

