

John Calvin Presbytery  
August 22nd, 2024

Called Meeting  
First Presbyterian Church  
Golden City, Missouri

**Administrative Commission Minutes for the Sale of the  
1st Presbyterian Church in Golden City's Manse  
August 17, 2024**

The Administrative Commission established by the AMC of John Calvin Presbytery to oversee the proposed sale of the Golden City Presbyterian Church's manse met with their pastor, Christine Iannucilli, and members of their Session, at 1 p.m. on Saturday, August 17, 2024, to gather information about their process and wishes in selling the manse belonging to that church. Members of the AC attending were Jim Holt and Barbara Woolery. Cindy Fisher was unable to attend. Members of the church attending were Kathy Bailey, Barbara Nichols, Haley Wolf, Peggy Stansberry and Rev. Christine Iannucilli.

Jim Holt moderated the meeting and opened it with prayer.

Christine walked us through the history of the manse, which had not been used as a pastor's residence for a long time but had provided income to the church over that time. The last renter stopped paying the rent several months ago, and despite their best efforts to get him to move out, they were forced to go to court to force him out of the house. The house suffered quite a bit of damage and was left a mess, which they had to clean up at some cost to the church. At this time, it was decided to sell the property rather than fixing it up to rent again. They had the house inspected by the Golden City Fire Chief to make sure there had been no meth use in it, and it was declared to be safe. The house was assessed at \$44,000. An area business owner, who has rehabbed other area house to use as rentals has made an offer of \$37,500 cash and as is. In view of the damage to the house, the church's session believes this is a fair offer. They also know the new owner and believe he will be careful in renting the house given its proximity to the church. The AC members specifically asked if the house property had been separated from the church property and if the water/sewer services were now on the house only. Both of these details have been done.

The church has submitted the minutes of the Session meeting on Saturday, August 10, where they voted to sell the property to Osage Grazing Association, Inc. as well as a copy of the contract. They have also supplied a copy of the minutes of the Congregational Meeting held on Sunday, August 18, when the congregation voted to approve the sale. The answers to the questions in step 6 of the JCP Steps for the Sale of Property are included at the end of these minutes. They would like to close on the property on Tuesday, August 27.

The AC was impressed with the heart for mission of the congregation. For a small group they are doing a great deal of mission work in their community as well as contributing to JCP through per capita and shared mission. They stated that they will be needing to use a portion of the proceeds from the sale to repair some water damage in one of the rooms that is causing the ceiling to come down.

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The AC voted on Saturday, August 17, to recommend that John Calvin Presbytery approve the sale of the 1<sup>st</sup> Presbyterian Church of Golden City's manse to Osage Grazing Association, Inc.

Respectfully submitted,

Barbara Woolery

Questions from Step 6 of the JCP Steps for the Sale of Property

Church name and city: First Presbyterian Church of Golden City, MO

Phone and email address of contact person for more information: 417-214-7124  
georgednichols@att.net

Details of the Sales Agreement:

Legal description of the property: Lots 7, 8 and 9 in Block 7 original town of Golden City

Buyer's name(s): Osage Grazing Association, Inc.

Price: \$37,500.00

Terms of the sale: cash

Date of congregational meeting: February 11, 2024 and August 18, 2024

Proposed date of Closing: August 27, 2024

Name of Title Company: Barton County Title Company

Steps taken to assure a fair price: Appraisal

Buyer's relationship to the church: None

Reason for selling the property: Unnecessary. We haven't had a pastor living in the manse fore over 50 years.

Plans for the funds received: Undetermined.

Are there any outstanding loans or grants to be paid on the property? No