

Bethel Land Sale Proposal



Q: We've held this land for more than 15 years, why is Bethel interested in selling the land now?

A: Originally, the land was purchased with the intent of expanding Richland campus as the church grew. This could be in the form of a larger auditorium or other facilities. In recent years, both Bethel and nationwide trends have shown that church growth and influence is better obtained through satellite campuses, church plants, etc. Bethel Richland has capacity to grow in its current facility and Bethel's future growth is mostly expected through satellite campuses. While we were not seeking to sell the land, the offer from the school district was compelling enough to start the conversation.

Q: What is Richland School District planning to use the land for?

A: The offer is for approximately 8 acres of usable undeveloped land that will house an administrative building and a HomeLink school for home school children on.

Q: What is the timeline for the land sale?

A: The original offer was received nearly two months ago, but the Elders wanted to wait until James Armstrong arrived and could engage in the conversation. Bethel made a counter-offer to the Richland School District in mid September, which was accepted.

Q: Is this simply a financial transaction, or is there a way for Bethel to bless the community in this sale?

A: While it is primarily a financial transaction, the contract states that Bethel is interested in allowing the HomeLink school to utilize Bethel's gym and fields. The details of any of the school's use of Bethel's sports facilities would be determined at a later date.

Q: Are there any restrictions on the land use if RSD changes their mind on the use of the land?

A: As part of the contract it is agreed that Bethel must approve any use of the land by Richland School District other than their current plans for an administrative building and HomeLink school.

Q: Was the offer a fair price on the land?

A: When looking at comps for similar land in the surrounding area, the price per acre being offered to Bethel is approximately twice (2x) the market price. In other words, the price offered is high enough that it necessitated looking closely at the offer under the premise of wise financial stewardship of Bethel's resources.

Q: If approved by the Bethel congregation, when would the land sale actually take place?

A: A date has not been set, however, the school district is interested in moving quickly as they have requested permission to start geological testing of the land and are in great need of the proposed facilities.

Q: Is selling this land going to "box in" Richland campus?

A: As mentioned above, Richland campus has capacity to grow in its current facility. Additionally, the only land being sold is undeveloped and unused with no plans to develop it. A small amount of the undeveloped land behind the overflow parking on the northwest side of the campus would remain Bethel's and could be used to building a storage facility if needed – allowing current storage space inside of the Richland campus to be remodeled into functional rooms of various sizes to facilitate additional ministry. This is in addition to the fact that the existing Activity Center space could be rebuilt/remodeled if needed to create more indoor facilities as well.

Q: Does this land sale affect the "back" entrance onto Richland Campus (off of Keene) used on Sunday mornings?

A: It does not. We will retain access to all entrances and exits from the existing facility. Note that the city is planning on punching Queensgate Drive through to Shockley and, at that time, Bethel will no longer be able to use the entrance directly off of Keene, but will gain access through the new addition to Queensgate Drive.

Q: How is a land sale approved by the congregation?

A: Per Bethel's Constitution and Bylaws, the land sale must be approved by Bethel members. Approval is by a simple majority with a minimum of 25% of membership casting a vote. Bethel currently has 1,147 members.

Q: How much debt does Bethel have and what do we expect to do with the money from the land sale?

A: At the time of writing this email, Bethel has \$1,669,878 of debt. Though it has not yet been determined, the final use of the money received from the land sale will likely be used for reducing Bethel's current debt or put into savings for use on future campus expansion.