

CARLISLE UNITED METHODIST CHURCH

CHURCH HALL MEETING - FACILITIES

February 21, 2016

ACQUISITION OF SMITH FARM

- A sales agreement for our purchase of approximately 24 acres of Smith Farm has been prepared, the final details of which are being negotiated. We anticipate signing this agreement in March.
- Bill Bunt and Gary Ankabrandt are graciously serving as legal counsel for CUMC in this transaction.
- Our portion of the farm must first be subdivided from the total acreage prior to settlement. We have engaged Dawood Engineering to continue serving as our engineer to complete the land survey and prepare the Subdivision Plan for submission to the Borough of Carlisle, South Middleton Township, and Cumberland County. The final boundaries and exact acreage that we will purchase will be determined by this process. The required improvements to East Baltimore Street that will provide our primary access to the property will also be defined along with extension of utilities. Approvals followed by settlement is anticipated by July 2016.
- It's our intent to continue to lease our portion of the farm to the current tenant farmer used by Jeff Smith until we're ready for construction. Approximate annual income from this arrangement is \$1,500 which will be used to help offset the property taxes.
- Initial discussions with both the Borough and South Middleton appear favorable that we'll be able to utilize the Borough water and sewer utilities that we're required to extend beneath East Baltimore Street anyway. We will construct a culdesac at the end of East Baltimore Street where our property begins and from which our access driveway will extend. Construction of this culdesac also allows us to meet the South Middleton requirement of a minimum of 100 feet of road frontage for our property. After we improve East Baltimore Street it will be dedicated to the Borough for future maintenance and snow removal.

BUILDING TEAM

- A proposed Building Team structure has been researched and prepared. It will be presented to Leadership Council for approval on February 22. This team and its multiple subcommittees will be tasked with oversight of all aspects of the Smith Farm site development, engaging architects, engineers and contractors, design of the building, and construction cost estimates.

PARSONAGES

- The final step in our efforts to consolidate and improve our parsonages is the sale of 420 W. South Street. After a lengthy process we have finally sold this home for \$230,000. Settlement on this transaction occurs tomorrow (Feb 22).

REAL ESTATE WRAPUP

- 2015 has felt like a year of "being in the real estate business" for CUMC. While certainly not part of the mission of our church, these transactions were the necessary result of our unification of three churches into one. We sold the former First Church and its adjacent rental property at 54 E. North Street as well as two former parsonages at 1014 S. West Street and 420 W. South Street. We purchased a vastly improved replacement parsonage at 309 Stonehedge Drive. As the dust settles on these 5 transactions, the net result after settlement costs are deducted is total proceeds of \$622,200. These funds have been designated for our Permanent Facility.