

**2022**

# Church Council

Minnetonka Campus  
Residential Property Sale



# WHY ARE WE HERE?

- As a part of our merger with Grace, we received a residential zoned lot
- Currently houses an old garage, storing no longer used pews
- This lot and its adjacent lot were originally purchased by GELC for potential expansion.
- Both had homes, however one home was removed due to its condition.
- The furthest lot was sold off, leaving one lot next to the gaga pit.
- No future use/plan for the lot.
- We are recommending approval to sell the property under the guidance of the Church Council.



**Vacant Residential Lot**  
3525 Montgomerie Ave  
Deephaven, MN 55391

Vacant Land-Residential

0.46 acres  
20,003 sq ft

**Minnetonka Campus**  
18360 Minnetonka Blvd  
Deephaven, MN 55391

Commercial-Preferred

3.04 acres  
132,260 sq ft

# PARKING/WORSHIP CENTER STATS

- 119 parking stalls
- Each car averages three people (figured provided by The UnStuck Group)
- Additional parking is also available off of Minnetonka Blvd (north of the building, near the garage driveway) which could house 6-10 additional staff/volunteer vehicles if necessary
- Current parking would accommodate up to **357 people** (not including driveway parking which adds up to 30 more people)
- Worship Center capacity - 300 people
- **+57-80 people beyond WC capacity**

# WHY SHOULD WE SELL?

1. Not conducive to expansion (distance and elevation from building is prohibitive)
2. No plans of facility expansion (worship center capacity is 300, current parking could accommodate 350+)
3. Market demand for property
4. Should we outgrow a service in attendance, we would add another service as opposed to expanding the facility
5. We have made significant investment in the church facility/property and this enables further capital investment and addresses campus operational losses to date

# WHAT IS THE PLAN FOR THE FUNDS?

- Estimated selling price: \$300k+
- Proceeds will go towards the following projects:
  - Continued capital improvements at the campus
  - Ongoing roof and HVAC repairs
  - Addressing campus giving shortfall

# PROCESS

1. Approval from Council to list the property for sale and move forward with a Congregational Meeting
2. Congregational Meeting to approve sale of the lot per Calvary Constitution