

## **PCAT LOWER PARKING LOT**

### **Summary for the Congregational Meeting after worship on 10<sup>th</sup> April, 2022**

#### **Background**

- January 2021, Honda of Tenaflly request to purchase Lower Parking Lot – offer of \$1.35million

The Session understood that there were many aspects to making a decision about this request. It set up a Task Force to explore all relevant matters in order to inform the Session's decision-making.

#### **The Task Force and Session reviewed:**

- The risk factors around potential loss of rental income and the options for other potential sale or rental.
- Stewardship – should we sell a piece of our property?
- Town regulations in relation to parking spaces
- Retaining rear driveway and sidewalk egress

#### **Financial Considerations**

- We currently receive rent on the Lot of c.\$60,000 per year.
- To generate a similar amount of income (break-even) from investments we would need to have \$1.53 million in capital funds from sale of the lot.

#### **Subsequent Developments**

- The session turned down the offer, opting to retain ownership and continue with rental.
- Honda of Tenaflly indicated desire to purchase as unwilling to continue to rent.
- The highest independent valuation of the site came in at under \$1,300,000.
- Session further reviewed all of the issues to their satisfaction (a detailed report is available).
- Session decided that a premium price, rather than a break-even sum, would be required for the church to sell the property.
- Honda of Tenaflly made a new offer of \$1,675,000 during early March, 2022.
- On 15<sup>th</sup> March the Session voted to recommend acceptance of the offer to the congregation.

#### **Motion**

*That we accept the offer and sell the lower parking lot to Honda of Tenaflly for the sum of \$1,675,000, subject to presbytery approval. We would indicate to presbytery that we intend to allocate a proportion of the net sale in excess of the “break even” income in support of mission in the presbytery once an appropriate project is identified.*