

# SALE OF 2 PARCELS TOTALING 4600 SF TO CALVARY FOR THE SUM OF \$2,000

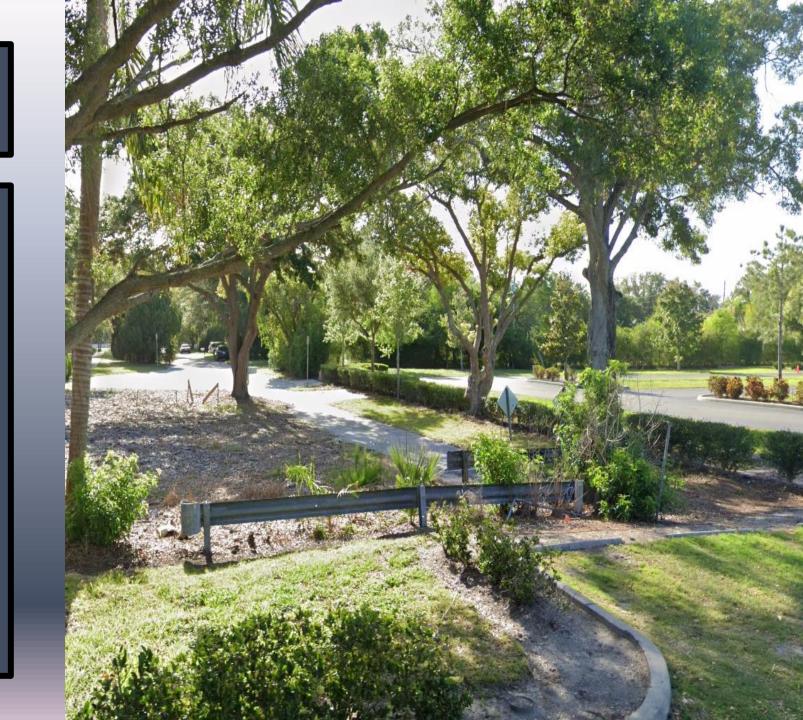


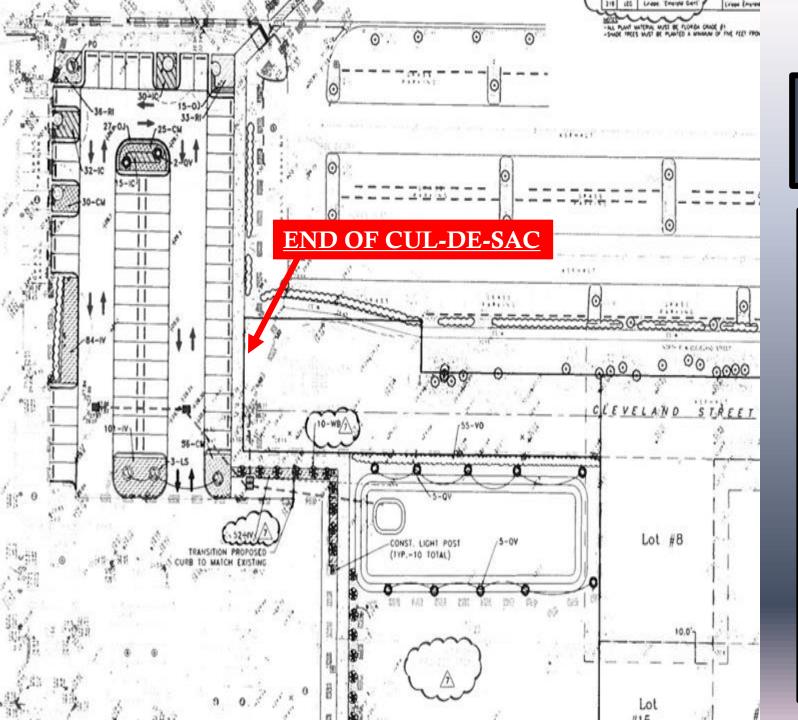
## WHY THE APPRAISED VALUE IS MISLEADING

- THE APPRAISED VALUE DOES NOT ACCOUNT FOR USE OR SURROUNDING USES
- THIS IS A SIDEWALK WHICH ABUTS A CUL-DE-SAC AND IS SURROUNDED BY CALVARY PROPERTY
- CALVARY HAS INVESTED
  SIGNIFICANT TIME AND
  EXPENSE INTO WORKING W/
  THE CITY TO DETERMINE
  HISTORY OF THE PARCEL

## WHY THIS WILL NOT SET A PRECEDENT

- EACH PIECE OF LAND DECLARED AS UNECONOMIC REMAINDER MUST BE EVALUATED ON ITS OWN MERITS
- THIS IS A 40' X 115' SIDEWALK SURROUNDED BY CALVARY'S PROPERTY
- FOR THIS PARCEL FOR ANY
  OWNER EXCEPT CALVARY





#### WHY THIS WILL NOT CREATE ADDITIONAL TRAFFIC

- THE CITY HAS APPROVED PLANS WHICH DO NOT CONTEMPLATE CONNECTING CALVARY'S CAMPUS TO CLEVELAND STREET
- ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE CALVARY TO GO BACK THROUGH REVIEW PROCESS WITH PLANNING & DEVELOPMENT AND NEED ADDITIONAL CITY COUNCIL APPROVAL
- DURING EARLY STAGES OF PLANS, THE IDEA WAS CONTEMPLATED BUT CALVARY DECIDED AGAINST THOSE PLANS
- CALVARY HAS NO PLANS AT THIS TIME TO DISTURB THE CUL-DE-SAC ON CLEVELAND STREET

#### WHY THIS SALE IS NOT UNFAIR TO TAXPAYERS

- THESE PARCELS GENERATE NO INCOME FROM PROPERTY TAXES AND HAVE NO SUBSTANTIAL TAXABLE VALUE
- THESE PARCELS REQUIRE
  MAINTENANCE AND INCLUDE
  STORMWATER INFRASTRUCTURE
  THAT IS COSTLY TO MAINTAIN
- THE SALE OF THESE PARCELS TO CALVARY SHIFTS THE RESPONSIBILITY FOR MAINTENANCE OF THE PARCELS TO CALVARY

