



HISTORY

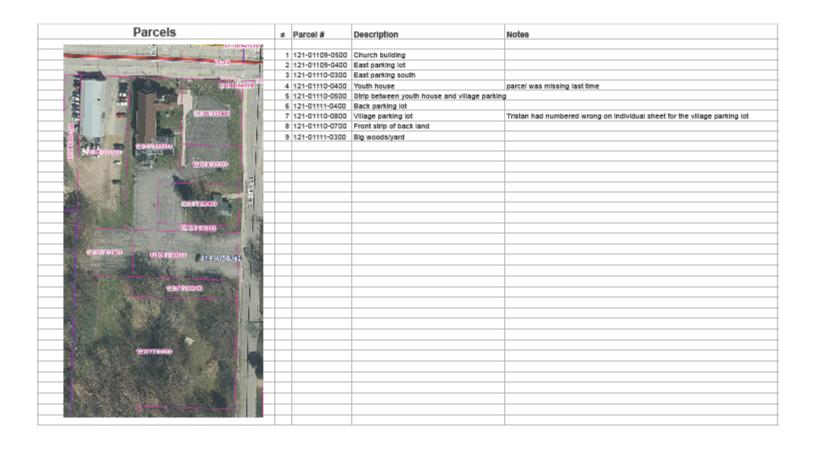
• Prior to April of 2022, the church was charged a tax-exempt paperwork fee of \$25, biennially, by the Village of Ellsworth.

• In 2022, the Village changed the fee structure to \$50/parcel biennially.

- Our church currently has 9 parcels.
- In 2022, the church had 8 taxexempt parcels because the youth house property was not included. The fee was \$400/biennially for the 8 parcels.
- Our 2024 invoice for the taxexempt fee from the village will be \$450/biennially for the 9 parcels.



MAP OF PARCELS



COMBINING THE PARCELS

- Finance Committee and Church Council discussed combining all the parcels into one or two parcels.
- The cost estimate for the certified survey map that is required plus two village fees would cost a minimum of \$4000 to complete the combining of the parcels.
- The two parcel options would include one parcel of the main church property area and the second parcel would be the wooded lot south of the parking lot.
- Finance Committee and Council decided that the \$4000 expense was not worth pursuing at this time.

SALE OF PROPERTY?

- The cost of combining parcels then brought up the question of whether we should consider the sale of the wooded property.
- The question is: Does the congregation feel that there is a longterm goal of using that property?
- If the choice is to sell the property, a portion of the proceeds could be applied to the costs of combining the remaining parcels.
- Realtor market analysis estimates the value of the wooded parcel at approximately \$45,000.
- The total cost of selling the property would be about 7% of the selling price (realtor and associated costs .

SUMMARY

- Biennial payments to the village going forward of \$450.
- Cost to combine parcels approximately \$4000.
- Long-term usage of wooded parcel lot.
- Sale price of parcel could finance combining of parcels.

Questions and Discussion

