

Proposed AGC Action: The GCS church family would raise \$300,000.00 to fully acquire property adjacent to Anchorage Grace Church's existing location at 12407 Pintail Street.

The property is located directly across Pintail Street from the church's corner-of-Huffman-and-Pintail-Street lot, and is bound to the west by the eastbound lane of Huffman Road, to the north by the southbound lane of Pintail Street, to the south by the church's existing undeveloped lot, and to the east by an adjacent property lot line. This property location has, for many years, been referred to as the "Kissinger Property." There currently is a single-family home structure on the lot that is occupied through tenant arrangements with the property owner.

Background: Roughly ten years ago, a generous Christian family wishing to bless Grace Christian School (GCS) acquired the "Kissinger Property" with specific intent to ensure GCS would, in the future, take full ownership of the land for its use. The offer is best characterized as a "first right of refusal" proposal wherein GCS would take full ownership of the property when the school was able to offer a \$300,000.00 payment for the land and structure.

At the time of the offer, which was accepted by the GCS School Board and endorsed by the AGC Board of Elders, GCS wished to conduct a fund-raising campaign—to be completed within ten years—to fulfill the no-interest, long-term payment understanding in the amount of \$300,000.00.

For a variety of reasons, GCS did not raise the \$300,000.00 over the expected ten-year timeline, and the school's current fiscal climate does not lend itself to a capital campaign for this land acquisition. GCS does have a priority to need to complete its long-planned Phase IV building project, which has already made possible the South Gym.

The AGC-GCS church and school enterprise stands to lose this property opportunity altogether if no clear commitment is shown very soon. Therefore, the AGC Elders believe it to be a spiritually, strategically, and practically correct step to move now to acquire the property via church family fund raising. The timeline for completion is yet undefined, but a reasonable goal is to complete the fund raising within the next three years.

The AGC Elders offer Five Compelling Reasons:

1. Integrity. The AGC-GCS community should make good on its "handshake" with the generous family from ten years ago.
2. Blessing Opportunity. GCS is a ministry of Anchorage Grace Church, and God has mightily blessed the church's heart and obedience regarding the school for decades. AGC can immediately bless GCS by assuming the any Kissenger obligation, thus allowing GCS to proceed with Phase IV unhindered.
3. Immediate Need. AGC established The Master's Seminary (TMS) in fall of 2018 with two students. The program has added five more in the last year with more growth expected.

The Kissenger Property land and structure will meet an immediate need for seminary student family housing.

4. Faith in the Future. The Elders have sought expertise from within our church family to explore what may be possible for future development of the land. These generous subject matter experts have affirmed that indeed the property can be developed ambitiously in God's timing. In other words, there are no known roadblocks to the eventual construction of a structure, the scope and scale of which God has yet to reveal.
5. Protection. Land in Anchorage is rarely a poor investment, and wise Christian stewards typically seek adjacent lands for strategic development reasons. However, there is also a protection consideration in that land acquisition avoids the potential of a future undesirable neighbor. Church and Christian institutions are wise to consider the protection realities associated with adjacent lands.

The following survey questions will seek your valued input regarding the proposed land acquisition and the five reasons articulated above.