

? Q&A

for Hope West Land Acquisition



Why is Hope looking to buy property with a plan to build another campus?

The mission of our church is to encourage all people to know the love of Christ. We believe that local churches are the bedrock of healthy communities. Church matters! We believe the most important thing we can do with our time, talent and treasure is to reach people with the Gospel of Jesus Christ! He is our Hope and the Hope of the world!

We are uniquely equipped and poised as a congregation to serve the growing West Fargo community. This is evidenced by our growing congregation at the existing West Campus location. According to PEW research around 75,000 people in our community do not go to church. We will not rest until all people know the love of Christ!



Where is the land located?

The land is located on the North side of 52nd Ave. and West of Sheyenne St. in West Fargo.





Why this piece of property?

In the fall of 2021, our church council commissioned the formation of a task force to determine a potential future location for our West Campus worshipping community. This team, comprised of Hope members who specialize in commercial property, land development, and construction, identified several variables to consider including:

- A location convenient for the West Fargo community but also positioned for future growth.
- An adequate distance from North and South Campus.
- Enough acreage for growth.
- Community Accessibility.
- Purchase and ground development cost.
- Landowner relationship to Hope.

The property on 52nd avenue met all these requirements. Land located further north was considerably more expensive. Land south of 52nd would not serve our current West Campus attenders as it would be closer to drive to the South Campus. The property is also clearly in West Fargo and positioned for future community growth.



How much will this property cost?

The vote will allow us to acquire approximately 13 acres of land at \$3 a square foot. This is an approximate total of \$1,800,000. In consultation with multiple commercial real estate experts this price is considered below current market value. This does not include future special assessments which are currently unknown. However, we are planning for these costs.



How will Hope purchase this property?

No capital appeal is needed at this time.

Through careful planning for the future our church is debt free and has the needed resources to buy this property.



How will Hope purchase this property?

A portion of the funds will come from a fund we currently have called the Decade of Hope building fund that contains overflow funds from our last capital campaign. The final phase of the Decade of Hope capital campaign was to build a 3rd campus in West Fargo so the existing funds are earmarked for this purpose.

The remaining amount will come from Hope's operating reserves. After this purchase, we would still have 2 months of reserves left in this account for emergencies as well as a line of credit to dip into if necessary.



When will we have a capital campaign?

The future date is yet to be determined. Hope currently has 4 more years on the lease at our current West Campus location with an option to renew for 2 more. We will use the same model used for building South Campus based upon an average weekly attendance of 500 before beginning a capital campaign, current weekly attendance is around 370.

However, we would be purchasing this land at a favorable rate and in a favorable location to hold until we determined the appropriate time to build, as a congregation.



What if we don't end up building a 3rd campus?

There are many factors that could impact a 3rd campus for Hope. Our goal at this time is to purchase a favorable piece of land at a favorable rate to position ourselves for the future growth of Hope Lutheran Church through building a permanent location for Hope West. In the event that this mission does not come to fruition for any reason, we have the ability to sell this land at current market value to recoup our costs.