

Gem State Adventist Academy Land Sale Announcement

At its regular meeting on December 13, 2020 the Idaho Conference Board of Directors approved the sale of approximately 24 acres of Gem State Adventist Academy land to the Vallivue School District. The property is off Montana Avenue, north of the GSAA Campus and east of Vallivue Middle school.

The Vallivue School District approached the conference about purchasing this land for a proposed elementary school. The request was processed by the GSAA Land Use Committee and the sale recommended to the Board of Directors. The sale price will be approximately 1.1 million dollars (final figures are dependent on a land survey to determine exact acreage). After closing costs and reimbursing the conference for funds advanced to prepare the farmland for sale, net proceeds are expected to exceed \$900,000.

The Conference has been discussing transferring the GSAA land asset to an endowment asset for 15 years. The 2015 Constituency Session voted to change the primary focus to seeking enhanced revenue producing options for the GSAA property, rather than the sale of the property with the understanding that peripheral property could be sold if in the best interest of the organization. The Land Use Committee and the Board of Directors believe this is an appropriate sale of peripheral land. The Conference is in a better position to sell through negotiation rather than risking the school district initiating eminent domain proceedings.

According to David Prest, Jr. placing the proceeds of any land sale in the GSAA endowment was authorized by the 2007 Constituency Session and reaffirmed by the 2015 Constituency Session.

The land use policy voted in 2007 states: "The purpose of the General Endowment fund is to provide perpetual support for the benefit of GSA to ensure the financial strength and stability of GSA in perpetuity." To this end, the funds will be placed in the Endowment Fund, and used exclusively and permanently for Gem State Adventist Academy. As Elder Prest reported at the 2019 Session, *the conference now has a comprehensive investment policy that would direct the investments should funds become available for an endowment.*

According to John Soulé, GSAA principal, the income from the endowment may initially be used to assist students in attending GSAA who otherwise would not have the funds needed to enroll.

We are thankful to God for blessing in this sale that will provide much needed funds on behalf of Gem State Adventist Academy students. Income from the endowment will initially provide approximately \$40,000 per year to GSAA.

Additional information is available on the conference website: www.Idahoadventist.org.

For clarification or questions, contact John Rogers: 208-841-1254.

Sent on behalf of Idaho Conference Administration
David Prest, Jr. President
John Rogers Vice President

For the website only

Map of the proposed sale

Constituency Session actions regarding the transfer of the GSAA land asset to a cash endowment asset as applied to the December 13, 2020 Board of Directors approved sale of approximately 24 acres to the Vallivue School District

May 20, 2007 Regular Session

07-20 Voted to proceed with the land development/sales 1) in a prudent manner; 2) as determined by the market.

07-21 Voted to hire a Commercial Real Estate developer/broker to: 1) aid with conceptualization; 2 provide site research; 3) and negotiate sales of the property.

07-22 Voted to authorize the Board of Directors to approve the decisions needed to develop the land.

07-23 Voted that major proposals such as the possible relocation of the school be brought to a future session.

07-24 Voted to reserve all proceeds from the development of the Gem State Adventist Academy property for the Gem State Adventist Academy Operating Endowment.

May 17, 2015 Regular Session

15-32 Voted to accept the recommendation of the Conference Executive Committee (Board of Directors) as follows: That the primary objective of the Idaho Conference is to seek enhanced revenue producing options for the GSAA property, rather than the sale of the property. However, the sale of peripheral property would be considered if it was in the best interest of the organization.

15-33 Voted That any proceeds from the sale of peripheral property be placed in the original Land Use Endowment for GSAA as voted at the May 20, 2007 Constituency Session.

From the 2007 voted actions regarding the Gem State Academy Foundation Endowment Fund Policy

“The purpose of the General Endowment fund is to provide perpetual support for the benefit of GSA to ensure the financial strength and stability of GSA in perpetuity.”