



FAQ-Williamson Property Sale

March 2020

I thought the Church Conference on June 23, 2019 approved the sale of the Williamson Property?

The vote approved the sale of 20-22 buildable acres of property on the most northern part of the parcel. We are now asking for church approval to sell up to 12 additional buildable acres.

How much would be under contract to purchase now?

If approved by the church on March 22, 2020, there will be +/- 34 buildable acres under contract as defined in the resolution.

How many acres is the Williamson Property?

The Williamson Property is a total of 78.25 acres.

Where is the Williamson Property?

The Williamson Property is located on the West side of Williamson Blvd, North of Strickland Range Rd (Flomich) and adjacent to AdventHealth. The property is located in Daytona Beach city limits.

Who is the church's real estate representative?

The church has used T.W. Realty since 2009. Specifically, First United is working with Tyra Roberson.

What is the per acre sale price?

The parcel under contract will be sold for \$217,000 per upland acre.

Who has been reviewing and negotiating the terms of the contract?

The negotiating team has been actively negotiating the sale. Persons were identified to serve on the negotiating team because of their gifts and experiences. The team falls under the approval authority of the Guide Team.

What is the anticipated closing date?

The anticipated closing date for the property is the Fall of 2020. The exact date is difficult to determine based on many factors, including the church vote and District Superintendent approval.

How much property will remain if the contract closes?

If +/- 34 buildable acres are sold that would leave 25 buildable acres remaining.

Is Volusia County still interested in a portion of the Williamson property for a stormwater retention area?

Yes, we are confident that at some point soon Volusia County will purchase land for the stormwater retention associated with the Williamson Boulevard road widening project. Regardless of the location of the retention area, First United will still retain 25 buildable acres.

What is the plan for the proceeds received at closing?

After closing costs, First United plans to use the proceeds from the sale of property to pay off our remaining debt, continue to upgrade and improve the Halifax campus and use some of the proceeds as seed money to do ministry out West.

Does the Florida Annual Conference get to keep the proceeds?

No, the proceeds from the property sale stay with First United.

How do the covenants with CTO Realty effect this contract for sale?

Closing will occur after the expiration of the covenants (September 2020).

What does the church lose if the contract does not close?

First United will only lose time. Deposits are non-refundable or refundable depending on the reason for terminating the contract.

When is the decision to accept this offer being made?

A Church Conference will be held on March 22 at 2:00PM in the Sanctuary where all church members will have a "voice and a vote" on this important decision.

Who can vote at the Church Conference?

All First United Methodist Church of Ormond Beach members will have a vote at the Church Conference.

How can I vote on the amendment to the contract?

Voting takes place at the Church Conference at 2:00PM on Sunday, March 22 in the Sanctuary. You must be a church member to vote and you must be present to vote, there are no provisions for absentee or proxy voting.

How can I learn more?

First United will have several informational gatherings with presentations on the sale of Williamson property. Please visit firstunited.org, where we have a dedicated web page for information. Ask, ask, ask and if you didn't find the answer to your question on this FAQ, please email brobinson@firstunited.org and we will do our best to promptly respond to your question.