

In an historic vote, the delegates of the 2024 Special Constituency Session moved forward with the process of converting Gem State Adventist Academy's land asset to an endowment asset. The process was begun in 2006, when the delegates to that special session voted to convert land to an endowment asset.

By a vote of 236 yes, 36 no and 1 abstention, delegates overwhelmingly approved the Purchase and Sale Agreement between the Idaho Conference (legal owner of GSAA land) and M3, a developer who had made an unsolicited offer in May 2021. Over the course of nearly three years, the Purchase and Sale Agreement was worked out. At every step, God's guidance was sought. It seemed evident that this sale was within His plans, as He didn't close the door on it.

M3 will need to work with the City of Caldwell to get approval for the initial plans that were included with the PSA. M3 has two years plus 120 days from the effective date of the PSA (when the conference signed it) to start "taking down" different phases of land. With the possibility purchasing a one year extension on a closing date, M3 has up to seven years to close on all eight phases of the land. It might be nine years before all of the property has been purchased (remember, they have two years and 120 days before they have to close on Phase 1).

This is an exciting development for Gem State Adventist Academy. After costs, including attorney fees and broker commission, the net proceeds to the GSAA Operating Endowment Fund could be over \$30 million. It may take a few years before GSAA is able to receive substantial income from the endowment.

The exact acreage will be known after M3 surveys the different phases and after Idaho Transportation Department completes negotiations for the academy land they will take for the Highway 55/Karcher Road widening project. Idaho Conference administration is working with legal counsel and our commercial real estate broker to minimize the impact that the widening project will have and to maximize the payment from ITD for taking the land.

The academy will still have approximately 77 acres of land, including the current campus.

Delegates also voted to reallocate 4 acres of land (from that which GSAA is keeping) to Caldwell Adventist Elementary School for the purpose of building a new CAES facility. It will be up to CAES and its three constituent churches (Caldwell, Gem State and Nampa) to move forward with plans (and funding) to build the new school. The school will be separate, not becoming part of GSAA.