

# Fields of Grace Sports Complex FAQ

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## 1. How much land does Grace Gathering own?

83 acres.

## 2. What is our current financial status?

We are still behind by over \$3,000 a week in giving since pre-COVID. We have about \$260,000 earmarked in savings from the For the Sake of Others Campaign designated for the Oxford Dream Center as we save for that facility. In addition, we have about \$180,000 in checking/savings from our general fund and are debt free.

## 3. Who paid for the land and what was the purpose of buying so much land?

The money for the land and the subsequent building of the facility was raised by over 150 families from Grace Gathering. The purpose of purchasing so much acreage at the time was to fulfill the dream of a multi-purpose campus of sports and recreation as a destination spot for the community. The goal was to create a space that would facilitate relationships for Kingdom purposes.

## 4. When did we buy our land and how much did we pay for it?

We bought the land in 2000 at around \$10,500 an acre.

## 5. Have we had other opportunities to develop the land over the last 23 years?

We have had discussions with individual investors, leagues, and even the YMCA about developing sports or other community-based amenities on our land. All of them had promise for a time but then fizzled out for various reasons.

## 6. What role is the City of New Haven playing in this current opportunity?

This current proposal was initiated by the City, and it was the Mayor who introduced us to the sports complex developer, Card and Associates. Mayor McMichael has been a tremendous advocate and inspiration for this development. The City is strongly supportive of this entire project, and wants to do everything it can to assist in any infrastructure needed. They believe this project will positively impact the entire community.

## 7. Who is Card and Associates?

Card and Associates (CA) is an Indianapolis-based developer that has been involved in building indoor and outdoor sports facilities in Westfield, Noblesville, Pendleton, Lebanon, Mishawaka, as well as numerous sports facilities and mixed-use development projects nationwide.

You can learn more about this company at [cardandassoc.com](http://cardandassoc.com).

## 8. How many acres are we planning to sell to CA, and what is their plan?

The current discussions have been about selling 50-60 acres for the development of the sports facilities, as well as amenities and future development around it. This would include 8 state-of-the-art turf baseball fields that can also be multipurposed into other turf sports. It would include a 130,000 square foot indoor facility with multiple basketball courts, pickleball courts, and other turf areas. Some of this acreage will be reserved for future development.

## 9. How many acres would Grace keep ensuring possible church expansion opportunities in the future?

Our current building and parking lots utilize about 8 acres. We would more than likely retain 20-30 acres that would not be available for sports campus development but remain long-term with Grace for our own possible expansion. Once the sports complex is developed, the value of the surrounding real estate will increase considerably. It is not unheard of for land to go up 5 to 10 times the initial value after a sports campus is developed. Some of the 50-60 acres that Grace would ultimately sell could be developed now but sold many years later through a Joint-Venture Partnership with CA. After the land has appreciated significantly due to the development, this would maximize the financial resource of the land and position the church for longer-term income streams.

## 10. What would Grace Gathering do with the money from acres sold?

The elders have discussed several options including needed upgrades to current building, missions, and the benefit of having a long-term income stream for future ministry and missions. The current building is going on 20 years old and needs several maintenance fixes that are long-term but expensive. Within the next few years, we will need: a new roof (\$70K), 6 new HVAC units (\$150K), new carpet in Great and Family Room (\$50k), etc. Regarding missions opportunities, this could include international and local missions, as well as investment into the Oxford Dream Center currently linked to our "For the Sake of Others" Campaign. Regarding a longer-term economic engine for the church, there is a strong likelihood that some of the sellable acreage would go into a Joint-Venture Partnership with CA, meaning that some of this property could be sold years later after the land has appreciated due to the development.

## 11. Do we have legal counsel advising the elders on all legal transactions?

Yes. We have retained one of the best real estate lawyers in the city from Barret McNagny who already has and will continue to counsel us and review all transactions.

## 12. What is the overall master plan? And what are the plan's phases?

In addition to the outdoor fields, there would be walking paths, concession stands, and an outdoor amphitheater, among other entities on campus. This would tie into a master plan that would include acreage to the south which is earmarked for multi-family housing, restaurants, a hotel, and other possible amenities to support a "Live.Stay.Play." model. The first phase is the outdoor and indoor sports complex.

## 13. Will the sports fields and fieldhouse be available for local leagues and tournaments as well as regional tournaments?

Yes. These premiere facilities will be used by a mix of regional tournaments in the tri-state area as well as local, recreational leagues and tournaments within the community. Card and Associates will

manage the facilities as they already have a growing network of leagues and tournaments utilizing their facilities in other cities across Indiana.

#### 14. What infrastructure does the City of New Haven plan to build to accommodate the increased amount of traffic?

The City—along with CA—have plans to build roads and access points from 469 to the campus from both north and south of our property to regulate traffic flow.

#### 15. What other land will be a part of this overall project and how much land?

Landowners to the south of our property, as well as on the other side of Moeller Road, have expressed interest in partnering with this project, bringing greater levels of infrastructure from 469 to the sports complex. This could add an additional 80-90 acres devoted to the success of the project.

#### 16. What will happen to the houses on the south side of Moeller Road?

Currently, the developer has not spoken with these homeowners. They intend to do so once a partnership is formalized with the church, at which time the homeowner may elect to sell, if desired.

#### 17. How will we be involved in partnering with the sports complex?

Card and Associates have emerged as an excellent partner to work with thus far. They are open to a variety of ways they could partner with Grace as the campus is developed, leveraging a cohesive theme of amenities led by both parties. This sports complex will generate dozens of new jobs. The elders have communicated to CA that we would like to be involved in creating internships, apprenticeships, and opportunities for training young adults. This is part of an overall strategy of holistic discipleship, including both business skills and spiritual formation.

#### 18. What other partners and organizations might be involved in this project?

Fellowship of Christian Athletes have been involved in many of the discussions and want to have a presence on the campus including both tournaments and camps. This organization, along with other ministries, will help make connections between sports and spiritual formation opportunities. In addition to sports ministries, there are discussions with other entities (like healthcare facilities) that may want to be involved.

#### 19. What is the timeframe of when all this would happen?

Currently, we anticipate a formalized agreement taking place in January, along with a plan for the acreage required for the sports complex. Card and Associates would like to break ground no later than Spring of 2024, with the Fields ready for the community in Spring of 2025.