

## **Special Meeting**

Tuesday, April 4, 2023 5:00 PM

ECC 350, 5701 Normandale Road, Edina, MN 55424

### **I. Determination of Quorum and Call to Order**



**School Board Special Meeting  
Tuesday, April 4, 2023; 5:00 PM  
ECC Room 350**

**I. Determination of Quorum and Call to Order**

**II. Action**

A. Non-binding Letter of Intent for Potential Property Purchase

**Description:** Administration is seeking approval to use operating capital dollars to submit a non-binding letter of intent for the property located at 6817 Antrim Road, Edina, MN.

**Presenter(s):** Dr. Stacie Stanley, Superintendent; and Mert Woodard, Director of Business Services

**Recommendation:** Authorize a School Board Director to execute a non-binding letter of intent to purchase the property located at 6817 Antrim Road, Edina, MN.

**III. Leadership and Committee Updates**

**IV. Superintendent Updates**

**V. Adjournment**

## II. **Action**

II.A. Non-binding Letter of Intent for  
Potential Property Purchase



**Board Meeting Date:** 4/4/23

**Title:** Non-binding Letter of Intent for Potential Property Purchase

**Type:** Action

**Presenter(s):** Dr. Stacie Stanley, Superintendent; and Mert Woodard, Director of Business Services

**Description:** Administration is seeking approval to use operating capital dollars to submit a non-binding letter of intent for the property located at 6817 Antrim Road, Edina, MN.

**Recommendation:** Authorize a School Board Director to execute a non-binding letter of intent to purchase the property located at 6817 Antrim Road, Edina, MN.

**Desired Outcome(s) from the Board:** Review information and come prepared with questions.

**Attachments:** Correspondence and PDF of property images.

**Overview:** On March 13, 2023, district administration was contacted by a representative from Suntide Commercial Realty regarding the sale of Calvary Lutheran Church, which is located at 6817 Antrim Road, Edina, MN, and listed for \$2MM.

Superintendent Stanley, Mert Woodard, Director of Business Services, and Eric Hamilton, Director of Buildings and Grounds, toured the property on Monday, March 20, 2023. We believe it is in the district's financial interest to make an offer for the property. The district would use restricted operating capital funds to cover the purchase, and depending on next steps for use of the property, may seek approval to issue bonds to improve existing facilities or construct new facilities on the property. Suntide Commercial Property will review bids on April 11<sup>th</sup>. As such, administration would need approval from the board to move forward to submit a bid.

Director Woodard will bring this to the finance and facilities committee for discussion on Monday, April 3, 2023. Information from the finance and facilities committee meeting will be shared with the board at the April 4, 2023, special meeting.

## Naas, Anne

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**From:** Naas, Anne  
**Sent:** Monday, March 13, 2023 2:58 PM  
**To:** Stanley, Stacie; Woodard, Mert  
**Subject:** FW: 6817 Antrim Rd - Property for sale across the street from Valley View & Edina High School  
**Attachments:** 6817\_Antrim\_Rd\_brochure\_Kevin\_Peck\_20230310.pdf

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**From:** Kevin Peck <kevinpeck@suntide.com>  
**Sent:** Monday, March 13, 2023 2:47 PM  
**To:** Superintendent <Superintendent@edinaschools.org>  
**Subject:** 6817 Antrim Rd - Property for sale across the street from Valley View & Edina High School

[External Sender. Be wary of requests, links, and attachments.]

Superintendent Dr. Stanley,

I am working with a Calvary Lutheran Church to sell their property. It is 3.39 acres across the street from Valley View & Edina High School.

Attached is the flyer.

Would that district have interest in the property?

Thank you,

Kevin



**Kevin Peck** | Senior Vice President, Principal

Suntide Commercial Realty, Inc.

 **d** [651-209-9637](tel:651-209-9637) | **c** [612-834-2250](tel:612-834-2250)

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Property Management | Construction | Brokerage

[www.suntide.com](http://www.suntide.com)   

[2550 University Ave W, Suite 416S, St. Paul MN 55114](https://www.suntide.com/2550-University-Ave-W-Suite-416S-St-Paul-MN-55114)



# 6817 ANTRIM RD

6817 Antrim Rd, Edina, MN 55439



## RELIGIOUS PROPERTY FOR SALE

### STATS

|                       |                                |
|-----------------------|--------------------------------|
| <b>Building</b>       | 15,980 Square Feet (estimated) |
| <b>Lot Size</b>       | 3.39 Acres / 147,582 SF        |
| <b>Year Built</b>     | 1960 with an addition in 1970  |
| <b>Parking Spaces</b> | 65 parking spaces              |
| <b>Zoning</b>         | R-1                            |
| <b>Sale Price</b>     | \$2,000,000                    |
| <b>Operating Exp.</b> | \$4.14 per SF / Tax Exempt     |

### HIGHLIGHTS

- Seating capacity in sanctuary 200
- Pipe organ
- Rain garden
- Commercial kitchen (not licensed)
- Classrooms
- Offices
- Playground
- McGuire Park across the street
- Near Edina High School / Valley View Middle School



#### Kevin Peck

2550 University Ave. W. #416S  
St. Paul, MN 55114  
612-834-2250  
KevinPeck@Suntide.com



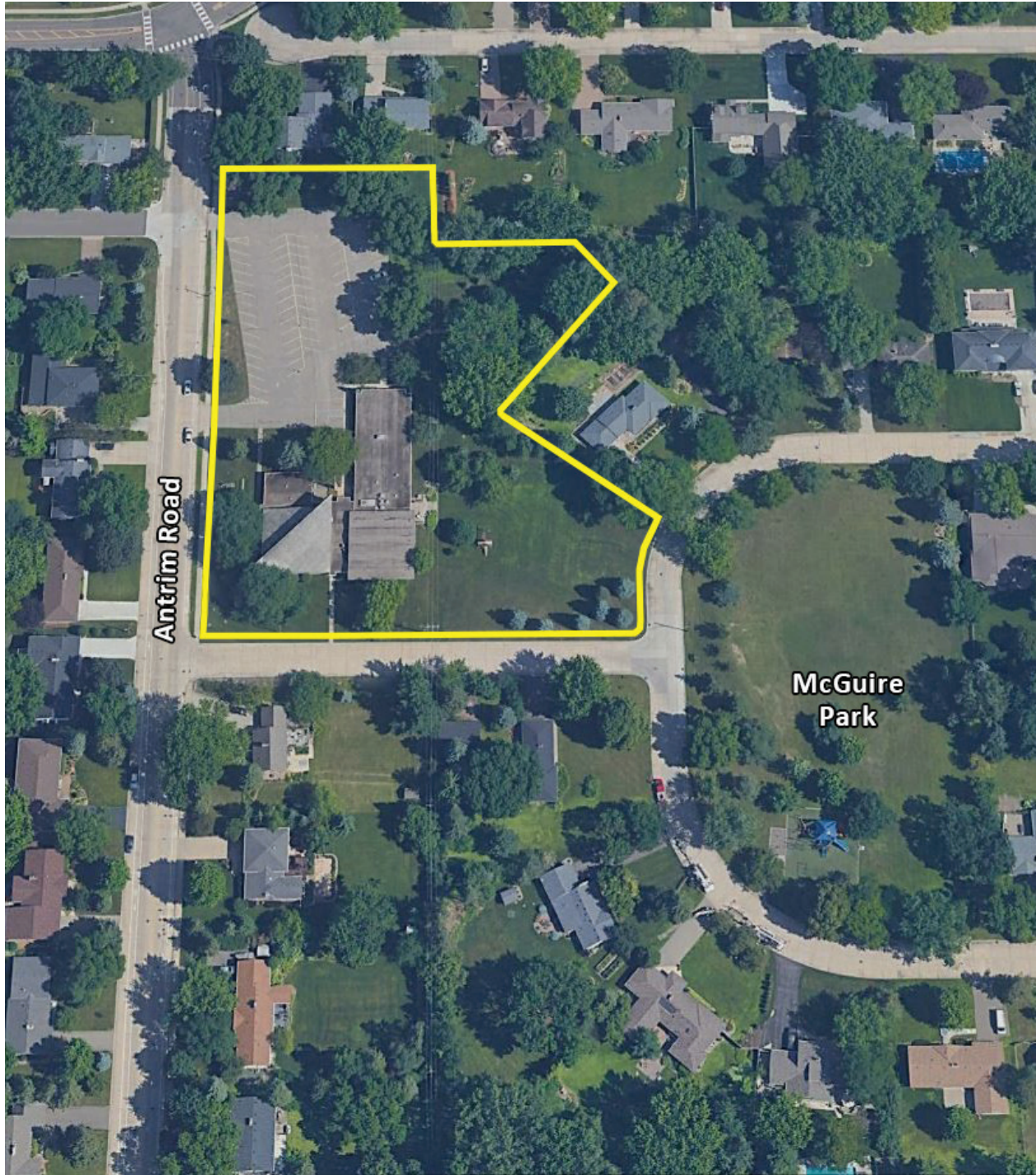
#### Amber Lange

10402 73rd Ave N  
Maple Grove, MN 55369  
763-226-7911  
amber@creativepropertypros.com

# 6817 ANTRIM RD

6817 Antrim Rd, Edina, MN 55439

## AERIAL MAP



**Kevin Peck**  
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III. Leadership and Committee Updates

IV. Superintendent Updates

V. Adjournment