

2026 10-9 Summary for Potential Sale of Property

Description: Florissant General Baptist Church, dba LifePoint Florissant, is considering the potential sale of their property due to waning reach in the community; declining attendance, financial support, & ability to maintain and operate at their location. The Council determined it would be beneficial to obtain an appraisal to understand the value of the property. At least 2 other churches are interested in purchasing the property, including:

- Fresh Winds Christian Church - Purchased other portion of property ~ 10 years ago
- Torre Fuerte (*Strong Tower* - Meets in our multipurpose building at this time)

4/7/26 Meeting ~ Property w/Fresh Winds Christian Church: The church is highly interested and needs a multipurpose area for use as a fellowship hall, and a gymnasium, which would restore the main facility to its originally designed usage.

LifePoint Interests: To continue meeting rent-free in the building for a period of not less than 1 year from sale closing, with the conditions of having rent-free uninhibited access and use of meeting space, restrooms, and limited kitchen use.

6/1/26 LifePoint Church Council Meeting - Council Recommendations:

- Sale of the property, with preferential pricing for Fresh Winds Christian Church, or other church, for the furtherance of the Kingdom of God
- LifePoint to make decisions regarding its future ministry separately, after this transaction
- Other groups meeting in the building required to negotiate their own agreements with the buyer
- To hold 6/28/2026 churchwide discussion on above recommendations
- Seek quotes for an appraisal of property to determine a fair asking price

2026 6/28 Churchwide Discussion Notes: The following were discussed by members and attenders.

- Convert Parsonage to Sanctuary: Deemed impractical and financially non-conducive.
- Potential Move (in w/another church): Lack of interest, perhaps due to few details.
- Restore Building's Designed Purpose: Fresh Winds Christian Church's goals accomplish this, especially in ministering to youth, and benefitting the community. Most attendees vocally supported this.
- Tables & Chairs: A member inquired if tables & chairs would go with the building. The Council presumes so; otherwise, they would need to be stored and transported. The same would presumably be true for most other facility contents.

2026 8-10 Church Council Meeting: Appraisal purchase approval granted to Pastor James A. Miller.

8/13/26 Property Use Meeting: Pastor James A. Miller met by request with Pastor Milton & Cathy Mitchell, offering a practical walk-through to envision how LifePoint might adapt their usage so Fresh Winds could begin facility use. LifePoint offered to move Sunday morning operations into Classroom 1, but Pastor Mitchell wasn't interested until after the signing of an agreement. He then offered their goals in anticipation of the potential transaction:

2026 8/13 Fresh Winds Stated Goals:

- Sign a contract on the property by EOY 2026, with a timetable including at least 1 year of LifePoint meeting in the multipurpose building
- Sunday service time would be unchanged for 1 year, with nearby parking
- A desire for both churches to use the same Realtor (Elythe Rowan-Damico, Coldwell Banker) as in the previous transaction
- Florissant General Baptist Church would turn over all financial assets toward the upkeep/improvement of the property and its future operation

Follow-up Action on Requests by Fresh Winds Christian Church:

- Obtain typical monthly operating expenses of the buildings: Provided.
- Turn over financial assets: Denied. Pastor James explained LifePoint Florissant has no plans to cease service toward the Gospel Ministry at this time, and may continue with additional discipleship groups at 2 additional locations. Ultimately, the Church will decide its future activities, and make financial decisions following a period of prayer and fasting.

2026 8/31 Completed Appraiser Search: Pastor James spoke with 13 appraiser companies, comparing quotes despite much contest from Fresh Winds Christian Church's Realtor, Elythe Rowan-Damico, who voiced distrust of appraisal companies she doesn't have a relationship with. Further conversation revealed that she prefers to order any appraisal, rather than the seller. Pastor James explained his obligation, by order of the Church Council, for him to receive an appraisal.

2026 8/31 "Discuss the Process" Meeting: By request Pastor James A. Miller once again met with Pastor Milton & Cathy Mitchell, walking them about the property to envision usage, where Pastor Mitchell stated he will be taking the issue before his church leadership board soon.

2026 9/1 Requests by Pastor Milton Mitchell:

- Operating expense data - Delivered
- Blueprints for the properties - All delivered
- LifePoint to initiate inspections by the City of Florissant - Denied. Despite insistence by Fresh Winds' Realtor, The Council did not find this necessary after a phone call with the Permit Inspection Clerk, Julie Behlmann, resulting in a decision at the 9/20/26 called meeting of the Council to write into the "as is" sale contract that the buyer will be responsible for initiating, paying for, and fulfilling any inspections with the City of Florissant.

2026 9/1 Progress Document: Provided by Pastor James A. Miller to Pastor Milton Mitchell and Realtor Elythe Rowan-Damico to indicate LifePoint's internal progress toward potential sale of their property. This seems to have eased the slew of multiple weekly phone calls he was receiving.

2026 9/2 Walk-Through: Fresh Winds Pastor Milton Mitchell & their leadership team used their key for the main building, as well as the parsonage key given upon request, for a building walk-through as Pastor Milton proposed the purchase of LifePoint's property.

9/20/26 Called Meeting of Council:

- Inspections by City of Florissant City will not be initiated, paid for, or fulfilled by Florissant General Baptist Church, dba LifePoint Florissant.
- The Council decided to seek an alternative Realtor, having a contact in mind.

2026 9/17 Meeting w/Torre Fuerte Regarding Interest in Purchasing the Property: Pastor James A. Miller met with Torre Fuerte Pastor Kevin Todd, expressing concern that they may be unable to purchase the property since Pastor Kevin is unpaid. Pastor Kevin informed him that it is partially by his choice, allowing him independence, but 3-4 families are willing and able to fund the purchase of the property. The church attendance runs 30s-40, with about 10 children. A 10/8/26 meeting of Treasurer Margie Orf and Pastor James with a Realtor informed us that bank loan viability for a church is determined in relation to the pastor's salary, thereby making Torre Fuerte an unlikely buyer.

Torre Fuerte:

- Has obtained a realtor and has been viewing properties in the Florissant area.
- The majority of their congregation lives nearby, so they would prefer not to move.
- Has not met with a banker yet
- Has stated if it came down to both churches vying for it, they would bow out.

2026 10-5 Add-on Action: Torre Fuerte Pastor Kevin Todd has personal property stored in the parsonage that will need to be removed prior to inspection. He stated it will be removed by Sunday, 10/11/2026.

2026 10-5 LifePoint Church Council Meeting:

- As directed by the Council, Treasurer Margie Orf and Pastor James met with a Realtor on Thursday, 10/8/26.
- A method and criteria to determine property pricing was established with respect to our categorical preference of sale to another church as the buyer.
- The Council unanimously approved a motion to recommend and seek authorization to:
 - Sell the church property, setting price, signing with a Realtor, signing any related contract, and allowing for the distribution, dispersal, and/or disposal of any building contents or Church-held property, with the expectation that owners of personal property shall remove their items.
 - Establish a contractual agreement with a Buyer - especially Fresh Winds Christian Church - that includes for Florissant General Baptist Church, dba LifePoint Florissant, uninterrupted full access to the multipurpose building and ability to continue meeting in the facility rent-free on a weekly basis for a period of 1 year from the closing date, with the option to negotiate an extension.
 - Hold a future Church Business Meeting to determine future ministry work by Florissant General Baptist Church.
- A Special Called Business Meeting was set for the date of Sunday, 10/25/2026, at the conclusion of service, for the Church to vote on the Council's recommendations and authorization.