



CABIN SALE & VACANT LOT POLICY

The camp allows eligible individuals to build and maintain cabins on the assigned camp land to further the goals of the camp in providing a space for fellowship and spiritual renewal in a camp setting. Individuals own the cabins.

The land is owned by the camp and made available to cabin owner according to the terms of the license agreement.

This policy has been developed so cabin list their cabin for sale to all interested potential buyers, and to provide equitable access for active members from partner churches to purchase cabins.

The transfer fees have been designed to allow the cabin owner to get as close to the market value of the building and lot servicing without gaining value from the land, which is owned by the camp.

Partner churches of the camp are the churches that belong to the Alberta Pentecostal Mission Society:

- Bethel Pentecostal Assembly (Barrhead)
- Eaglemont Christian Assembly (Beaumont)
- Hope City Church (Edmonton)
- Southside Pentecostal Assembly (Edmonton).

The camp board may attach conditions to sales where the buildings or other development are not in compliance with the current lot layout and building requirements.

Notwithstanding the process outlined below, the camp board remains the final authority on all transactions, has a first right of refusal on all transactions and may further restrict or direct transactions as it deems appropriate to protect the interests of the camp.

Eligible Individuals

To be eligible to purchase a cabin or license to build on a vacant lot, the individual must be at least 18 years of age, a resident of Alberta, and agree to the terms of the Cabin License Agreement.

A letter must be provided confirming they are a member in good standing of a church affiliated with the Alberta & NWT District of the Pentecostal Assemblies of Canada. In addition to confirming membership, the letter must confirm they are currently regularly attending, and have been for at least one year.

A lot license can only be in the name of one individual or a husband and wife from the same family. An individual or couple may only have a single lot license or annual RV spot at the camp. If the individual and/or their spouse currently owns a cabin or leases an annual RV stall at the camp they must sell or release them as a condition of sale and the transfer must be completed within six months.

Family Sale

If a cabin owner is selling a cabin to their sibling, nephew/niece, child or grandchild, the sale does not need to be advertised and bids do not need to be solicited. The purchaser needs to meet the eligibility requirements and the minimum transfer fee of \$300 will apply.

Listings

Individuals interested in purchasing a cabin or license on a vacant lot may subscribe to the email list via the camp website and will receive notifications of all existing and future listings via email.



Cabin Sales

Cabin owners are to contact the Executive Direction and request to list their cabin for sale. A minimum price for the cabin must be listed and the listing must be open for a minimum of two weeks. Bidding is only open to members of partner churches.

If a cabin owner has a private offer for their cabin from an eligible individual, they must still list the cabin for a minimum of two weeks. The private offer will be submitted as a bid according to the normal process.

Sealed bids for the cabin from members of partner churches will be accepted at the main office of Hope City Church (Mill Woods Campus) until 4 PM on the bid close date.

After the closing date sealed bids will be opened by the Executive Direction and one other board member. The highest valid bid will be notified they have purchased the cabin and of the transfer process. The amounts of the other bids will also be disclosed, but not the bidder's identity.

If no eligible bids are received the cabin owner may choose to leave the listing on the website for immediate purchase by an eligible individual who is a member of any PAOC affiliated church in Alberta at the minimum price.

If requested by the seller, a sale at 10% less than the minimum bid may be approved without relisting. If the cabin owner wishes to lower the minimum price more than 10% the cabin will be re-listed at the lower price according to the listing and bid process.

Cabin Sale Transfer Fees

The sale will be subject to a transfer fee payable to the camp based on the following formula:

3% on the first portion which is the greater value of the following:

1.8 times the prior year's municipal assessment* OR

The previous sale + additional servicing fees paid (building permit, electrical, sewer/water, gas)

PLUS 85% on any amount above the first portion

The minimum transfer fee will be 3% of the municipal assessment or \$300, whichever is greater.

The board will instruct the buyer the amount of the sale due to the camp and the final amount due to the seller. The sale is not final until both the camp and the seller have received their portion. Sellers are responsible for confirming the transfer fee calculation before listing their cabin.

**The camp recognizes the prior year's municipal appraisal may not accurately reflect the current building value, and so allows for a value up to 1.8 times the municipal assessment. If a cabin owner believes their cabin's value to exceed that amount, they may pay for a qualified appraiser (mutually agreed to by the cabin matters committee) to appraise the building value. The appraised value will be used instead of the calculated maximum (1.8 times the prior year municipal assessment.)*

Vacant Lots

Licenses for vacant lots will be made available based on the lot servicing cost. Only eligible individuals from partner churches may license lots.