

Re: Follow-up on MX Rental Properties

From: Eric McPherson (emcpherson@cfserve.org)

To: bret_blackford@yahoo.com

Cc: dave-n-amy-weiler@juno.com

Date: Monday, June 29, 2026 at 09:55 AM CDT

Hey Bret!

As mentioned before, I have contacted Engenuity and they are working on the possibility of getting the corner property rezoned. I have not heard any decisions yet, but I remain in contact with the Architect and Engineering firm.

CFS is very interested in the corner lot and agree that it would be mutually beneficial for us and McKnight.

Serving for Life,

Eric McPherson, MA, LPC

Executive Director

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From: M Bret Blackford <bret_blackford@yahoo.com>

Sent: Monday, June 29, 2026 9:36 AM

To: Eric McPherson <emcpherson@cfserve.org>

Cc: Bret Blackford <bret_blackford@yahoo.com>; Dave Weiler <dave-n-amy-weiler@juno.com>

Subject: Follow-up on MX Rental Properties

Eric,

A few weeks back I mentioned that the McKnight Crossings (MX) elders would like to offer Christian Family Services (CFS) the opportunity to consider purchasing either of our rental properties at 1346 or 1356 N. Rock Hill Road.

We think this could potentially be a win-win for both MX and CFS. The proximity to the church building, along with the possibility of CFS eventually building a facility designed around its own needs, seems like it could be worth exploring. MX is not looking to sell either property to CFS for a profit, but we would expect something reasonably close to fair market value, which appears to be in the general \$400,000 range, subject to further review.

When we talked, I believe the next step on your side was to visit with an architect, engineer, or someone similar to determine whether either lot would even be feasible for CFS's intended use. Issues such as zoning, lot size, floodplain concerns, parking, and general site limitations would obviously need to be understood before either of us could have a more detailed conversation.

I just wanted to follow up and see whether there has been any movement on those initial feasibility questions. If the properties may work for CFS, then we can continue the conversation. If it looks like neither lot would be a good fit, that is helpful for us to know as well so MX can begin thinking about other options.

No major rush, but I did want to make sure the ball is still moving and that we are not leaving this open-ended.

---- Bret