McCarthy Devlopment & MX Rental Houses

From: M Bret Blackford (bret_blackford@yahoo.com)

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Date: Saturday, March 14, 2026 at 01:46 PM CDT

Brothers,

Let me summarize my understanding of the current situation/opportunity.

McCarthy / Vitale / TriStar are interested in acquiring the full row of six houses on North Rock Hill Road, including the two properties owned by McKnight at 1346 and 1356 N. Rock Hill Road. My understanding is that their project only works if they can acquire the entire strip, so they are starting with McKnight to determine whether we would have any interest in selling our two properties. It seems unlikely they would want to purchase only one of our homes, which means we would likely need to think in terms of selling both or neither.

Given that, I think it would make sense for us (Steve Walker) to meet with McCarthy and better understand:

1. what they are proposing,
2. whether they are willing to pay fair market value,
3. and what timing they would envision for any possible transaction.

Once we understand their interest and offer, the elders could then decide:

- whether this is a good opportunity to exit the rental-property business,
- what would be a fair price (my expectation is roughly $400,000 per house, based on current estimates),
- and what timing would be appropriate, recognizing that tenants would need reasonable notice, likely at least a few months.

I would also remind everyone that we have already agreed these two properties should be viewed as investment assets. As stated in the March 2026 MX Elder Meeting materials:
"*MX Rental Property - The church owns two properties adjacent to the building (1346 & 1356 N. Rock Hill Rd.). These properties were originally purchased with the idea they could be used for expansion of parking. However, after engineering review it was determined parking expansion was not an option. As such, the elders agree that the properties are considered investment assets and should be viewed primarily as a revenue stream*."
--- per the Dec. 23, 2024 elder meeting.

In light of that, I think it would be wise for us to at least hear McCarthy out and understand whether this could be a timely opportunity for McKnight. **Personally, I think this may be a very good opportunity for us to sell the rental properties and generate funds that could help reduce the current mortgage and create flexibility for other ministry opportunities, including possibilities such as bringing Devin Daniel on full-time.**

--- Bret

On Saturday, March 14, 2026 at 12:28:20 PM CDT, Stephen Walker <srainey6@yahoo.com> wrote:

Agenda Item: The McCarthy development group wants to buy all the homes on block where our rentals are located.
They want to know are we open to selling our two properties.
Sent from my iPhone

On Mar 14, 2026, at 11:27 AM, Jeff McGlawn <jmcglawn@mcknightcrossings.org> wrote:

Hi All
Thanks Steve
I'm going to be working on the agenda for Monday later today and send it out.

Everyone let me know if you have any items to be discussed.

We will give at least half the time for the study and depending on other items could give more.
Thanks
Jeff

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On Sat, Mar 14, 2026, 11:04 AM Stephen Walker <srainey6@yahoo.com> wrote:

Thanks Bret
Hello All
Don't worry about watching the videos prior to the meeting. We will watch one or two on Monday.
Sent from my iPad

On Mar 3, 2026, at 12:23 PM, M Bret Blackford <bret_blackford@yahoo.com> wrote:

Here is the homework Steve Walker assigned for our next meeting.

"On his law he meditates day and night. He is like a tree planted by streams of water."
--- Psalms 1:2

TO KNOW:
Read: *They Smell Like Sheep*, pp 1-43
Read the article, "*Don't Give Up on Prayer*" (in the *Participant Training Manual*).

TO DO:
What specific areas of shepherding are you hoping to improve as a result of this training?
List them here:

1.
2.
3.

TO FEEL:
1. Reflect on the following questions related to the article, "*Don't Give Up on Prayer*":

- What challenged you?
- What inspired you?
- What insights can you use today?

2. Describe challenges you've faced in keeping your prayer life consistent and vibrant over the years.

3. What three words describe your prayer life right now?

a.
b.
c.

4. Be prepared to share your reflections with your *Circle for Prayer* group at the end of the next session.



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