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Introduction to Sale of 77 Congress Street E to Iglesia Ni Cristo Church

HOUSING AND REDEVELOPMENT AUTHORITY

December 3, 2025



Sale of 77 Congress Street E

- 0.07 Acre (3,049 sq. ft.)
- T2 Zoning
- HRA acquired in 2015 via tax forfeiture
- HRA purchase:
 - Market Value \$18,000.00
 - Costs & Fees \$ 1,795.20
 - Total Paid \$19,795.20





Sale of 77 Congress Street E



- Original intent of acquisition was to provide amenities to service development of 72 Congress Street by NeDA
- License agreement in 2016 with NeDA and Flannery Construction for staging of construction materials for 72 Congress Street development project
- Completion of construction, NeDA determined 77 Congress no longer needed
- Property has remained vacant since HRA's acquisition in 2015



Sale of 77 Congress Street E

Iglesia Ni Christo Church

- Church owns property at 59 Congress Street and operates as Iglesia Ni Christo Church since 1984
- Intent to combine the two parcels and keep 77 Congress as yard space for church activities; may be fenced in
- Appraised Fair Market Value and agreed upon purchase price is \$24,500





Requested Action

- Consider the sale of 77 Congress Street E to Iglesia Ni Cristo Church for Fair Market Value of \$24,500
- **HRA Action will take place on December 10, 2025**