

**St. Paul's United Church**  
**2023 Annual General Meeting Minutes**  
**April 7, 2024 (In Person and via Zoom)**

**Present:** Meghan Roebuck (Minutes taker), Gary Llewellyn, Ron Naugler, Ivy Bujold, Maude McNamara, Jane Blakely, Dean Jones, Bud Bird, Barbara Thompson, Cathy Davis, John Davis, Andrew Steeves, Hope Steeves, Bill Paterson, Lois Paterson, Sadie Miller, Mary Stickles, Chris Grant, Ann Raper, Nancy MacGarvie, Lois Walker, Andrea Allen, Patty Trail, Raymond Redbourne, Ralph Simpson, Cathy Simpson, Etta Davis, Jane Banks, Gregory Morton, Alan Rayner, Kyle Mathers, Ross Mathers, Beth Meister, Shawn Meister, Mel & Barb McGuigan, Tammy Coughlan, Brad Webb, Erin Webb, Derrick Grant, Marilyn Brewer, Ann Krause, Debbie West, Hugh Lautard, Carole Peacock, Alanna Palmer, Sharon Pond, Rev. Michelle Armstrong, Jill Stairs (Daye Kelly)

**On Zoom:** Roger Miller, Lita Llewellyn, Joan Shaw

1. **Welcome and Constitution of Meeting** at 11:50am

2. **Opening Prayers:** Rev. Michelle Armstrong

3. Nomination of Chair:

❖ **MOTION:** Moved by Ron Naugler and seconded by Brad Webb that Alanna Palmer is nominated as Chair for this meeting. **Vote - Carried**

4. **Nomination of Secretary**

❖ **MOTION:** Moved by Jane Blakely and seconded by Ann Krause that Meghan Roebuck is nominated as secretary for this meeting. **Vote - Carried**

5. **Extension of Vote to Adherents**

❖ **MOTION:** Moved by Debbie West and seconded by Mel McGuigan that pursuant to By-Law B.3.7, Adherents may vote on all matters. **Opposed: Ralph & Cathy Simpson, Vote - Carried**

6. **Approval of Agenda**

❖ **MOTION:** Moved by Ron Naugler and seconded by Marilyn Brewer that the agenda is approved as circulated. **Vote - Carried**

7. **Motion for Time of Adjournment**

❖ **MOTION:** Moved by Tammy Coughlan and seconded by Dean Jones that 2pm is adopted as the time for adjournment. **Vote - Carried**

8. **2023 Memoriam** – Rev. Michelle

Rev. Michelle read the names on the list of Remembering Those We Lost and said a prayer.

9. **Approval of 2022 Annual Meeting Minutes**

❖ **MOTION:** Moved by Mel McGuigan and seconded by Debbie West that the Minutes of the 2022 Annual Meeting are approved as circulated. **Vote - Carried**

10. **Presentation of 2023 Annual Report**

Debbie West of the Worship Committee mentioned how grateful she is to her committee and extends an invitation to others to join the committee and share input.

❖ **MOTION:** Moved by Debbie West and seconded by Barb McGuigan that the 2023 Annual Report is adopted as circulated. **Vote – Carried**

## 11. Presentation of 2023 Financial Statements – Jill Stairs of Daye Kelly

Jill reviewed the information in the financial statements and noted:

- That the financial statements are a fair representation of the financial position of St. Paul's as of Dec 31, 2023.
- The operating budget was approved as a deficit budget of -\$34,664 but we ended the year at \$3552, so good job.
- There was more revenue in collections, management fees from housing and other givings, as well as the Canada Summer Jobs grant for summer students and the Coop Grant for our food programs.
- The salary and benefits expenses were a bit higher, but the driving force behind that was the summer students that were fully funded. There was also some saving in property expenses, and appropriations. So overall you have budgeted for a loss but ended the year with a small surplus.

### Question – Cathy Simpson

Can you tell me about the Property Management Fee of \$51,000 and how that came about.

### Answer – Jill Stairs

On the Housing side of things there is a budgeted Property Management Fee that the church receives in the Operating fund for the management of the houses. St. Paul's doesn't hire a property management company to collect rents and hire contractors, the management fees are paid by Housing and received by Operating. There was a motion about 5 years ago that moved the Housing profits/surplus over to the operating account so that the Housing fund has a balance of \$0, that matches the financial statements.

- ❖ **MOTION:** Moved by Jane Blakely and seconded by Ron Naugler that the 2023 Financial Statements are adopted as presented. **Vote - Carried**
- ❖ **MOTION:** Moved by Ann Krause and seconded by Greg Morton that Daye Kelly is appointed to conduct the 2024 Financial Review. **Vote - Carried**

## 12. Presentation of 2024 Operating and Housing Budgets – Jane Blakely

### Operating Budget: 2024 Budget Assumptions

Contributions –

- The historic negative trend will continue.
- We have not assumed an additional negative variation in contributions (a risk with major change initiatives)

Context –

- We will continue at St. Paul's and 'business as usual' for 2024.

Expenses –

- Historic upward trends will continue and have been adjusted based on known increases (particularly salaries this year- increases are dictated by the UCC pay scale)

Budgeted Deficit –

- The budget revenue shortfall (deficit) is \$46,261.
- This comes in at slightly over \$5,000 per month for the rest of the year.
- We have known and watched the downward trend of contributions and discussed the need for other sources of revenue such as more income from our buildings, fundraising, and grant funding.
- Remember, this is the one budget target we do not want to meet.

- In 2023, the \$35,637 deficit was covered by fundraising (\$5,336), a generous bequest (\$25,000), and grants from the Fredericton Coop and Canada Summer Jobs (\$12,477).
- There is lots of room in this gap for faith, creativity, leadership, and fellowship. Let’s fill the gap joyfully.

REVENUE	2023 Year End Actual	2024 Proposed
<b>Revenue From Operations</b>		
Envelope Contributions	198,934	177,874
Security Donations	24,693	25,000
<b>Rental Revenue</b>		
Parking Rentals	21,740	23,000
Facility Rentals	5,105	13,000
<b>Property Management Fee (From Housing)</b>	51,002	50,000
<b>Other Revenue</b>		
Grants	8,877	13,000
Investment Income - Gain/Loss	-435	100
Gifts-In-Kind		5,500
Fundraising	5,336	5,000
General Donations	7,036	5,707
Online Donations	5,726	4,000
<b>TOTAL REVENUE</b>	<b>\$328,014</b>	<b>\$322,181</b>

EXPENSES	2023 Year End Actual	2024 Proposed
<b>Employee Costs</b>	178,299	204,800
<b>Church Property</b>	84,558	95,086
<b>Operating Costs</b> (Administration)	13,599	25,200
<b>Appropriations</b> (Worship, CE, Assessment)	27,396	19,041
<b>Community Outreach</b>	14,617	15,500
<b>Professional Fees</b>	7,189	8,815
<b>TOTAL EXPENSES</b>	<b>\$325,658</b>	<b>\$368,442</b>

<i>Excess of Income Over Expenditures From Operations</i>	<u>\$2,356</u>	<u>-\$46,261</u>
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Budget Summary: 2024 Operating Expenses over Revenues

Total Revenue	Total Expense
2023 Actual \$345,623	2023 Actual \$324,672
2024 Budget \$322,181	2024 Budget \$368,442
Continuing trend of negative 6.35% in contributions	<u>Main Changes</u>
Party offset by new revenue and increased Housing property management fee	Employee costs + \$23,184
	Mileage + \$1,200
	Special Project budget + \$10,000

**Housing Program Budget 2024**

230 & 242 York Street – 8 ‘deeply affordable’ housing units

Social Services (GNB):

- Selects tenants (huge waiting list)
- Subsidizes rent.
- Covers vacancy costs.
- Helps with painting & minor repairs between tenants.
- Increases rents annually (upon application)

St. Paul's maintains & repairs the buildings and deals with minor day-to-day issues.

- The properties are in good shape and there is money left in the bank.

2024 Housing Program Budget		
	2023	2024
REVENUE	Actual	Budget
<b>Revenue from Operations</b>		
Rent & Subsidy Revenue	80,487	90,240
<b>TOTAL REVENUE</b>	<b>80,487</b>	<b>90,240</b>
<b>EXPENSES</b>		
<b>Property</b>		
Utilities	4,544	4,500
Repair & Maintenance	6,653	10,000
<b>Administration</b>		
Loan - 230 York St.	14,684	14,684
Insurance	7,299	7,999
<b>TOTAL EXPENSES</b>	<b>33,179</b>	<b>37,182</b>
<b>Income in excess of expenses</b>	<b>47,308</b>	<b>53,058</b>
<b>** Transfer of Surplus Funds to Operating</b>		
Property Management Fees	44,000	50,000
	<b>3,308</b>	<b>3,058</b>
<b>*230 York St. Roof Replacement</b>		
Bank Balance 31Jan2024	67,606	
Estimate for Roof Replacement	30,000	

Budget Summary: 2024 Housing Expenses over Revenue

Revenues - Rent & subsidy revenue \$90,240
Expenses - Property & Administration \$37,182
Transfer of Funds to Operating – Property Management Fee \$50,000

**Question:** Lita Llewellyn

Do we know roughly what impact the NB Power rate increase will have on the budget and are there any options for grants for this.

**Answer:** Jane

The impact on our budget will be about 13% as that is the rate increase amount. We will have to try to find some decrease in usage, and if any grant opportunities come around, Meghan will find them. There are currently no grants for non-profits in this area.

**Mission & Service (M&S) Fund**

- We set our target annually. 2023 target was \$5,000 and the actual was \$4,945.
- Target for 2024: \$5,000

❖ **MOTION:** Moved by J. Blakely and seconded by Debbie West that the 2024 Operating Budget be adopted as presented. **Vote - Carried**

- ❖ **MOTION:** Moved by J. Blakely and seconded by Brad Webb that the 2024 Housing Budget be adopted as presented. **Vote - Carried**
- ❖ **MOTION:** Moved by J. Blakely and seconded by Tammy Coughlan that St. Paul's Mission and Service Fund target be set at \$5,000 for 2024. **Vote - Carried**

### 13. **Governance Structure Presentation** – Rev. Michelle

Governance Model: Shifting to a Council

Why change?

- Our current structure has proven ineffective. There needs to be more voices at the table during this critical time and to strengthen the lines of communication.
- Refocus on primary tasks:
- Setting focus for the congregation – Values, vision, and strategic planning
- Setting and implementing process and policy
- Oversight of congregations spiritual and financial life
- Provide direction of major congregational projects and initiatives.

Membership on the Council

- Council Membership: Chair, Past Chair, Regional Representative, Treasurer, Members at Large (2-3), and 1 standing committee representative from Finance, Worship, Christian Education, Outreach, Property, M&P, UCW, Trustees, Ministry personnel, and Ad Hoc committees as needed.

Term Limits to be Enforced

- Membership of the Council is a 3-year term, with staggered succession in the next few years, and the option to re-offer for an additional term for a maximum of 6 years.
- The Chair is elected for a 1-year term with the option to re-new for a maximum of 3 years.
- Past-Chair is active for 1 year after leaving the Chair position.
- The Treasurer is a 3-year term with the ability to re-offer.

Regarding Meetings

- Regular meeting with be once per month from Jan-June and Sept-Dec.
- Quorum will be at least half of the membership; the appointed Minister must be present.
- Process of the Council will follow the by-laws laid out in The Manual, 2024, section B1-B7.

Committee Responsibilities – *More detail available in the office*

- Finance – Works with the Treasurer to oversee and manage the financial matters of the congregation.
- Worship – Responsible for decisions around public worship, special services, and all components within.
- Christian Education – Responsible for faith formation and spiritual development opportunities for all stages and ages of life.
- Property – Responsible for maintaining and improving the physical assets of the church to ensure function and safety of our spaces – Sanctuary, Hall, Parking & Houses.
- Ministry & Personnel – Mandated committee under The Manual, responsible for providing support to staff and congregation, monitoring health of the pastoral relationships, and providing a supervisory role for all staff.
- Trustees – Mandated committee under the Model Trust Deed, part of the United Church of Canada Act. Responsibilities for holding and administering the real and personal property of the congregation for the sole purpose of fulfilling the vision God has given to the congregation, as set out in The Manual G.3 and the Trustee Handbook.
- Outreach - Provides oversight for outreach programs to members and to wider community. Seeks to enact our ministry under the direction of the Council by providing leadership on how we live out these

identified priorities. This committee seeks to have every member put their faith into action.

- UCW - Mandate for the ministry and mission engagement of the women of the United Church. Their governance documents and mandates direct the work of active units.
- Ad Hoc Committees - Time limited and scope defined committees who are assembled to do specific work on the Councils behalf. These groups would be overseen by the Council and report to the Council but would not have voting privileges.

Move the adoption of a Council model for our congregation and forward the request to change to the Region.

❖ **MOTION:** Moved by Ron Naugler and seconded by Greg Morton that the Congregation approves and adopts a COUNCIL form of governance pursuant to The Manual, 2024, *effective after final approval from Regional Council.* **Vote - Carried**

**14. Election of the New Council and Trustees - see attached table.**

(a) Returning and nominated Members, Trustees and Committee Chairs as per table:

**Question:** Derrick Grant

The actual switch to a Council is not approved until approved by Region. So, are these people being elected to the Board or Council? Which body are they being elected to?

**Answer:** Rev. Michelle

At this point, we are going to create an Interim Council, and have been told by Region that all we need to do is submit to them what we want and as long as it is in line with the polity of the church there will be no issue.

**RETURNING COMMITTEE MEMBERS**

	Trustees	Worship	Property	Finance	Christian Ed	M & P
Chair	Andrew Steeves	*Debbie West	*Patty Trail	*Brad Webb	*Erin Webb	*Ann Krause
	Alanna Palmer	Chris Grant	Walter Bidlake	Ron Naugler	Brad Green	Lois Walker
	Lois Walker	Mary Stickle	Kyle Mathers			
	*Carole Peacock	Tammy Coughlan			<b>Outreach</b>	<b>Regional Rep.</b>
	Mary Dingee Jacobs	Roger Miller				*Ron Naugler
	Frank Goddard					
	Mel McGuigan					
	Bill Paterson					

❖ **MOTION:** Moved by Ivy Bujold and seconded by Jane Blakely that returning committee members are confirmed in their positions for 2024, as set out in the table, as amended. **Vote – Carried**

(b) Declaration of vacancies: the following positions are not filled. Call for nominations from the floor:

- Members at Large – Lita Llewellyn came forward to be nominated as Member at Large to serve on Council

## NOMINATIONS

<ul style="list-style-type: none"><li>▪ Council Chair: <b>Jane Blakely</b></li><li>▪ Treasurer: <b>Brad Webb</b></li><li>▪ Regional Representatives: <b>Ron Naugler</b></li><li>▪ Finance Committee:</li><li>▪ Property Committee:</li><li>▪ Worship Committee:</li></ul>	<ul style="list-style-type: none"><li>▪ Christian Education Committee:</li><li>▪ Ministry &amp; Personnel Committee:</li><li>▪ Community Outreach Committee:</li><li>▪ Council Members at Large: <b>Lita Llewellyn</b></li><li>▪ Trustees:</li></ul>
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❖ **MOTION:** Moved by Erin Webb and seconded by Ann Raper that nominees are appointed as set out in the table, as amended. **Vote – Carried**

(c)The Council is empowered to appoint individuals to fill any outstanding vacancies.

### **NEW CHURCH COUNCIL** (*\*Interim until approved by Region*)

1. Council Chair – Jane Blakely
2. Treasurer – Brad Webb
3. Regional Representative – Ron Naugler
4. Members at Large – Lita Llewellyn + 2 vacancies
5. Property Representative – Patty Trail
6. Worship Representative – Debbie West
7. Christian Education Representative – Erin Webb
8. Ministry & Personnel Representative – Ann Krause
9. Community Outreach Representative – vacant
10. Trustees Representative – Carole Peacock

❖ **MOTION:** Moved by Jane Blakely and seconded by Carole Peacock that the Council is empowered to appoint individuals to fill any outstanding vacancies. **Vote – Carried**

## NEW BUSINESS

### 15. **Presentation on behalf of the Ecumenical Shared Ministry Working Group** – Alanna Palmer

- On October 19, 2023, the Board received an invitation from St. Andrew’s Presbyterian Church to join them in an Ecumenical Shared Ministry. An Ecumenical Shared Ministry (ESM) is an arrangement for people to worship and serve God in a unified way while still maintaining their denominational identity and connections. This was announced to the congregation at a meeting on November 19<sup>th</sup>, 2023. Congregants had questions about this possibility and subsequently, at a December 8<sup>th</sup>, 2023, meeting of the Leadership Team, an Ecumenical Shared Ministry Committee was formed.
- Volunteer Committee members were Debbie Allison and Tammy Coughlan of the Board, and Trustees Alanna Palmer, Bill Paterson, and Carole Peacock. The Committee’s goal was: Respond to St. Andrew’s invitation to join with them in an ecumenical shared ministry by a) Clarifying possible options using the UCC Ecumenical Shared Ministry Handbook and the congregation’s input, b) Keeping the Downtown United Project Recommendations in mind and c) Developing a plan to move to a new spiritual home and 4) Preparing an ESM Agreement in conjunction with St. Andrew’s. We were aware that this work will necessitate ongoing and regular consultation with all members, adherents, council, committees, and ministries of our congregation.

❖ **MOTION:** Moved by Carole Peacock and seconded by Bill Paterson that the St. Paul’s ESM Committee work with its counterpart at St Andrew’s to prepare a plan and an agreement that describes all aspects of an ESM arrangement and bring it to the Council and Congregation. **Vote – Carried**

**Question:** Alan Rayner

What about Wilmot? How does this help St. Paul’s save the building?

**Answer:** Alanna

Wilmot UC was invited to join us but has respectfully declined and conversations between the 2 Board/Council Chairs and they said it could be up to 5 years before they are willing to consider amalgamation with us. It doesn’t help us save the building. The ESM agreement will be presented to the congregation and to Council. The direction will lead us moving to St. Andrew’s and divesting ourselves of this building. This is about how we can work together and share properties, worship and other things.

- As we moved into this year, the ESM Committee began meeting jointly with the ESM committee of St. Andrew’s. Thus, we would like to make a second motion:

❖ **MOTION:** Moved by Carole Peacock and seconded by Bill Paterson that the ESM Committee make efforts for the congregations of St. Paul's and St. Andrew's to meet together throughout 2024 to get better acquainted. **Vote - Carried**

**16. Presentation on behalf of the Property Development Working Group – Jane Blakely**

**Congregational Meetings - 19 November 2023 & 17 March 2024**

Our Trustees have been raising flags to draw our attention to the state of our property for years. They noted that there is not enough money for anything more than emergency repairs and maintenance. Discussions with Kindred for redevelopment were not going to solve our property issues or give us enough resources to fix our sanctuary.

Direction from the congregation in November 2023 was to “Look into disposition of the property.”

Initially heading towards redevelopment process (Request for Expressions of Interest)

Team received advice:

- The sanctuary is not suitable for redevelopment.
- Best use is as place of worship/assembly.
- UCC prefers to see churches remain in use by the community.
- Determining fair market value for a high Victorian National Heritage Site with extensive deferred maintenance will be challenging.
- Seek out local congregations / groups - “someone will really want it.”

So far two Christian congregations have expressed interest.

**Decision Making Matrix - Things we need to decide:**

<p><b>WHAT IS FOR SALE?</b></p> <ul style="list-style-type: none"> <li>• Whole property including Houses <u>or</u></li> <li>• Sanctuary, Hall &amp; parking lots only</li> </ul>	<p><b>WHAT WE NEED FROM THE SALE:</b></p> <ul style="list-style-type: none"> <li>• Heritage protection</li> <li>• Continued use as sanctuary</li> <li>• Money - how much?</li> </ul>
<p><b>WHEN DO WE WANT TO SELL?</b></p> <ul style="list-style-type: none"> <li>• ASAP</li> <li>• 2025</li> <li>• Another date</li> </ul>	<p><b>HOW WE WANT TO PROCEED:</b></p> <ul style="list-style-type: none"> <li>• <b>Hire a realtor/consultant</b></li> <li>• <b>Board direction</b></li> <li>• <b>RFI process if local approach fails</b></li> </ul>



**What is for Sale?**

- Whole property including Houses OR
- Sanctuary, Hall & parking lots only

**Should we sell the Houses?**

<p><b>Pros</b></p> <ul style="list-style-type: none"> <li>▪ Must include if redevelopment is desired</li> <li>▪ Cash value of sale</li> <li>▪ No ongoing responsibility / maintenance</li> </ul>	<p><b>CONS</b></p> <ul style="list-style-type: none"> <li>▪ Part of our mission - this type of housing is in really short supply</li> <li>▪ Loss of ongoing revenue stream (~\$50k/yr)</li> <li>▪ Once it's gone, it's gone</li> </ul> <p>Houses are assessed at \$1,173,000 (2022 insurance appraisal - buildings only). There is outstanding external debt of \$279,793 (loan, mortgage, GNB) plus the loan from the Gough foundation (current value \$147,074)</p>
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**RECOMMENDATION: Proceed with listing the church, hall & parking lots. Defer decision re: houses.**

**What Do We Need from The Sale of the Sanctuary and Hall:**

- Heritage protection
- Continued use as sanctuary
- Money – how much does the congregation need to take away from this transaction?

**Known**

- Relief from burden of building maintenance and pending restoration
- Heritage protection - the community values this building
- Best outcome is continued use as sanctuary.
- Vital, growing congregations can contribute a lot to the downtown of a city & provide new ministry partners.
- We don't have any control over the use of the building once it's sold.

**To Be Determined - How much?**

- We're not required to get an appraisal (\$\$)
- We need to talk to 3 realtors and get listing prices – then list with one of them
- The deferred maintenance costs are part of the calculation
- We have to keep in mind what our potential purchasers ("the market") can pay

**Let's be Realistic about the Challenges!**

Deferred maintenance Operating costs Accessibility limits Building Code deficits (e.g. # washrooms) Limited parking/technology	Couldn't build this quality today Potential for energy and other upgrades Downtown location National Historic site Community connection
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**What should it be worth?**

Compare to new construction (that a purchaser might be considering)

- The sanctuary and hall include 22,982 square feet of space.

- Standard estimate for new commercial construction is currently \$200 to **\$300** per square foot (plus land).  
\$6,894,600.00
- Let's subtract the deferred maintenance costs of approximately \$3 M.  $\$6,897,600 - 3,000,000 = \$3,897,600$ .  
Plus land value.

### Relief from the Burden of the Building

Shoalts Building Assessment - Budget & Repair Priority - October 2022

BUILDING ELEMENT	COST	HST	SUBTOTAL	REPAIR PRIORITY	COMMENTS
Main Building & spire roof retain & repair	\$100,000.00	\$ 15,00.00	\$ 115,00.00	ASAP	15 - 30 yr life expectancy
Main building roof: replace in copper	\$675,000.00	\$101,250.00	\$ 776,250.00	ASAP	80 -100 yr life expectancy
Spire roof: replace in copper	\$225,000.00	\$ 33,750.00	\$ 258,750.00	ASAP	80 -100 yr life expectancy
Main building roof: replace in steel	\$400,000.00	\$ 60,000.00	\$ 460,000.00	ASAP	50 - 65 yr life expectancy
Spire roof replace in steel	\$150,000.00	\$ 22,500.00	\$ 172,500.00	ASAP	50 - 65 yr life expectancy
<i>Roof repair range</i>	<i>\$632,300.00 to \$1,035,000.00</i>				
Masonry repairs to main church building	\$950,000.00	\$142,500.00	\$1,092,500.00	Within 3 years	
Masonry repairs to bell tower	\$250,000.00	\$ 37,500.00	\$ 287,500.00	Within 3 years	
Masonry & wood repairs in attic	\$ 50,000.00	\$ 7,500.00	\$ 57,500.00	Within 3 years	
Replacement of concrete at entrance	\$ 75,000.00	\$ 11,250.00	\$ 86,250.00	Within 3 years	
Replacement of southeast steel stairs	\$ 25,000.00	\$ 3,750.00	\$ 28,750.00	Within 1 year	Partially completed 2023
Restoration of windows & exterior doors	\$250,000.00	\$ 37,500.00	\$ 287,500.00	3-5 years	Stained glass repair not included
Repair and support of floor structure	\$ 15,000.00	\$ 2,250.00	\$ 17,250.00	3-5 years	Scope of work is flexible
Total (2022 \$)	\$2,604,750.00 to \$3,007,250.00				

### When Do We Want to Sell?

- ASAP
- 2025
- Another date

### When do we want to proceed?

- Not entirely within our control but we can influence. For example, we could enter into an agreement that had an extended closing date.
- The sooner we get started with an asking price and included contents list, the sooner we can meaningfully negotiate with potential purchasers.
- Regional approvals are required at various steps – we need to allow time for that.
- The Ecumenical Ministry team is suggesting June 2025 as a “moving date”.
- Purchaser may want to move earlier or later - we can't expect this to be a quick transaction on either side

**RECOMMENDATION: List ASAP and be in “decision making mode” by fall.**

**Question:** Lita Llewellyn

June 2025 is a great date but depending on the purchaser, is it reasonable to be in the space that long with the required repairs?

**Answer:** Jane

I guess it is a risk calculation, but we can't just stop repairing things. It will depend on how fast we can pull this all together. That sounds like a long way away, but it really isn't.

**Question:** Gary Llewellyn

You will need 6 months minimum. 3 months to get started but 6 months is more realistic to complete the first stage. The potential purchaser will also need time.

**Question:** Bud Bird

I don't recall that the discussion with St. Andrew's, by necessity, included using their building. It is clear to be or is it still up for discussion.

**Answer:** Alanna

It was recommended at meetings in October and November, that we were going to go forward investigating divesting our church, and subsequent to that, the decision was made based on how much it was going to cost to maintain it in the future and how much it would cost to do the necessary repairs now. Subsequent to that, St. Andrew's invited us and Wilmot to join them in an ecumenical shared ministry, which is an established pattern across the country between the United Church, Lutheran Church, Presbyterian Church and Anglican Church, of these churches getting together. St. Andrew's is faced with an aging, shrinking congregation as we are. They have a 400 seat auditorium so they are inviting us to join them in their building and that's what this committee has been mandated to look at. There has been no discussion about St. Andrew's congregation coming to this building because, we have already decided that the maintenance issues and the cost of maintaining this building, that we couldn't sustain any size of congregation here in this building.

**Question:** Mel McGuigan

I'd just like to follow up on Gary's comment that we should recognize the fact that we set the timing at 90 days, and you still might get asked for an extension, so the purchaser can get information or prices etc. This may have to be considered down the road.

### **How Do We Want to Proceed?**

- Hire a Realtor
- Board direction
- RFI process if local approach fails

### **Known**

- We will need professional assistance
- Realtor/Consultant
- Board Direction
- Requires Regional Approval
- We have two interested parties at present
- There is still a lot of work to do
- We have to keep in mind what our potential purchasers can pay
- UCC (and CRA) require us to try to establish "fair market value"
- Regional approval is required throughout the process

**We** need to decide what contents are included?

- Inventory is being started shortly by Cathy Davis – decisions will be required

Next Steps...

- Talk to 3 realtors about a listing price and what they can do for us (for how much)
- Choose one of the realtors and list for 90 days, using a sealed bid process
- Consider all the offers at the end of the 90 days.

**Recommendations:**

**RECOMMENDATION:** Proceed with listing church, hall & parking lots. Defer decision re: houses.

**RECOMMENDATION:** List ASAP and be in “decision-making mode” by fall.

**Question:** Nancy MacGarvie

If you defer the decision about the residences, then it becomes obvious that the whole package might become more of interest than just the church and the parking lots. How do you address that when you are dealing with realtors and purchasers that may want to buy the whole thing.

**Answer:** Jane

That is something to ask, when we are interviewing realtors, how we would set this up so that if an offer was contingent on being able to extend it to the whole property that we would be able to do that in a way that didn't break any kinds of rules.

**Question:** Alan Rayner

We have potential congregations interested in the church so, when we are talking about the sale we are talking about these potential buyers not some big conglomerate. Where does the money go?

**Answer:** Jane

17% of the sale price goes to the UCC, the balance of it goes with the congregation if the congregation continues to exist as an entity, which it would in an ESM. If the congregation disbands it all goes to the UCC.

**Question:** Alan Rayer

I think I share everybody's desires here, it after we have all been here for a lot of years, it is hard to believe this church is going the direction it is. I saw the writing on the wall and that is why I am one of the guys that got the houses going, to help fund this congregation. It is not just this church, it is all churches.

**Answer:** Alanna

The funds will stay with us as long as we stay as United Church congregation. If we joined Wilmot, we would have to amalgamate. We would stop being St. Paul's and become Wilmot and all the money would go to the UCC.

**Answer:** Rev. Michelle

So, it goes back to that initial decision and part of what we were hearing was that this congregation, as a whole, did not want to move and just become Wilmot. That is what Wilmot would accept. They are not looking at entertaining an agreement for amalgamation or to negotiate what that looks like and who we would be, or a shared ministry that would have some of that same pieces. Our congregation expresses the desire to keep our congregation together through ESM opportunity and still be St. Paul's.

**Bud Bird: I would like to make a motion to extend the meeting by 15 minutes.**

❖ **MOTION:** Moved by Bud Bird and seconded by Alan Rayner that the meeting be extended by 15 minutes.

**Vote - Carried**

❖ **MOTION:** Moved by Jane Blakely and seconded by Debbie West that the Congregation chooses to proceed with the sale of the sanctuary, hall, and parking lots subject to approval of the Region. **Vote – Carried**

**Question:** Carole Peacock

My question is if the parking lots should be included in the package. The parking lots with the houses could make an ideal package in the future for a developer.

**Answer:** Jane

So, we have to realize that the church, hall and parking lots are one lot/property, and each house is their own lot/property. In order to do anything different we would have to subdivide the back parking lot, which would probably not be approved by the city.

**Question:** Bud Bird

Wilmot would welcome us as members of their church.

**Answer:** Alanna

The discussion between ours and their Chair is that they would accept us and transfer our membership, but they are not interested, at this time, in us remaining as St. Paul's worshipping in Wilmot. Only transferring our membership.

**Question:** Patty Trail

I understand that if we become a church that moves as a body to St. Andrew's, that the sign is going to say St. Andrew's Presbyterian and St. Paul's United.

**Answer:** Alanna

This will be in the ESM agreement. Part of the agreement is what we want to call ourselves, the shared ministry.

**Question:** Brad Webb

I just wanted to raise the issue that a decision to delay a decision is also a decision. If our finances are taxed now and inflation keeps on going then money that we might have got from the sale of the houses in the sale we are looking for will get diminished being deferred. I don't want to rush anyone but we have a clock ticking that we can't control.

**Question:** Ivy Bujold

If this proposed motion is defeated, where do we go from here?

**Answer:** Jane

We regroup... and figure out why and what people did want to see happen. If this is not the decision of the congregation then we need to figure out why.

**Question:** Alan Rayner

Question for potential buyers, have we done a background check on their viability? The end product here is that this church could be torn down like other churches, it's only a matter of time, regretfully.

**Answer:** Jane

That is exactly why we said we have to get this into the hands of the professionals. I don't want to be the one tasked with giving the evaluation as to the viability of potential buyers. If we are fortunate enough to find another congregation that wants to continue here for a period of time, it's a huge win because this is not the typical outcome. We need to believe we will be successful.

❖ **MOTION:** Moved by Jane Blakely and seconded by Cathy Davis that the Congregation defers decisions about the two residential rental properties for future consideration. **Vote - Carried**

❖ **MOTION:** Moved by Jane Blakely and seconded by Derrick Grant that the Congregation directs the Property Development Working Group to undertake the work to list the sanctuary, hall, and parking lot property and to bring back recommendations following the closing of the listing in the fall of 2024. **Vote – Carried**

17. **Correspondence** - None

18. **Empowerment**

❖ **MOTION:** Moved by Ron Naugler and seconded by Erin Webb that the (Interim) Council is empowered to act on behalf of the congregation on all matters within their jurisdiction. **Vote - Carried**

19. **Benediction** – Rev. Michelle

20. **Adjournment** at 2:12pm