



SPECIAL GENERAL MEETING

Sunday, January 28, 2024 // 11:30am

Minutes

1. **Opening Prayer**
2. **MOTION** to approve the agenda as presented. Moved by Heather Neufeld, seconded by Mel Sawatzky. Carried.
3. **Introductory Remarks** – Gord Braun
 - A committee was formed and asked to assess the building and church property and to make a recommendation to the church membership as to the best stewardship of our facilities.
 - Pastor David spoke regarding the vision and mission of Central Heights Church. Our building is a tool/instrument that helps us do ministry in our community, reaching out with the gospel of Christ.
 - Introduction of Brad Willems (member of Building Assessment Committee and Milton Koop (Chair of Building Assessment Committee).
4. **Building Assessment Committee presentation** – Brad Willems, Milton Koop
 - Brad Willems – How we got here.
 - A group became concerned of our aging members and strategically formed CH Seniors Housing Society. Brad was invited to sit on that committee. Land was acquired and the apartment complex was built. It was a lucrative endeavour and the society purchased land around church lot (north on Hawthorne, Missionary House, other lots on Hawthorne connected to the church). Eventually the SH Society donated the remaining properties to CHC with the caveat to use those properties Capital/building needs, etc. Then back in 2016 we were able to sell

the north property between the freeway and Hawthorne to retrofit the envelope of our building (leaky) and also to do some other work on our building.

- Milton Koop – report slides (as presented) attached at end of this document.

5. **Motion:**

The members approve Central Heights Church undertaking the process of gaining municipal approval, rezoning (to third reading), submitting subdivision and lot consolidation applications to create a new lot that would permit the development of a multi-storey residential development on the portion of land fronting Hawthorne Ave., currently owned by the church, namely, the two residential lots of 33524 Hawthorne Ave., 33536 Hawthorne Ave., and the area of land marked as 33552 Hawthorne Ave. (which is already part of the main church lot). The Elder Council is authorized to raise or borrow sufficient funds to complete the rezoning proposal, to be repaid from the eventual sale proceeds of the development.

Moved by Doug Wiebe, seconded by Ken Nickel.

6. **Q&A** discussion to follow mover and seconder

Nicola Bennet – will this affect the exemption from property tax?

A. We do pay property tax on the residential properties we own.

Rob Lowe – As part of the city's U-District community plan, how does this affect CHC?

A. The building of apartments would be in line with the U-District plan.

Bruce Schmidt – Thank you to the committee for the thorough report. Do we have an estimate of costs that will be coming in repairs? With this proposal, how are we planning for future capital costs, will we have an income to plan for this?

A. repair costs are many hundreds of thousands of dollars (boiler, HVAC, elevator, etc.)

Question is... how long do we stop investing in certain parts of our building? We do not have the answer yet, but we need to prepare for the future.

A. Investment – a few options will come after rezoning has taken place and into the development process. We have options... sell, or partner with a developer to get revenue from apartment rentals.

Lyndene Janzen – The last sentence of the Motion states “to be repaid from the eventual sale”, so that leads us to sell yet we are not necessarily voting to sell. Should the motion be reworded?

A. We will go through the zoning process and the likely outcome following that is to sell.

Bruce Schmidt – “to be repaid” – who does this imply will be repaid, if we ask the congregation to give toward this.

A. The “repaid” points to if we have a loan to pay for the process. We may ask for donations from specific people.

Lyndon Plett – clarification – are we saying we are not interested in being the developer?

A. Either we sell the land, we develop it ourselves, or we will partner with a developer.

Nadine Schroeder – Curious about how the team so far considered reconciliation in the 99 calls to action (lands taken from indigenous people).

A. No we did not consider that and can't answer to whether we will consider this in the future.

Doug Kasper – If we carve off that portion of our land, once we go down this route, we will have already spent a large amount of funds. What does the master plan sound like?

A. We have 110,000 sq ft of space and much of it is not used effectively. The opinion is that we will have enough land remaining to continue with effective ministry.

Dave Klassen – If we sell the property and X number of \$ goes into the bank. The building is falling apart, and if we sell, that money will go back into this building. Eventually we may have to take part of the building that is old. It would be good to know the WHOLE picture, not just fixing a boiler, etc. Is there a proposal for the next vote that would show us a future?

A. There have been loose discussions about what would happen if we were to take down part of the building and rebuilding. Regarding vision and mission – we are at a point in the strategic planning process that we are coming up with a draft of a new vision and values for elder approval. Our new vision and mission and values will be in place before next decisions about our building. The committee has discussed this at length regarding future of our building, but it is too early in the process to discuss tearing down parts of the building. Our recommendation today allows us to move forward without stating what the next phase is. This is all about preparing for the future and taking a small step in that direction.

Nathan Archer – Can we restrict our funds so it doesn't leak out into just repairs?

A. Funds would be preserved for capital.

Dorothy Wiebe – Maybe premature, but we need to remember that there is a lot of emotional attachment to the Missionary House and we need to honour what our forefathers have designated that land for.

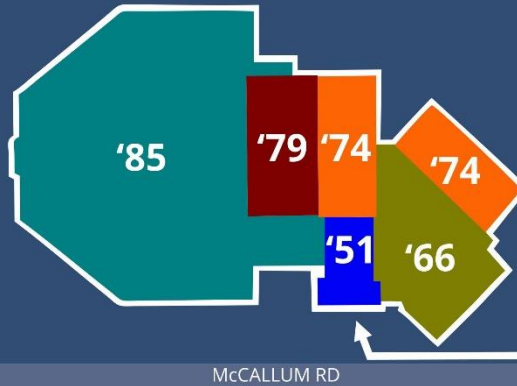
A. No recommendations are being made regarding the Missionary House today, comments have been noted.

Harvey Oullette – The interim funds (\$400,000) – will they possibly grow over the process? We also do not know how much will be donated nor if it will be borrowed. If borrowed, it will cause financing costs along the way.

A. Why we are here today - we need to get membership approval to start the step. We obviously do not want to surprise our members so if we are off on our numbers, we will bring members back to a meeting to discuss.

7. **Vote** (by ballot)
8. **Counting of ballots/Result of vote – carried – 96%**
9. **Motion to destroy ballots** - did not happen. Keep the ballots to be destroyed at the AGM in June.
10. **Closing Prayer.**
11. **Meeting adjourned**

OVERVIEW



HISTORY

- 2008** - leaking exterior & floor collapse
- assessed our options: rebuild or other – chose to stay on this site
- 2011 - 2012** - repaired exterior, floor, roof, HVAC
- 2014** - Capital Replacement Report
- 2016 - 17** - Review facility condition and options -----> MORE Campaign
- 2018 - 2019** - Renovations to 1985 Building

Other renovations - Womens Centre, Nikkel Hall, parking lot, roofing

CHC LANDS

Lots **A, B, C** are separate 'residential' lots from the main CHC lot.

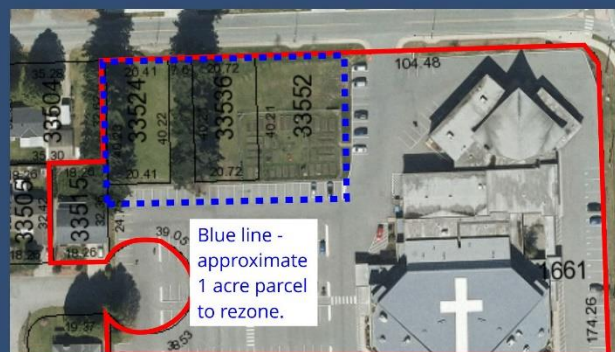
Lot	sq. m	sq. ft	acres
Main	25,657	276,169	6.340
A	591	6,361	0.146
B	821	8,837	0.203
C	833	8,966	0.206
	27,902	300,334	6.89



RECOMMENDED COURSE OF ACTION

Rezone approximately 1 acre of CHC lands

To position CHC for the future with options; to sell or other alternatives



RATIONALE

Pay for major capital repairs, upgrades, replacements from the proceeds.

- CHC annual budgets have very limited capacity
- Aging components and replacement cycles
- Costly and reoccurring
- Upgrades and renovations to meet changing ministry opportunities and needs
- Timing of need: present and ongoing

Long term

- Seed fund for facility replacement
- Position the next generation to move forward
- Proceeds are restricted to capital-building related



28 HVAC roof top units



Boilers



53,000 square feet of roof area
110,000 square feet of building floor space

REZONING

Objective is to maximize the value of these lands by changing the permitted use.

Increases the value substantially with minimal risk

- From approximately 2.5M to 6.5 -7.5 M (for 1 acre)
- Costs = largely for consultants and application fees
- 1 acre - most suitable/viable size for development

Rezoning would allow for a 6 storey residential building.

Rezoning will take 2-3 years. Need to plan ahead to be in position for the future.

Rezoning and sale of these lands does not interfere with future CHC development potential.