

‘Sanctuary in the Mission’

St. Paul’s United Church

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October 7, 2011

Mr. Bob Blakely
Chairperson of Property and Manses,
Kamloops-Okanagan Presbytery

Re: Certificate of Trustees Asking Consent of Presbytery

Dear Mr. Blakely,

Please find enclosed the above noted ‘Certificate of Trustees Asking Consent of Presbytery’ for the authority to development of St. Paul’s United Church property located at 3131 Lakeshore Road in Kelowna.

As you are aware, five years ago St. Paul’s began a vision quest. The congregation identified a need for a strategic plan for enhanced management of its land asset and to create sustainability for the organization. Furthermore, the visions’ focus was on sustained ministry and spiritual growth in the surrounding service area.

Fuelled through observations of other congregations going through development processes and also due to a nationwide shift from the conventional church operating structures, St Paul’s proceeded with a series of congregational meetings, design forums, feasibility studies, and church vision and mission delineation.

At a general meeting in June of 2008 the congregation unanimously approved to prepare a feasibility study for new facilities, growth, and community outreach. A group of church members dedicated time and effort to assemble an overview feasibility report for property development that included a new church building, fellowship amenities, attainable senior housing, commercial opportunity and sustained ministry.

On May 30, 2010, St. Paul’s congregation voted strong acceptance of the feasibility report and voiced advocacy decision to advance the development studies. The church established a project steering committee to proceed with the pre-development tasks and engaged a project manager to coordinate the flow of information and liaison with local professional development services.

After numerous consultants’ reports, presentations and meetings with St. Paul’s congregation a vote to accept the pre-development business plan and to proceed with developing our property took place on March 27, 2011. With an overwhelming majority in favour of proceeding with development plans St. Paul’s United Church and the ‘Sanctuary in the Mission’ officially gained collective consent and directive unity.

St. Paul’s project steering committee immediately grew and evolved into a development committee with specific focus group sub-committees. Church members that had experience or creative acumen in any of the fields associated with the project were brought on board to supplement the project team. Professional consultants including; lawyers, accountants, marketers, builders, engineers, and architects were engaged to assist the process, to augment the opportunity and to add viability to the business plan.

Project planning, due diligence and feasibility reports were initially self-funded through a vision quest dedication. The trustees and board of directors approved allocating \$50,000 in April, 2010 for the development planning process. The funds were augmented by approved applications to CMHC for seed-funding grants and loans. Based on a component of affordable housing; CMHC approved a grant of \$10,000 and a forgivable loan of \$10,000. The funds were directed towards a needs and demands market study and project profile.

St. Paul's is establishing a separate non-profit society to manage the development project and oversee the funding, construction, and operations of the new facility. The society will transfer all profits and generated income to St. Paul's church for ministry use and community outreach. We are currently applying for pre-development funding with CMHC, up to \$100,000 available, and initiating a major capital campaign to raise funds internally and throughout the business community.

The initial reports and proforma indicate an extremely viable project due to our location and size of property. We currently have 1.6 acres, assessed at over \$4.4 mil, located at the heart of Kelowna's most prestigious cultural community and center. The concept project will cost approximately \$14.0 mil and will net a new church building and a profit over \$2.0 mil.

The property will develop into an integrated building of traditional sanctuary, fellowship outreach, community events and education, senior housing, parkade, retail, commercial, and offices. The site will link pedestrian friendly corridors and plazas with the surrounding community. We believe the church will become the patron of the best culture for Kelowna and evolve into a spiritual center resonating Christianity in our community and reaching out to our city and beyond.

I hope that this brief summary of our vision and work will be beneficial to you and the members of our Kamloops-Okanagan Presbytery.

Sincerely Yours,

Bob Plank,

Richard Chung,

Co-Chairpersons of the Trustees of St. Paul's United Church



Certificate of Trustees Asking Consent of Presbytery

In the matter of **REDEVELOPMENT OF PROPERTY OF ST PAUL'S UNITED CHURCH** (Lot 1, district Lots 14 and 135 Osoyoos Division Yale District Plan 34984 except plans 35454 and KAP67299)

CERTIFICATE OF TRUSTEES ASKING CONSENT OF PRESBYTERY

*The United Church of Canada Act,
The Manual (2004 edition), section 271*

We the undersigned, do hereby certify that the following is a just and true copy of a resolution duly passed by the Trustees of **St Paul's United Church**, a congregation of the United Church of Canada and part of the **Kamloops-Okanagan Pastoral Charge**, at a meeting of the Board of Trustees duly held for that purpose at Kelowna, British Columbia on the 9th day of October, 2011.

Moved by Bob Plank seconded by Len Sampson that the trustees of **St Paul's United Church**, a congregation and Pastoral Charge of the United Church of Canada having received the direction of the Church Board of the said pastoral charge to do so, request the consent of the **Kamloops Okanagan Presbytery**:

To the redevelopment of certain Real Property, the legal description of which is Lot 1, district **Lots 14 and 135 Osoyoos Division Yale District Plan 34984 except plans 35454 and KAP67299** and the municipal address of which is **3131 Lakeshore Road, Kelowna, BC, Canada V1W 3S9**, pursuant to an agreement between the Board of Trustees of St Paul's United Church, a congregation of the United Church of Canada, as owner dated the 9th day of October, 2011 and subject to presbytery approval, the terms of which are as follows:

Issue legal and binding contracts to enable the design and construction of three integrated buildings that are:

- A new church building which is responsive to the changing needs of the congregation and community, opening up new opportunities for inclusiveness and providing a welcoming environment for the neighboring community.
- A residential building of approximately 38 condominiums that provide housing for both congregation members and the wider community

- A commercial building that will provide funding for the church construction and sustained income
- Residential and parking facilities that will offer the potential of a stable income separate from the offerings of the congregation

Construction is planned to begin in 2012. Construction funding entails a partnership with a financial institution that will provide approximately \$14 million in interim finances that requires the encumbrment of a mortgage. Upon completion of the project and completion of property leasing there will be a mortgage free building, new service facilities and a projected net profit of \$2,000,000.

And in pursuance of the said resolution, we hereby apply to Kamloops Okanagan Presbytery for consent for the redevelopment.

Dated this 9th of October, 2011

Bob Plank, Trustee Co-Chair

Richard Chung, Trustee Co-Chair

Grace Paulowicz, Trustee Secretary

Kamloops-Okanagan Presbytery
Minutes from Finance Working Unit
October 22, 2011 – Fall Presbytery, Golden
St. Andrews United Church, Golden

Present: Bob Blakely, Leona Harrison, Nan Hendrie, Stephen Hershey, Bruce Comrie, Don Seaton, Bob Hendrie, Lily Watson, Rob Couch and Leslie Stirling present. Hugh Chown of Oliver attended the meeting as a guest.

Leslie Stirling, acting Administration Coordinator chaired the meeting. She opened the meeting at 12:30 pm by introducing Don Seaton who will become the coordinator at the rise of this meeting of Presbytery.

Grant Applications:

Bruce Comrie, chair of Home Missions reported on the Mission Support Grant applications received. *M/S Bruce Comrie/Nan Hendrie* that Kamloops-Okanagan Presbytery recommend the following four 2012 Mission Support Grant applications to the B.C. Conference Home Missions Committee: St. Andrew's, Lillooet - \$9000; Lumby - \$8500; North Thompson - \$9000; Oasis, Penticton - \$10000. **Carried**

M/S Leona Harrison/Bob Blakely that Kamloops-Okanagan Presbytery forward a Van Dusen Grant application for \$1500 to assist with the cost of the Shared Ministry conference entitled "For Healing and for Hope: the Promise and Challenge of Ecumenical Shared Ministry Congregations" **Carried.**

M/S Bob Hendrie/Bob Blakely that Kamloops-Okanagan Presbytery forward with concurrence the Application by Zion United Church, Ashcroft for a Church Modernization and Improvement Grant in the amount of \$3,724.70. **Carried**

Property & Manse:

Bob Blakely reported on the status of the Kamloops United Church redevelopment and the St. Andrews, Enderby repairs.

He advised that have received a request from Oliver United Church for permission to sell property.

M/S Bob Blakely/Bruce Comrie that we give permission to Oliver United Church to sell the following properties:

- Manse at 11309 – 352 Avenue described as Lot 3, Plan 12225, District Lot 2450S Similkameen Division of Yale Land District, Portion L198
- Parking Lot at 9927 – 358 Avenue described as Lot 6, Block 16, District Lot 2450S Similkameen Division of Yale Land District, TOWNSITE OF OLIVER
- Hapke (Small) House at 9935 – 358 Avenue described as Lot 7, Block 16, District Lot 2450S Similkameen Division of Yale Land District, OLIVER TOWNSITE

Carried

M/S Bob Blakely/Nan Hendrie that the Financial Working Unit of Kamloops-Okanagan Presbytery grant consent to St. Paul's United Church, Kelowna as requested in the Certificate of Trustees Asking Consent of Presbytery dated October 9, 2011. **Carried.**

Kamloops Resource Centre:

A letter was received from the Resource Centre management team returning funds from their surplus and recommending that the funds be used to reduce the annual pastoral charge assessments.

M/S Leona Harrison/Lily Watson that funds returned to Kamloops-Okanagan Presbytery by the Kamloops-Okanagan Presbytery Resource Centre be used to reduce the annual Pastoral Charge Assessments. ***Carried.***

Nan Hendrie moved the meeting be adjourned at 1:45 pm.