

RHUC Board Meeting
Minutes
Wednesday Feb. 28, 2024 7:30 pm
On Zoom

Present: Karen Dale, Dianne McLeod, Howe Foo, Jane Wedlock, June Blanchette, David Leyton-Brown, Carolyn You, Nancy Hart, Doug Loweth

Guest: Jane Ridout

Regrets: DJ McCready, Julie Horne, Sara Perez, Harry Ramsaran

Approval of Minutes of last Board Meeting:
Minutes of Feb. 21, 2024 – approved as written

Agenda: Discussion of Redevelopment Project

Discussion of Redevelopment Project

Meeting Adjourned

Next Meeting Wed. March 13, 2024 on Zoom

Feb. 28, 2024

zDiscussion of Redevelopment Project:

- Review of recent correspondence to Tim Blair/Kindred Works and his response to concerns (see minutes of Feb. 21, 2024 meeting)
- Further discussion of Living Into Our Vision and what it means; it is part of and yet separate from, the redevelopment project
- Jane W offered if there were any questions and how everyone was feeling about where we are – the redevelopment team wants people to feel as we are all part of this
- No questions have as yet been received from the congregation for the March 17 meeting
- The team is working hard to move things forward
- (In reference to Report to the RHUC Board by the Redevelopment Team dated Feb. 20, 2024) Page 3 references a proposal received by the Redevelopment Team Feb 15, 2024 from ERA Heritage Consulting Services relating to 'Sanctuary Plaster Ceiling and Wall' and 'Stained Glass' investigations - it was clarified by Jane W that there were 2 parts to each investigation: ERA's fees to **oversee the investigations/reviews**, and the cost of the **investigations/reviews to be done by Specialists Tradespersons**

So re Sanctuary Plaster Ceiling and Wall investigations

- ERA fees would be \$5665 + tax
- Specialist tradesperson fees recommended by ERA \$14000-\$34000 + tax

Stained Glass windows in the sanctuary investigations

- ERA fees would be \$3605 + tax
- Specialist tradesperson fees recommended by ERA \$10,000-\$12000

TOTAL COST of INVESTIGATIONS approx. between \$37,500 and \$46,000

** both would include a report and associated costing for the actual work to be done

- Some remedial work has already been done on the stained glass windows
- Catwalk would allow some visibility of parts of the roofs, along with some access from the bell tower
- If scaffolding needed, need to replace the burnt-out bulbs in sanctuary – consider if this is a good time to have a type of mechanism to lower the light to allow for repairs?
- RHUC does own some scaffolding
- Dan is instrumental in anything to be done in the building given his knowledge of the building and his expertise
- Clarification needed with respect to terminology used and what is meant by Phase 1, as this term was used in the motion when \$23,000 was approved by the

Board May 2023 – Phase 1 may be termed as the Green Phase (addressing urgent items named in the heritage condition assessment report and moving towards Net Zero which would include addressing our boiler issues (From Redevelopment Team report))

- Review of the obstacles encountered in the redevelopment process – there was a report done preCOVID (later clarified that this report by FCAP X, 2019, was given and reviewed by ERA) which included 3 categories of work needing to be done
 - Immediate work
 - In approx. 5 years time from the report (2024)
 - Long-term redevelopment
- There is concern because, with redevelopment being considered, Health and Safety issues were given priority and a hold put on other items – boilers continue to be of great concern
- David reviewed the current state of the possibility of seeking funds for our project from regional (SWRC) or national resources (UCC) – St. Paul's, Orillia, (which has basically the same architectural plan as RHUC) was the first church to seek funding for major renovations, which included no heritage restrictions, no demolition or major rebuild – their sanctuary was modified into a performance space and AV equipment purchased – they requested \$300-\$400,000 and it was approved – that funding resource is no longer available i.e. none at the regional level – all grant money has been spent on pre-existing projects
 - TUCC has possible loan funding
 - national level funds: may could get a one-time grant if we were to replace boiler in line with NET ZERO but it wouldn't cover the full cost
 - another source of grants between \$20-30,000 with a once-a-year deadline for applications (David believes this to be in April)
- Discussion about the need for UCC to clarify their real estate goals – there appears to be conflicting understandings with respect to what the region may or may not be able to help with e.g., ceiling/ boiler
- Most grants require that the church would raise an equal amount to the grant
- Our cashflow cannot fix the sanctuary
- Apparently on the regional website there is list of where funds from sold church/properties go, with a list of priority recipients
- Regional Trusts are only in process of being developed – those from RHUC who attended a meeting were left with many questions – Jane R has written a letter with numerous questions seeking clarification
- In past 40 years the number of UC church closures and amalgamations have been increasing – those funds used for grants/commission activities etc. – this led to the creation of UPRC

- Clarification of response from Tim Blair/Kindred Works was requested and Jane W read response – RHUC had a relationship with KW for 2 years and during that time they had expressed continuing interest in working with us even though there would not be housing component in our redevelopment – reality for KW is that Canadian Mortgage and Housing Corporation funds can only be used for housing
- Role of Savira Cultural Consultants was clarified – Wende Cartwright is a consultant from Savira - Savira paired with Kindred Works to determine feasibility of RHUC becoming a Community Centre for the Art – Savira reached out to community, non-profit groups, wedding planners etc regarding interest in use of sanctuary
- 2030 is RHUC's 100 Anniversary!
- The conditions assessment was given to ERA and the ERA report is more robust and superseded the older report
- The 1957 building can not become accessible for less than \$1 million
- questions raised if we were at a juncture where we need to step back and what would happen to funds from the sale of Village Commons if that were to be decided
- stated that the 3-stage approach is a step back – the phased approach has not as yet been costed out
- David clarified that if the 1957 building were to be sold (after necessary approval of the region) we could use the revenue of that sale – if RHUC closed, then the property goes to the region
- 2014 – 2024 – 2034 trends in finances won't the church going
- Are we looking at a smaller project funded by loans?
- We currently have a good plan/relationship with people at Net Zero and ERA Heritage
- Team believes we will have great support from the larger community
- We need to tell our story and all pull in the same direction
- "We're not broke!"
- An analogy used for the large project that if you are interested in opening a restaurant, you start with a foodtruck!
- Need to generate events and rental in the sanctuary
- We do have an elevator – the whole project doesn't need to be complete to be usable
- Congregation would be uncertain where the funds for investigations would come from – certain numbers must be shared and bring the congregation back in

- Living Into Being a Community and Centre for the Arts - need to have a core group from the congregation and ideally from the community, to establish what this can look like

MOTION: that the RHUC board authorize ERA Heritage Architects to proceed with the Sanctuary plaster ceiling and wall investigation, and the stained glass investigation as outlined in the Proposal dated Feb. 15, 2024, and to deliver two reports and the costing to complete the necessary work.

Budget: Sanctuary Plaster Ceiling and Wall Investigation

ERA fees:	\$5665 + tax	
Specialist tradeperson estimate:		\$14000-\$34000 + tax
<u>Stain Glass Investigation</u>		
ERA fees:	\$3605 + tax	
Specialist tradesperson estimate:		\$10000-\$12000 + tax
TOTAL	\$9270 + tax	\$24000-\$46000 + tax

To be funded from the Special Gifts Fund

**M/S Jane Wedlock/David Leyton-Brown
Tabled to March 13, 2024 Board Meeting**

- This money would be in the budget presented to congregation at the AGM on April 7, 2024
- Most pressing is the ERA work
- Based on the FCAPX report done, the 5-year items included electrical panel and wiring, which needs to be asked about
- Regular Financial reports need to be available ahead of time of the board meetings so there is an understanding of the 'big picture'
- March 17 meeting to focus on Living Into the Vision and the heritage work in the sanctuary - Another small action-oriented team (not the redevelopment team) needed
- May 11 Open Doors event: we can have a parallel event at RHUC and have the doors open and information shared about what we are doing and where we are going

Meeting adjourned