

Wesley United Church
 Council Meeting in person at Wesley United Church
 May 23, 2023
 Minutes

Wesley United Church, located on Treaty 4 land, is an Affirming Ministry of Jesus Christ, nurturing spiritual exploration and growth. We advocate for justice and social action. We love and care for ourselves and our neighbours throughout the world.

Present:

	Name	Position on Council
R	Wayne Clarke	President
X	Stephanie Dove	Past President
X	Lenore Bewcyk	Vice-President
X	Al Goudie	Secretary
X	Jim Chernick	Treasurer
X	Jim Chernick	Admin & Finance Division Coordinator
X	Frances Goudie	Christian Education Division Coordinator
X	Carolyn McBean	Pastoral Care Division Coordinator
X	Tessa Whyte	Ministry & Personnel Division Coordinator
R	Sheila Roske	Worship Division Coordinator
X	Carolyn Woodall	Intentional Interim Minister
X	Kent Stewart	Transition Team Representative
X	Linda Gunningham	Regional Council Representative
X	Brenda Patton	Regional Council Representative
X	Dave Towers	Sunset United Church Representative
X	Catherine Maloney	Board of Trustees

R = Regrets P = Partial

1. Call to order – Vice President Lenore called the meeting to order at 7:00 pm.
2. Opening reflection – Carolyn McBean.
3. Approval of agenda

Motion 2023-58: That the agenda be approved as amended. M/S Linda Gunningham/Stephanie Dove – carried.

4. Approval of minutes from the Council meeting of April 19, 2023.

Motion 2023-59: That the minutes of the meeting of April 19, 2023 be adopted. M/S Al Goudie/Stephanie Dove – carried.

5. Reports

5.1. Minister. Report attached.

Carolyn reported a request for transfer of membership from Eric and Brenda Anderson to Eastside United Church. She also had a request for baptism slated for June 4 for Flora Barbara Fitzsimmons.

Motion 2023-60: That the transfer of membership for Eric and Brenda Anderson from Wesley United Church to Eastside United Church effective May 10, 2023 be approved. M/S Kent Stewart/Frances Goudie – carried.

Motion 2023-61: That the baptism of Flora Barbara Fitzsimmons, child of John Fitzsimmons and Kristen (Hendrickson) Fitzsimmons on June 4, 2023 be approved. M/S Kent Stewart/Frances Goudie – carried.

5.2 President. No report.

5.3 Vice President. Report attached. Lenore reported:

She is still working on vacancies in the Lay Leadership List.

Sunset United has an opportunity to sponsor a refugee. We have funds designated for an LGBTQ2S+ refugee. The consensus was to leave the funds designated as is for now. If the refugee sponsorship by Sunset materializes and there is a call for funds then this question can be revisited.

The Sunset board passed a motion on May 18, 2023 to the effect that their building will not be sold in the foreseeable future. That takes all other options off the table in negotiations for amalgamation.

Lenore invited Catherine Maloney, chair of the Board of Trustees to speak to the letter from the Trustees, attached as correspondence.

Catherine said that since the Trustees' May 5 meeting information has come forward about the efforts of property regarding the sale of the building. The trustees are concerned that delay leads to deterioration of the property. Delay puts us into a position that we may have to spend money on repairs to ensure that the building is in reasonable enough shape for the next year for the tenants to occupy. We are a bit between a rock and a hard place. A further review of the structure was to take place today. The Board of Trustees remains concerned because time is our enemy. The Board of Trustees is ready to be involved and remain informed so we are in the best position to act as expeditiously as possible. The trustees don't have a consensus at this point to put forward a motion regarding disposition of the building. It is Council's decision and the trustees serve at the direction of council.

Motion 2023-62: That Council recommends to the congregation that the Wesley United Church Board of Trustees be directed to go forward with sale of the Wesley real property as soon as possible being mindful of the tenant commitments to June 30, 2024 and that a congregational meeting be convened on June 18, 2023. M/S Carolyn McBean/Stephanie Dove – carried.

5.4 Treasurer.

Motion 2023-63: That the financial statements for the month end April 30, 2023 be approved. M/S Jim Chernick/Kent Stewart – carried.

5.5 Administration and Finance. Minutes and report attached.

MOTION 2023-64: That I Discover Playschool be given notice of termination of its lease with Wesley United Church no later than June 10th 2023 to be effective June 30th 2024. M/S Jim Chernick/Al Goudie – carried.

MOTION 2023-65: That UCAS be given Notice of Termination of the Wesley United Church – UCAS Partnership Agreement by no later than June 10th 2023 to be effective June 30th 2024. M/S Jim Chernick/Al Goudie – carried.

MOTION 2023-66: That Wesley Council direct UCAS to take steps to include Daughters Of Africa RC under their liability insurance coverage and notify Wesley United Church when this has been accomplished. The motion was deferred pending receipt of a report from Kent Stewart from the Wesley/UCAS Liaison Committee.

5.6 Christian Education. No report.

5.7 Ministry and Personnel. No report.

5.8 Pastoral Care. Carolyn McBean introduced the following:

MOTION 2023-67:

Whereas the Pastoral Care Division has not been able to plan/provide a 2023 workshop for Wesley people on the topic of “grief”, as it relates to upcoming changes at Wesley; and,

whereas such a program of grief and all its manifestations is very important at a time of major change (i.e. grief that can include anger and withdrawal from activities and people who were previously important); and,

grief as changes emerge; and,

whereas the 2023 Wesley Budget allocates \$300 towards the cost of such an event/seminar/consultation:

therefore, be it resolved that Wesley Council release the Pastoral Care Division from its responsibility to offer such a workshop; and, that Council recommend to the JOINT AMALGAMATION TEAM that it consider this task as part of its long-term responsibility; and, that the budgeted \$300 be made available to the JAT. M/S Carolyn McBean/Frances Goudie – carried.

5.9 Worship. Minutes attached.

5.10 WUC/UCAS Liaison Committee. Report attached. Kent reported that he met with Christine Lwanga to discuss concerns regarding Daughters Of Africa. (DOA) Christine indicated that their liability insurance does cover any activity by DOA and Kent has asked for proof. Christine assured him that DOA will not be using our facility for workshops, etc.

5.11 Transition Team. Report attached. Kent reported that the a review and revision of the Wesley Living Faith Story has been

Also, Council may want to include the revised Living Faith Story in the information for the upcoming Program Meeting. Carolyn W said that congregational approval is not required at this time because it will need an update when the formal question of amalgamation is going to be asked. However, the revision would be good information to give the congregation.

Motion 2023-67: That the amended Wesley Living Faith Story dated May 20, 2023 be approved. M/S Kent Stewart/Stephanie Dove – carried.

5.12 Sunset United Representative. Report attached.

5.13 Joint Amalgamation Team. Lenore mentioned that the Joint Amalgamation Team has been keeping the congregation updated by including reports in the announcements.

Motion 2023-68: That the reports be received. M/S Frances Goudie/Kent Stewart – carried.

6 Business Arising.

6.1 Report on updating the historic roll. Email from Karen Stoddart attached. Carolyn W said that with help from Jacque, Karen Stoddart is creating a dynamic electronic copy of the historic roll so it can be readily accessed and updated. There will also be a comprehensive list of members and adherents.

6.2 Sponsorship of the Four College Summer Conference. The Worship Committee decided to make a donation to St. Andrews College from the Worship budget for Principal Richard Manley-Tanis and Professor Bernon Lee attending at Wesley to speak about the college. It was agreed that the request for sponsorship should be denied.

7. New Business

7.1 Preparation for the Annual Program Meeting. Lenore is chairing. Reports are due.

8. Correspondence

8.1 Letter from the Board of Trustees.

9. Volunteer for reflection for June meeting – Frances Goudie

10. Next meeting of Council: June 28, 2023 at 7:00 pm.
11. Benediction – Rev. Carolyn
12. Adjournment at 8:55 pm.



Lenore Bewcyk, Vice President



Al Goudie, Secretary

REPORTS

5.1 Minister

IIM Report to Wesley Church Council
May 2023

Though I have been physically absent for a significant part of this month, I have been busy working on several things related to the Wesley Community of Faith, and the Living Skies Region.

While at home the first week of May, I attended virtually the two-day Board of Regents meeting of St. Andrew's College, and the Convocation. This is a volunteer position, yet it bears on the future of theological education opportunities within our Region, and for students across the world.

There have been many meetings within the congregational structure, of Admin & Finance, Transition Team, Worship Committee, ZOOM Coffee, Men's Club (thank you for the invitation!), Book Study, and Council, as well as planning for a funeral on May 19th. Several phone visits have been made with congregants who have had health concerns. Also, there have been meetings and emails and projects related to the Regional Meeting of Living Skies scheduled for May 25th to 28th in Prince Albert. I am the Chair of the Planning Committee for that meeting.

In worship, we have begun sharing our favourite hymns and anthems, and people have been encouraged to bring to Sunday worship items that symbolize what Wesley United Church has meant to them. The meanings of those symbols will be shared in worship each week.

This month includes my virtual attendance at the Festival of Homiletics, from May 15th to 18th.

We received notice this month that our Annual Statistics report was not submitted to the General Council by the deadline of May 11th. Completing that report as soon as possible became a significant priority.

Cordially, Carolyn

5.3 Vice President's Report

VICE PRESIDENT'S REPORT FOR May 23/23

- April 30/23 Wesley members of Joint Amalgamation Team.
- Apr 27/23 missed Sunset Board meeting due to illness.
- April 28/23 meeting David Stern/ Beth Barber/Scout Barber re potential proposal for building. They recommended we get a complete appraisal. Approximate cost \$5,000.
- April 30/23 Joint Amalgamation Team – chose interim name South Regina United Community, confirmed method of decision meeting.
- May 2/23 Meeting with Marina Jeffery from Sunset re: computer file system.
- May 17/23 attended small group meeting South Regina United Community House/Kitchen

Submitted Lenore Bewcyk May 10, 2023

5.5 Administration and Finance

*** MINUTES ***

Wednesday May 10, 2023 * 10:30 AM in person**

1. **CALL TO ORDER:**
 - a. **Attending:** Lenore, Karen, Darwin , Jim and Reverend Carolyn
2. **APPROVAL OF AGENDA:** unanimous approval
3. **MINUTES OF THE PREVIOUS MEETING (April 13, 2023)**
 - a. **Approval of previous meeting minutes:** minutes were approved unanimously with the correction of the spelling of Kent Stewart's last name from Stuart to Stewart.

b. **Business Arising:**

- A computer hard drive previously reported as missing has been located and is being used for scheduled back ups.
- UCAS and IDiscover playschool notification of termination of partnership agreement and lease

At the most recent council meeting Council did not approve issuing notification of a termination of the playschool lease agreement and the UCAS partnership agreement as per an A&F recommendation. A&F continues to think that these notifications are necessary and has therefore brought this back to council. In the case of the playschool a 12 month notice is required and in the case of UCAS a 6 month notification of partnership termination is required. UCAS uses its space by virtue of the WUC-UCAS partnership agreement rather than a lease. In the case of UCAS A&F feels it is courteous to provide notification as early as possible. Ultimately termination notices are required.

It was **moved** by Lenore and **seconded** by Karen that the following motions be taken to council :

MOTION That I Discover Playschool be given notice of termination of its lease with Wesley United Church no later than June 10th 2023 to be effective June 30th 2024.

MOTION That UCAS be given Notice of Termination of the Wesley United Church – UCAS Partnership Agreement by no later than June 10th 2023 to be effective June 30th 2024.

CARRIED

4. REPORTS

a. **FINANCE & INVESTMENTS:** (Chernick, Schmuland)

- April 2023 financials are not available
- Submissions for the Annual Program meeting to occur June 4th are required to be submitted by May 19th to Jacque. Darwin will supply his part by May 16th.

b. **VICE PRESIDENT** (Bewcyk)

- Lenore provided a discussion of the proposed revised council structure as amalgamation moves forward.

c. **PROPERTY & SERVICE:** (Roske)

- i. UCAS partnership - Darwin reiterated concern that the Daughters of Africa Resource Center (DOARC) be added to UCAS liability insurance coverage. If , as appears likely, DOARC is not to be treated as a separate entity from UCAS it must then be added to the UCAS liability coverage.

The following motion is therefore requested from council:

MOTION That Wesley Council direct UCAS to take steps to include DOARC under their liability insurance coverage and notify Wesley United Church when this has been accomplished.

- ii. Website – Darwin reported that Donna Hudson is interested to help Wesley United Church (WUC). Going forward it may be necessary to include Jim and Polly at Sunset to link the information at the websites for both churches.
 - iii. Repairs and Maintenance - The roof is still holding despite recent snowstorms. The issue of repainting parking stall markings was discussed and this expense should be deferred given the state of WUC finances.
 - iv. A/C , furnace & roof repair estimates- Darwin will go through Coldwell-Banker to get estimates for the cost of replacement of AC, furnaces and do roof repairs. There is no cost for these estimates and may be useful to have going forward.
 - v. Appraisal – Darwin will contact Coldwell Banker to investigate what is required to be done and the cost if WUC were to proceed with having an appraisal done. An appraisal could determine whether or not there are asbestos issues to be dealt with. During this discussion Rev Carolynn recounted a recent meeting held with Pinnacle Developments and several members of WUC during which the need for an appraisal was discussed.
- d. **STEWARDSHIP EDUCATION:** (Gunningham absent) No report
- e. **REVENUE/ADMIN CONVENOR:** (Stoddart)
- Karen reports things are going well and that she continues to be mentored by June. Work continues on compiling a list of WUC members. A “roll revision” appears to be necessary.

5. **OTHER BUSINESS:**

6. **NEXT MEETING:**

a. June 7th , 2023 9:30 AM

7. ADJOURNMENT:

Good Evening Admin & Finance Division Members:

I am forwarding this to you as it contains some very important information that should go forward for the Council meeting next week. For the most part it is a follow

up as to what we discussed at our last A & F meeting. Property was going to act on some action items and this is it.

Gordon is going to circulate this to the Trustees and the Transition team as well. Please let me know if you have any additional questions on this.

Also as an FYI, I will attempt to get another roofing quote after next week as Glen has provided some other company contacts.

Thanks,

Darwin

From: Darwin & Sheila Roske [<mailto:dsroske@sasktel.net>]

Sent: May 18, 2023 3:45 PM

To: gordon. beck@sasktel. net (gordon.beck@sasktel.net) <gordon.beck@sasktel.net>

Subject: Latest Developments from our May 17, 2023 Meeting

Hi Gordon:

I have summarized some of the discussion from May 17 and have done a lot of follow up from our meeting with Glen Hill of Colliers that morning.

Here is some of the key information.

“Market Sale Price” appraisals for the church(s):

The conversation on this topic began with the concern from some Wesley congregation members whether we should be getting an additional “certified” valuation for sale appraisal in addition to our current “Opinion of Value” appraisal? Glen indicated that this decision was entirely up to us and he would have no concerns with this. He provided us with a company that has had a lot of experience appraising commercial properties (including churches). See below.

I have conversed with Peter Lawrek B.A.,
AACI, P.App of BL Brunsdon Lawrek &
Associates Real Estate Appraisals and
Advisory Services

He has sent us the following information:

Further to our discussion today.

1) Wesley United Church 3913 Hillsdale St

Appraisal Fee: \$2,500 plus gst.

Completion: within 3 weeks of confirmation to
proceed.

Appraised value is most probable sale price.

2) Sunset United Church

177 Sunset Drive.

**If this appraisal is done immediately after
Wesley the fee would be \$2,000 plus gst.**

We have offices in Regina and Saskatoon with
20 appraisers and we cover the whole
province.

We have appraised numerous churches over
the years and I am appraising one currently.

I have over 35 years of experience.

Regards,

Peter Lawrek B.A., AACI, P.App

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and Advisory Services

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The "certified" appraisal route would be the most expensive way to go and I do recall Glen saying that it is very likely that the appraised value would not vary much from the "Opinion of Value" appraisal that he did last year. A "certified" value of property appraisal is useful (and usually requested) for the property buyer if they are acquiring funds from a financial institution to purchase the church. Also, the potential property buyer will pay for the certified property appraisal as required by the financial institution.

The cheapest way to go from a value of sale appraisal point of view is to stay with the Opinion of Value that we were given already by Glen (our realtor). **He also did indicate that he would do a similar Opinion of Value for Sunset (at no cost) if so desired.** Although it was not specifically mentioned, the right thing to do in this case would have Glen be the sales agent if the Sunset property was sold.

The second cheapest way to go would be for Glen to give us the more detailed report that went into the summarized Opinion of Value. It just contains a bit more background information that went into the three page report. He normally charges \$500 for these but if we go with him for the sale it would be waived. A similar deal would apply for Sunset. **It should be noted that this report does not change the sale valuation that is included in the three page Opinion of Value report.**

Controlling The Narrative:

It is extremely important to have the process regarding the potential sale of the building consolidated within one group or designated individuals for the church. In this particular case we have engaged Glenn Hill of Colliers to be our real estate expert and agent if we go to the market. Gordon & Darwin have now met with him two times since the initial appraisal (Opinion of Value) to give him updates on our situation. **Entertaining premature offers to buy or agreeing to meetings with potential buyers before the property goes to market is something that should be avoided.** In some cases it can result in an environment of confusion and the spread of incorrect information to people within the church and the Regina community. Rumors go around quickly in a small city like Regina. If or when the property goes on the market that is the time to entertain offers and have meetings with serious potential buyers. Our realtor is convinced there will be lots of activity if Wesley goes up for sale as it is prime

location and many groups will likely want to retain the structure as it does have "good bones".

Asbestos:

First of all, to our knowledge, the church has never done any assessment or testing for asbestos in the building. Therefore, it is impossible to say with any certainty that the church does or doesn't contain asbestos materials. When it comes to the sale of the church, Glen basically said that the potential for asbestos in the building is mostly a buyers issue. It may affect the sale value pending the ultimate use of the building, but can be a negotiation item. A "Value of Sale" appraisal does not include an asbestos assessment. I talked at length with Brad Lawrence of Elements Environmental, a company that specializes in asbestos assessment, inspection, testing, etc. When I described our building and the age, he agreed with our present thinking that the 8 x 8 floor tiles, ceiling tiles and possible vermiculite in the cindercrete block walls were the main suspects. **Bottom line - it is not necessary for Wesley to have our building tested for asbestos before going to market. In fact it was his opinion that we do not need to spend the \$3,100 to have a Phase One Asbestos Assessment done.** In the case of the potential buyer, the financial institution backing the buyer will likely insist that an asbestos assessment is done and they would pay for it. It takes 10 days to do a Phase One Assessment. If the building is to be demolished, it is mandatory that the buyer conduct a Hazardous Waste Survey which would include asbestos. The important thing that we need to say if the property goes up for sale is to disclose what we know or what we don't know regarding asbestos in the building. Based on the age of the building and the "suspect" materials all we can say is that there could be asbestos in the tiles, and maybe in the cindercrete blocks, but we have not had the building assessed or tested. If the main building stays as it is living with the asbestos is safe as long as it does not become airborne (we have lived with it since 1962).

Additional Roof Estimates:

I have set up an appointment next week (May 23) with Optimum Roofing to have a look at our roof. The objective is to get another estimate at the cost to re-roof the remaining sections of the church. This was one of the roofing contractors given to us by Glen.

Furnaces & Chapel Venting:

I will be setting up an appointment next week with Regina Plumbing and Heating to get an estimate on replacing the roof top furnace units and the damaged ductwork on the chapel.

As well we want to get another opinion on the life expectancy of the current furnace units. This was one of the Plumbing & Heating/HVAC contractors given to us by Glen.

Darwin Roske

5.6 Christian Education

5.7 Ministry and Personnel

5.8 Pastoral Care

5.9 Worship

Minutes from Worship Committee Meeting May 12, 2023

Present – Carolyn Woodall, Tessa Whyte, Kiera Eastley, Lee Stubbe, Wilma Bell Wessel, Sheila Roske and Jim Tenford

1. Carolyn opened the meeting with a prayer, we welcomed Jim Tenford minister from Sunset to our meeting and introductions were done around the table.
2. Technology – Kiera had to leave the meeting early so she reported first. Tech issues mentioned at our previous meeting have been resolved. She has not purchased a new USBC cord yet.
3. Update on Joint Amalgamation Team – Sheila reported that Wilma and she will continue on a joint Worship team with Sunset in the fall. Kiera may be available for tech support.
4. Service Planning – Carolyn reported a request for transfer of membership from Eric and Brenda Anderson to Eastside. Also a request for baptism slated for June 4 for Flora Barbara Fitzsimmons. This will be taken to Council for approval. She also reported that she has asked the congregation to bring symbols that have memories of Wesley for them and asked for requests of favourite hymns that will be spoken about and used in the remaining services at Wesley. She would like the “Blessing Song” by Paul Rumbled to be sung on July 9th her final service. Bryan Tudor will be leading the de-covenanting on that day. Carolyn already has the order of service planned.

Jim asked us for information on services we have had at Wesley. He would like us to be the “ears on the ground” for what people are saying about services. He is also looking forward to having combined lay leadership during service so Wesley and Sunset folk become more visible to each other.

5. Service Planning when Kiera away – Kiera reported she will be away for services on May 14, 21 June 11, 25, July 2 and 9. Kiera has asked Victor Dyck to cover those services. Carolyn will check with him for his availability for the funeral on May 20.
6. Music Planning – Carolyn has asked that the choir be present for the services for tri – church at Wesley. Sunset and Lakeview members will be invited to join. Lee has chosen some of the choir's favourite anthems to be sung during the remaining services. Lee has decided to pursue further musical education and will be leaving for Toronto in late summer to begin that journey. He would like to do a recital for the congregation prior to his leaving but the date is yet to be determined. Likely it will be later in June.
7. Sacraments – Tessa reported the next communion will be on June 4. She will ask if she needs any help.
8. Any other business – Payment for Richard and Bernon from St. Andrews – We decided that a donation of \$500.00 would be recommended to M&P to be made to St Andrews for their service. Sheila reported that she had consented to payment of palm branches and one "Gathering" subscription for another year. She also cancelled the palm branch standing order at Burns Hanley.

5.10 WUC/UCAS Liaison Committee

WUC/UCAS Liaison Committee

Report to Council

May 2023

1. The Chair/Secretary will rotate between WUC/UCAS representatives. 2023 Kent Stewart from WUC will act as Chair, Christine Lwanga, UCAS Executive Director, will act as Secretary.
2. UCAS amended its name to UCAS & African Descent Professional Associates. This represents an update of the existing corporation and not a new entity. It will not affect the terms of the Partnership Agreement but will need to be updated to reflect this change.
3. UCAS completed a renovation project to the library/office space and Room 105 including the purchase of new furnishings. This was completed with the support and assistance of Darwin Roske our Property and Service Convenor.
4. We have had a number of discussions concerning the future of Wesley United. We are committed to keeping the partners fully informed of the ongoing discussions concerning potential amalgamation with Sunset United. UCAS is

aware that Wesley will be worshipping at Sunset in September. At this time, there have been no decisions concerning the future of the building.

5. I have had one discussion with Christine Lwanga in relation to UCAS mentorship of Daughters of Africa and their use of Wesley space and resources as well as rent. More discussion will take place.

Kent Stewart

5.11 Transition Team

Transition Team
Report to Council
May 23, 2023

The Transition Team met on May 10 to talk about our tasks to complete the Intentional Interim Ministry (IIM) term. We spoke of the following items:

1. Review and revise Wesley Living Faith Story. This has now been completed and I forward the final document for Council approval. Also, Council may want to include this as an item at the upcoming Program Meeting.
2. Carolyn's Final Evaluation. The Team has completed a first draft and requests the Council's feedback/comments to include in the final draft. I forward for your reference a copy of the questions that we used to complete the first draft. Please forward your feedback/comments to team member Linda Gunningham (lindag@sasktel.net). We are hoping to have this completed by May 23.
3. Our final task is to complete a final report of the IIM. We are currently drafting this report.

Kent Stewart
Transition Team

5.12 Sunset United Representative

There seems to be some decisions about which building will be sold / retained. What follows is the background rationale and a motion that was made and passed by the Board at Sunset

When the Sunset congregation passed a motion to initiate a partnership with Wesley leading towards amalgamation, I don't think there was any thought that we would sell our building to pay for repairs to the Wesley building.

However, that possibility seems to be in the minds of some people at Wesley. JAT (The Joint Amalgamation Team) is now looking at the pros and cons of both buildings and gathering data about their appraised values, seating capacity, parking area, and the

demographics of both congregations etc. as a basis for a recommendation about which building to keep.

You may remember that inspections of the Wesley property found the need for roof and furnace repairs costing in the range of \$500,000.

It may be helpful to the amalgamation process for the Sunset Board to make it clear that the Sunset Board has no intention of selling the Sunset building. Doing so could then make it easier to make other decisions, for example decisions about building contents. This led to the following motion:

Moved by Bryan Tudor./Jean Cameron that the Sunset Board express its intention to continue worshipping in the Sunset building for the foreseeable future, and its intention to make its building a suitable and welcoming place for the South Regina United Community (Wesley and Sunset worshipping together) following tri-church this summer.

8. Correspondence

8.1 Letter from Board of Trustees to Wesley Council

May 21, 2023

The board of trustees met on May 5th and discussed several aspects of the current situation at Wesley and the changes contemplated for the future. Being mindful of our duty to ensure that the property we hold in trust is looked after, and our obligation to provide prudent advice to council when appropriate, we offer the following comments: The present state of our physical building structure has put Wesley in a very clear and immediate difficulty. Being mindful of the fiduciary duty to preserve and protect our property, the trustees are thus rightfully concerned. Our own financial situation together with the parameters placed on Wesley by the regional and national United Church results in a situation where Wesley is unable to undertake all of the work necessary to preserve the building properly.

This is definitely not a criticism of council or its divisions and committees. Admin and finance division and in particular, the property committee have done an outstanding job in extraordinary and difficult times. And they continue to manage this critical situation well. But we must not forget that it is critical.

We understand that council at present has authorized the patching of existing leaks in certain sections of the roof as necessary. The property committee has this task in hand to be accomplished soon.

But the factors of time and weather are not going to disappear. The negative effect on our building over time will continue. Since we are not in a position to do the more extensive repairs and replacement that are truly necessary, the trustees note we must move forward as soon as possible.

At the conclusion of our meeting May 5, the majority of the trustees were ready to recommend to council to move forward as soon as possible with property disposition.

Based on the information we had at hand, as the first step we thought it appropriate to suggest that obtaining a formal appraisal from a certified appraiser would be an appropriate initial step in that process. This would ensure that we would be ready to move forward as soon as feasible, thus minimizing for Wesley the harm of further deterioration.

The board of trustees understands that a relatively recent appraisal, calculating replacement value, was done to ensure appropriate insurance coverage. As well Colliers had prepared an opinion of value, which has some further detail/analysis in support. Thus, the board as a whole, stops short of recommending that a certified appraisal be undertaken immediately. Council will need to weigh all factors and decide what steps are appropriate at this point.

As well, we understand that the amalgamation process has not yet reached a point where the fates of the various assets are settled. But because our property is in need of vital repairs if it is to be preserved, those decisions must be made soon. Basically, the necessity of replacing the roof on the south side looms ever nearer, if the building is to remain feasible. And the cost makes that prospect untenable for the Wesley congregation.

We respectfully suggest to council that some detailed appraisal information be requested of Sunset United Church. The trustees believe it will be important to ensure that both entities have all the knowledge they reasonably need as they move forward making decisions on behalf of their respective congregations.

Continuing to gather information and have discussions is important. And we are cognizant of the current steps underway to monitor and deal with the roof situation. We have every confidence in the efforts by Property committee.

But, we must not forget: our options continue to narrow.

We cannot lose sight of the urgency of moving forward as quickly as possible in settling these issues. Since we are constrained from maintaining the physical structure as it should be, delay is our enemy.

We offer these comments respectfully and trust council and its divisions and committees will consider them in that spirit.

Thank you.

Respectfully

Catherine Maloney, Chair

Board of Trustees