

# St. Paul's United Church



*"The desert shall rejoice, and blossom as the rose."*

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Dear Members of St. Paul's:

February 27, 2009

Last evening, members of your Church Council and Board of Trustees met with the chairs of the Vision, Development, Fundraising and Transition Task Forces. At that time the Task Forces presented their findings to date and made a recommendation to partner with a developer. If you are unclear about the path that has been taken to bring us to this point, please refer to the letter dated January 22, 2009 included in your Herald. This letter outlines the issues we face and the reasons why we are looking at an affiliation with a developer.

At last night's meeting, Council and Trustees voted to accept the recommendation of the Development Task Force to pursue a construction project with Stephen Baker, a local developer. Mr. Baker, in association with Life Lease Associates of Canada and Parallel Realty Inc., proposes to construct an 80-unit life-lease retirement residence on St. Paul's' land and to provide us with 12,000 square feet of worship, administrative, and meeting space.

No doubt you have many questions about this proposed venture. This letter will attempt to give you a broad overview of the project but you are urged to attend at least one of the information sessions that will be offered.

1. **Who is Stephen Baker?** Stephen Baker is a local developer who may also be familiar to you as the owner of the Halton Compass. Stephen's role is to coordinate the development of the project with Life Lease Associates of Canada.
2. **Who are Life Lease Associates of Canada?** Life Lease Associates was formed in 1996 and assists not-for-profit, charitable and private organizations to develop and market life-lease residences for mature adults and seniors. They have participated in over 125 life-lease projects in 60 communities. More information can be found at their website: [www.life-lease.com](http://www.life-lease.com)
3. **What is a life-lease residence?** In a life-lease project, seniors purchase a life lease, which is a contract that gives them the right to occupy the unit for an unspecified term. A monthly occupancy fee is paid to cover the cost of maintaining amenities and repairs. The resident can sell at any time and usually accesses a waiting list for units maintained by the life-lease association. The transfer value is based on the market value of the unit.
4. **What is the advantage to St. Paul's of a life-lease project?** St. Paul's will retain ownership of its land and the new building. In addition, we will receive revenue from the resale of each unit of approximately 5% of the resale value. A management company will be hired to manage the residence.
5. **What will St. Paul's United Church look like?** In exchange for the opportunity to develop the life-lease residence and take the profit from the sale of the units, the developer will build 12,000 square feet of worship, meeting, and administrative space to the drywall. St. Paul's will be responsible for finishing and furnishing the space. The developer has agreed to hire a mutually agreed upon church

architect to design the St. Paul's area. Due to heritage issues with the sanctuary, the developer is exploring ways to maintain the south and east walls of the sanctuary – although these walls may be moved to a different location.

6. **What happens next?** A series of information meetings for the congregation will be held at the church culminating in a congregational vote. The dates for the information sessions and vote are:

Information Sessions:	Thursday, March 5	7:00 – 8:30 p.m.
	Wednesday, March 11	7:00 – 8:30 p.m.
	<i>March Break – no information sessions</i>	
	Tuesday, March 24	7:00 – 8:30 p.m.
	Monday, March 30	7:00 – 8:30 p.m.
Life Lease 1 <sup>st</sup> choice	Sunday, April 5 (Palm Sun.)	11:30 a.m. – 1:00 p.m.
Presentation 2 <sup>nd</sup> Choice	Sunday, March 29	11:30 a.m. – 1:00 p.m.
	<i>(Life Lease Presentation date is not yet confirmed)</i>	
Congregational Vote	Wednesday, April 15	7:00 – 8:30 p.m.
Dates:	Thursday, April 16	7:00 – 8:30 p.m.
	Sunday, April 19	9:00 – 10:00 a.m.

United Church of Canada rules state that only members of St. Paul's are permitted to vote on this matter. If you are unsure if you are a member, please contact our Roll Clerk, Judy Chartrand.

7. **What if I am unable to be at St. Paul's for the vote?** At the Annual Meeting on February 8, the congregation approved a motion allowing members of St. Paul's who are unable to vote on site to vote by email or mail. You must advise the church administrator of your intent to vote off-site 15 days before the vote (by March 30) by email at [info@stpaulsmilton.org](mailto:info@stpaulsmilton.org) or by mail at 123 Main Street East, Milton, Ontario, L9T 1N4.
8. **What happens after the congregational vote?** If the congregation approves the decision of Council and Trustees to enter into a Letter of Intent with Stephen Baker, a 90-day period will allow both parties to determine the feasibility of the project. If both parties decide to pursue the project, a Development Agreement will be negotiated, approved by Council and Trustees and signed and plans for the church and the marketing of the life-lease residence will begin.
9. **What is the financial cost for St. Paul's?** The developer bears the financial risk for this project. A construction mortgage would be placed on the property until the development is completed. St. Paul's is responsible for the cost of finishing and furnishing the church area. It is estimated that this will cost approximately \$1 – 1.3 million.

On behalf of Council and Trustees, we look forward to seeing you at one or more of the information sessions. Every attempt will be made to answer your questions and to ensure that you are fully informed about the development project.



Yours in Christ,  
Kathy Sellers  
Chair of Church Council



Rev. John Benham  
Chair of Trustees