

Property Commission  
May 1, 2024

Attendance: Ken Thomas, Chair, Wayne Sanderson, Dwight Rutherford (corresponding member), Chuck Ross,

The meeting was called to order at 9:02 am and quorum was confirmed. Opening prayer and acknowledging the territory.

Motion 2024 - 18

Moved by Wayne, seconded by Chuck, that the minutes of April 12, 2024 and March 31, 2024 be approved. Carried.

Motion 2024-19

Moved by Wayne, seconded by Chuck, that the commission, having received a request to do so from the trustees of Teulon United Church give it consent to the trustees of Teulon United Church to list or seek to sell certain real property, the legal description of which is 5/6 10 1155 Roll # 12600 in the town of Teulon, and the civic address is 76 & 80 3rd Avenue, Teulon, Manitoba. The funds from which sale are to be distributed in accordance with the policies of the Prairie to Pine Regional Council. Carried.

Motion 2024 - 20

Moved by Chuck, seconded Wayne, by that the property commission approve the following motion to be presented to the Prairie to Pine Regional Council Executive concerning term limits on the commission  
Motion on Membership of Property Commission

WHEREAS the Property Commission is to be comprised of 5 members and a chair elected by the members,  
AND WHEREAS the Commission engages in specialized work, the experience and expertise in which is limited within the Prairie to Pine Region  
AND WHEREAS the current state of the United Church in this region is producing an increasing volume and complexity in the transactions placed before the Commission  
AND WHEREAS continuity amongst commission membership is a requirement for the effective functioning of the Commission

The Prairie to Pine Property Commission therefore proposes that:

The membership of the Property Commission be composed of five members of whom three positions will be without fixed term limits, and two positions will be limited to two three year terms. This membership will ensure that the Commission maintains necessary continuity while also ensuring opportunities for recruitment and development of new members. Carried,

Motion 2024 - 21

Moved by Chuck, seconded by Wayne, that the commission give its consent to the sale of certain real property, the legal description of which is 2816470/1; SP LOT 88 PLAN 20355 WLTO IN RL 45 TO 48 PARISH OF ST CHARLES; 2642784/1; SP LOT 87 PLAN 20355 WLTO IN RL 45 TO 48 PARISH OF ST CHARLES and 2806597/1; identified as 603 lands in the offer to purchase, and approximately 2.5 acres of PARCEL A AND C PLAN 48002 WLTO IN RL 48 PARISH OF ST CHARLES, as outlined in blue in Schedule C of the purchase agreement.

pursuant to an agreement between the Board of Trustees of Charleswood United Church, a congregation of The United Church of Canada, as seller, and 6032281 MANITOBA ASSOCIATION INC. ("603") as seller, and Exemplar Developments Ltd. & Edgecorp Development Ltd. as purchasers, as approved by the council and trustees of Charleswood United Church on April 28, 2024. The terms of which sale are as stated in said purchase agreement. For further clarity: a purchase price of \$3.2 million, with a deposit of \$100,000, and additional deposit of \$200,000.00 and payment of remainder payable on the closing date, as per section 3 of said purchase agreement, subject to adjustments as described in Sections 4 (a) and (b) of said agreement. And further, as per Section 8 (c) of said agreement, that the purchaser shall lease to Charleswood United Church land adequate for 75 parking spaces, contiguous to the remaining church land in a manner to be determined. And further, in accordance with said agreement, a detailed development plan will be developed by the purchaser and provided to the church for consideration, and may result in further negotiations or termination, as per Section 6 (f) of said agreement.

And further that the net proceeds from the sale to be divided between Charleswood United Church and 6032281 Manitoba Association Inc. (603) in accordance with the agreement between the two parties titled MOU for Joint Sale of Lands. And that the funds arising from said sale to be retained for the life and work of the congregation. Carried.

Ken provided an update on Augustine debt negotiations. He also suggested a Zoom meeting of the commission with representatives of Kindred Works for information on the proposed Regional Trust.

Wayne raised concerns about a congregation that is planning a boiler replacement project estimated at \$60K but believes they do not need regional approval. It was agreed that all projects over \$25K require question of what the requirements are for congregations when planning major renovations and the commission agreed that communication should be sent to all pastoral charges reminding them of the property policies in the region.

Meeting adjourned at 10:10 am.

Submitted  
Ken Thomas, Chair