

Property Commission
June 11, 2024

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

The meeting was called to order at 9:08 am and quorum was confirmed. Opening prayer by Chuck Ross and acknowledging the territory, by Ken.

Motion 2024 - 29

Moved by Wayne, seconded by Chuck, that the minutes of June 7 be approved.

Motion 2024 - 30

Moved by Chuck Ross, seconded by Wayne Sanderson, 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 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, dated June 4, 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 6 (c) of said agreement, that the purchaser and vendor shall settle the form of agreement for the lease or availability of 75 parking spaces for the use of Charleswood United Church, contiguous to the remaining church land, and shall settle the form of agreement for cross access from Dieppe Road. 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 St. Mary's Rd. Dwight advised he had been told they had approved demolishing the sanctuary and building a high rise. Ken indicated that he attended a Zoom meeting with their project committee and understood they would be looking at four proposals but would be voting only on which one to explore further. No final decisions were being made at this time and Ken would be having further conversations with their team.

Meeting adjourned at 9:28 am

Submitted
Ken Thomas, Chair