

Westside Presbyterian Church,  
Cambridge, Ontario,  
Emergent Meeting re St. Giles Property,  
May 22, 2013

**DATE AND PLACE:**

The Business Committee met in Emergent Session on May 22<sup>nd</sup>, 2013, at 11:00 a.m. at Westside Presbyterian Church, Cambridge, for the sole purpose of receiving information re an offer to purchase the St. Giles Property.

By actions of the Presbytery (Sept. 11, 2012, Pg 4413), the Business Committee was to review and approve.

***Re Sale of St. Giles Cambridge property***

*That the Trustees of St. Giles be given permission to list the St. Giles property for sale. One of the conditions of the sale will be the Business Committee's review and approval, taking into account the amount of the offer and the person/organization offering to purchase it.*

*Moved by Wilma Welsh/Johan DeSchiffart that recommendation #3 be approved. CARRIED*

**ATTENDANCE:**

**Business Committee member:** Rev. Linda Ashfield (Moderator), Rev. John Borthwick, Rev. Alex. MacLeod, Rev. John Paeng, Rev. Glen Soderholm, Rev. Janice Hamalainen, Mary Ann Koeslag and Wilma Welsh.

Regrets – Rev. Calvin Brown

St. Giles (Westside) Trustees of St. Giles – Don McLeod, Howard Debrusk; Frank Kivell, Rev. Mark Gaskin, the Real Estate Agent, Dave Kivell, Presbytery Representative Elder – Bert Perriman.

**WELCOME, INTRODUCTIONS:**

The Rev. Linda Ashfield, Moderator, opened the meeting with prayer and welcomed those in attendance.

The Rev. Mark Gaskin gave an update on the sale of the St. Giles property. Appended is the report of the steps taken to date.

After considerable discussion and the sharing of the Environmental studies done, the Business Committee met without the representatives of St. Giles and continued discussion.

**Motion**

Moved by John Borthwick/Janice Hamalainen that the Business Committee approve the work of the Trustees of St. Giles in selling the St. Giles Church property at 146 Ballantyne Avenue Cambridge ON N1R 6J2 to the Ontario Muslim Academy for the purchase price of \$525,000. CARRIED (dissent Glen Soderholm) – reasons not give in writing as requested.

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Moderator

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Clerk

Wilma Welsh, Clerk ([watwell@rogers.com](mailto:watwell@rogers.com))

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Report to Business Committee re proposed sale of

**146 Ballantyne Avenue  
Cambridge ON N1R 6J2  
Former St. Giles Presbyterian Church**

Below is a timeline of events leading to Westside's May 22<sup>nd</sup> meeting with the Business Committee of the Presbytery of Waterloo-Wellington.

- Presbytery approved the St Giles / St Andrew's Amalgamation Plan on June 19, 2012. One of the plan's recommendations was to sell the 146 Ballantyne Avenue property – following the relevant sections of the Book of Forms.
- Three realtors were invited to make submissions regarding the listing of the property.
- Mr. David Kivell, a broker with Royal LePage Grand Valley Realty Brokerage, was selected.
- Initial consultation between Realtor and Trustees took place in July 2012
- Property listed on MLS October 24, 2012
- First offer submitted on October 31, 2012 (\$401,000) – rejected  
This first low offer was presented to the Trustees. During this meeting it was decided an appraisal would be helpful in setting a baseline for future offers.
- Property appraised on November 7, 2012 (\$605,000)
- November 20, 2012 Building Inspection completed by Baseline Property Inspections paid for and for the benefit of St. Paul Chung Parish. Although no offer was in place at the time; the Parish felt it wise to invest in an inspection to have a better understanding of any potential building defects or maintenance expenses.
- Offer submitted on November 21, 2012 (\$570,000) signed back at \$685,000  
This offer came from the Korean group (St. Paul Chung Parish) that showed great enthusiasm and interest in operating their own church property rather than being tenants of a K/W Catholic Church.

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Emergent Meeting re St. Giles Property,  
May 22, 2013

- St. Paul Chung Parish meets with The Roman Catholic Diocese of Hamilton to seek permission to purchase. At this point John J. O'Brien, Business Administrator of the Diocese becomes the point person for all dealings with the potential transaction.

The enthusiasm of the Parish is replaced with the strict protocol of The Roman Catholic Church's property acquisition requirements.

- Offer submitted by the Ontario Muslim Academy on December 7, 2012 (\$525,000) signed back at \$699,000.
- On December 19, 2012 the Trustees grant permission for the Hamilton Diocese to perform environmental studies solely at the expense of the potential purchaser. At that point no formal offer to purchase was in place. However it was concluded this potential Buyer had a strong financial backing and a strong will to purchase. The fact that they were serious enough to outlay significant funds in pursuit of the property satisfied the Trustees of the Buyer's intent.
- Offer submitted by OMAC December 31, 2012 (\$550,000) rejected.
- Listing Agent met with Bishop Douglas Crosby at 146 Ballantyne Avenue on February 12, 2013.

The meeting and viewing went well. The Bishop indicated an interest in the property which again reinforced the Trustee's belief that a potential offer was imminent.

- Received a phone call from John O'Brien on March 27, 2013 advising that environmental studies were not to their satisfaction. The Hamilton Diocese would not be proceeding based on their strict guidelines of property acquisition.
- A meeting was held to discuss future options with regards to marketing and disclosure matters pertaining to the contaminated property. Efforts were made to seek legal advice and acquire the environmental reports.
- Copies of environmental reports were forwarded from the Hamilton Diocese to the Trustees.
- Another meeting was held to determine the significance of the Phase 1 and Phase 2 environmental reports. It was decided to seek the advice of independent environmental

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May 22, 2013

Engineering and Consulting firms as to the severity of the contamination and what options and or actions should be carried out.

- This advice was considered at a subsequent meeting of the Trustees.
- On May 7, 2013 OMAC brought forth another offer at an initial price of \$480,000. This offer was negotiated to final accepted price of \$525,000.
- Legal counsel has reviewed the Agreement of Purchase and Sale on behalf of the Trustees and has approved the document.

Supporting documents will be available for review.