

# **Stone Church Building:** ***Information Session***

St. John the Evangelist Anglican Church  
Parish of Douglas and Nashwaaksis

February 3, 2019

# Meeting Purpose

- *To provide an update to parishioners on the condition of the Stone Church building and what repairs would be necessary to ensure its continued safe use by St. John's and the wider community*

*This is the first of two meetings, the second of which will be scheduled for March. During the time between meetings, we would ask parishioners to become familiar with the information, and to prayerfully consider what the future of the Stone Church building will be.*

# Stone Church Background

- Served as the primary place of worship for St. John's from 1856 to 2010 and a seasonal place of worship from 2010 to 2018
- Unsafe air quality test results in 2018 led Vestry to vote to stop having worship services at the Stone Church
- The Stone Church is in need of various repairs before it can safely be used for parish and community needs

# Air Quality Results

- June 2018 RPC Test Results
  - Black mould count of 11,057 spores / m<sup>3</sup>
    - Abatement recommended above count of 200 / m<sup>3</sup>
  - Trace amounts of asbestos ( < 1%)

# Building Repair Issues

REPAIR	COST ESTIMATE*
New Roof	\$15,000 - \$33,000 (half)
Mould Remediation	\$11,000 - \$18,000
Repair Air Exchanger (?)	Unknown
Masonry / Pointing	Ongoing

*\* These cost estimates are rough estimates only. It is recommended that an independent consultant or firm be hired, contingent upon funding being available, to provide a more detailed building assessment and repair estimate.*

# Potential Sources of Funding

- **Stone Church Projects:** **\$15,800**
  - Includes \$7,400 in offerings from 2018 for a new roof. The target was \$15,000.
- **Operating Funds:** **\$0**
  - A deficit of more than \$20,000 was incurred in 2018
- **Stone Church Trust Fund:** **\$0**
  - The trust fund parameters established by Vestry do not allow us to access these funds. There is approximately \$70,000 in this fund.

# Operating Costs – Stone Church

- Natural Gas \$2,200 - \$3,800 / year
- Electricity ~ \$1,000 / year
- Misc. Repairs \$200 - \$600 / year
- Water ~ \$400 / year
- **Total \$5,100 / year (avg.)**

# Other Considerations

- If and when the Stone Church is repaired and can once again be safely used for church and community purposes, a number of practical issues remain:
  - Lack of parking
  - Crosswalk safety issues
  - Accessibility issues (stairs, doorways, washrooms)



# Questions / Discussion

# Stone Church Trust Fund

- Motion passed at a 2003 Parish Meeting that, “a special account be established and dedicated for the ongoing maintenance and operation of the original stone church”
- Following the construction of the new church hall, there was uncertainty as to whether the fund could be accessed now for maintenance (pointing)
- To clarify the situation, discussions were held with impacted parties. The result was the adoption of parameters to establish a trust fund (approved by Vestry in 2012)

# Stone Church Trust Fund - Parameters

- Must maintain a principle balance of at least \$100,000
- Funds in excess of \$100,000 may be used for maintenance, as approved by Vestry and in consultation with the appropriate committees
- If the balance is less than \$100,000, half of the yearly interest shall be reinvested in the fund and half may be used for maintenance
- If the balance is more than \$100,000, all of the interest may be used for maintenance
- If the Stone Church no longer physically exists, the funds may be used for the maintenance and operation of other buildings