

Special Members Meeting

August 31, 2021 | 6:30 – 8:45 pm
Virtual via Zoom

Minutes

Chair: Martin Tremblay (Chair of the Board of Elders)

1. WELCOME (Martin Tremblay)

2. PRAYER (Heidi McLaughlin)

3. CALL TO ORDER (Martin Tremblay)

- A quorum is 82 members. We have 187 members on the meeting at the time the meeting was called to order.

4. APPROVAL OF THE AGENDA (Martin Tremblay)

- MOTION: *"To approve the agenda of this Elder Board meeting."*

MOVED by Martin Tremblay, SECONDED by Jim Edgson & CARRIED
In favor: 196. Opposed: 0.

5. CURRENT OPERATIONAL FINANCIAL UPDATE (Kevin Nichol)

- Cash and receivables at current date are \$509,731. The average over the past three June Year ends was \$487,137, so the balance is up comparable to prior years.
- Cash forecasted to remain steady through this fiscal year, due to the Business Interruption Insurance. Business Interruption Insurance covers any drop in general contributions, lost facility rentals and lost food service revenues.
- At the current 7 week cut off the contributions is \$277K, which is below the pre-COVID-19 contributions at the same 7 week cut off

6. CAPITAL RENEWAL PROJECT UPDATE (Multiple Individuals)

- Senior Pastor introduction to Capital Renewal project update (Wayne Alguire)
 - Thank you for the strong approval at the June 30th Members Meeting and the resolution passed at the meeting. Thank you for the encouragement on communication in regard to the project. Thank you to those who participated in the tours, and thank you to all those who have already stepped forward with lead financial gifts
 - The Elder Board directed the Senior Pastor to form a Capital Renewal Project Team and name a project leader
- Project Team Members:
 - Scott Lanigan – Leader of the Capital Renewal Team
 - Terri Eidse – Elder Board Representation
 - Jim Eidse – Member at Large
 - Rupert Gruen – Member at Large

- Finance – Kevin Nichol
 - Design - Dave Huber
 - Technology– Joel Armstrong
 - Communications – Andrew Stanley
- The meetings are held weekly
 - The discussions at the meeting: go through any issues or surprises that have come up, any decisions that need to be executed, reaffirming the plan, and making sure things stay on point.
 - The meeting findings are reported to Wayne, who in turn reports to the Elder Board.
 - The Capital Renewal website is the main communication tool for members
- Phased Plan Approach (Dave Huber)
 - History – staff and volunteers have done a great job of maintaining the campus; however, the auditorium has not been updated in two decades
 - After several discussions and two industry consultant reviews, it was realized that there were many cosmetic upgrades required, but there were more areas needing upgrading including mechanical that had to be addressed. It was realized that it was no longer a renovation, but a full-blown Capital Renewal plan.
 - Acoustics needed to be addressed due the change in music style
 - The HVAC system is drastically inefficient for the space
 - Entrances to the auditorium could be more efficient for sound and light flow
 - Other ideas surfaced such as a new roof, permanent baptismal tanks, hearing assistance loop for anyone with hearing aids, washrooms in the lobby
 - The plan was submitted to Board in 2018 in a four-phase plan that would take place over 3 – 5 years
 - Over the next year, there was a connection made with an outside architect – Alvin Fritz, whose firm does his work at cost as it is a ministry for his firm to assist churches
 - A capital phased Renewal Plan was created for spring 2020, then COVID-19 happened, and the project was put on pause because of the unknowns due to the pandemic
 - Prior to the June Members Meeting it was believed that the worst of COVID-19 was behind us and that the four-phased Capital Renewal plan would be brought to the Members Meeting
 - Then the 3:01 moment happened, and we are now doing a restoration project
 - We now have two phases:
 - Phase One is the renovation that needs to take place due to the restoration in the auditorium and what needs to be done now
 - Phase Two is what can be deferred such as upgrade to the lobby, play place space, coffee shop, shared workplaces, resurfacing the parking lot and landscaping
 - Environments matter, and where people meet matters

- Proposed Budget (Kevin Nichol)
 - Main Renewal Budget is currently tracking favourably
 - Floor seating costs had decreased significantly
 - The scope of the job has gotten larger by \$104,803
 - The Refinery retrofit is \$174K. These monies will be provided by insurance proceeds.
 - The graphic broke down the insurance proceeds, donations already received, and seat sale.
 - Capital Renewal donation to date \$668,672
- Present Status (Joel Armstrong)
 - The bulk of work to date has been deconstruction
 - Seating has been purchased for the auditorium and the Refinery
 - Tech stuff has been purchased including a drum shield
 - Baptism tanks have been ordered and, on the way
 - The reconstruction of the space is about to take place
- Anticipated Timeline (Scott Lanigan)
 - Supply chains are impacted by many things, back as far as the blockage in the Suez Canal
 - Because a larger portion of the reconstruction costs are covered by insurance proceeds the timing of the approval and receipt of the proceeds are not our timing but the insurance adjuster
 - Dec 27th is the date the seating is to arrive for the auditorium, so mid January 2022 will most likely be the reopening of the auditorium
 - We are hoping to be in The Refinery in October
- Pastor's comments (Wayne Alguire)
 - God's plan and Kingdom opportunities has risks and requires bold faith
 - May we not shrink back from this opportunity to advance God's kingdom

7. Q & A period (Multiple Individuals)

- Comments that were asked and answered:
 - The resolution that was passed in the June 30, 2021, meeting for the Capital Renewal did not have any dollar amounts attached to it.
 - Building permits required have been submitted by Redline Construction for the work currently to be completed
 - The pledges are from long term members of the church, and they have given a timeline for the pledge submission, so there are no concerns on receiving these funds.
 - The insurance proceeds have not been taken lightly, and the finance team have taken a conservative approach
 - The insurance company is a large company that handles many churches, and they are very thorough
 - The contributions that were reported in the operation does not include any COVID-19 funding

- Insurance replacement costs: only a small number of pews were damaged and a settlement cost for those pews were determined so the reduction in the seating will not reduce the amount to be received
- Capital reserves is an item that has been and will continue to be worked on with the Finance Team
- Roof replacement was an easy item to move after the auditorium restoration for the timing of occupation of the auditorium. It's also easy to be a stand-alone item that can be broken out until funding has been received to cover the costs
- The seating company specializes in fixed seating, and the seating has a 40-year life span. The cost per seat is less than what it would cost for pews
- The first instalment of the insurance proceeds for seating should be arriving shortly
- The cost estimates are coming in favourably for Trinity
- The former auditorium room capacity was 2,000. The only time we have hit the full capacity is at a couple of Christmas services and graduation events. The intent is to get the best possible experience in the room not just the capacity of the room.
- Comments from Q & A session that requires follow up:
 - Can we put the information provided on the tour storyboards on the website?
 - Is there an issue with liability with the play place?
 - Will Grins & Giggles use the play place, as most parents would prefer the children play outside instead of indoors?

8. MOTION # 1

- MOTION: *"To accept and approve fundraising for Phase 1 of the Capital Renewal Plan with an estimated cost of \$2.2671M of which an estimated \$1.2M will be received from insurance and the remaining balance from donors; of which 10% has already been received and 20% has been pledged, but not yet received."*

MOVED by Martin Tremblay, SECONDED by Daniel Alfred & CARRIED
In favor: 178. Opposed: 11.

9. Motion # 3 was dealt with before returning to Motion # 2

MOTION # 2

- MOTION: *"To accept and approve fundraising for Phase 2 of the Capital Renewal Plan with an estimated cost of \$500K, to begin after all funds needed for Phase 1 have been received, and all funding is also in hand without incurring any debt."*

MOVED by Martin Tremblay, SECONDED by Paul Smith & CARRIED
In favor: 130. Opposed: 51.

MOTION # 3

- MOTION: *"Consideration of Phase 2 of the Capital Renewal plan be postponed until the AGM of Trinity Baptist Church which is to occur in November 2021."*

MOVED by Tim Kornell, SECONDED by Ernie Falk & DEFEATED
In favor: 65. Opposed: 126.

10. FINAL COMMENTS (Wayne Alguire)

- We are doing this for the One
- The ones that we celebrated this summer in baptism

11. PRAYER/ADJOURNMENT (Martin Tremblay)

- This is a celebration for our church
- Thank you for your grace in this process
- This is the opportunity for us to jump into this faith adventure

END OF MINUTES