

MINUTES of a meeting of the Members of WESTON PARK BAPTIST CHURCH (the "Corporation") held at the head office address of the Corporation on the 20th day of January 2019.

PRESENT:

The meeting was called to order by Darlene Lucas and Sue Bolender acted as Secretary of the meeting.

There being a quorum of Members being present in person in accordance with the Corporation's by-laws, the Chair declared the meeting to have been regularly called and properly constituted for the transaction of business.

PRAYER

Darlene Lucas opened the meeting in prayer.

MINUTES

ON MOTION duly made by Sue Bolender and seconded by Bonnie Parsons and carried it was **RESOLVED THAT** the Minutes of the March 4th, 2018 meeting be accepted as presented.

ON MOTION duly made by Sue Bolender and seconded by Muiyiwa Falope and carried it was **RESOLVED THAT** the Minutes of the October 21st, 2019 meeting be accepted as presented.

ELECTION OF DEACONS

The Chair stated that it was necessary to elect the Deacons who would be the directors of the Corporation.

ON MOTION duly made by Darlene Lucas, seconded by Lorraine Barter and carried it was **RESOLVED THAT** the following persons would be elected as the Deacons to serve as the directors of the Corporation:

Simon Alfred
John Frogley-Rawson
Roshel Kidd
Darlene Lucas, Chair
John Maury
Rob Parsons.

ELECTION OF OFFICERS

The Chair stated that it was necessary to elect the officers of the Corporation.

ON MOTION duly made by Darlene Lucas, seconded by Mary Ann Blaksley and carried it was **RESOLVED THAT** the following persons be and the same are hereby elected or appointed officers of the Corporation, to hold the office referred to opposite their respective names:

Name of Officer

Murlene Heron
Cheryl Frogley-Rawson
Sue Bolender

Position Held

Envelope Steward
Assistant Envelope Steward
Church Clerk

POSITIONS AFFIRMED

The Chair stated that the following persons are affirmed in their respective positions:

<u>Name of Person</u>	<u>Position Held</u>
Steve Lucas	Finance/Property Chair
Don Barter	Property Coordinator
Arlene Huff	Baptism Coordinator
Roger Primeau	Cleaners Coordinator
Mary Ellen Rowley	Coffee Time Coordinator
Valrie Taylor	Communion Coordinator
San Nolte, Rosie Clarke	Assistant Communion Coordinator
Shawn Watts	Food Drive Coordinator
John Frogley-Rawson	Habar Committee Chair
Sylvia Montague-Gordon	Name Tags Coordinator
Charlotte Williams, Bonnie Parsons	Nursery Coordinator
San Nolte, Charlotte Williams	Prayer Chain Coordinators
Rebecca Moore	Pews Re-stocking
Darlene Lucas, Bonnie Parsons	Seniors Fun'n Games
Dave Bolender	Tellers Coordinator
Glenda Lloyd	Ushers Coordinator
Dave Saunders	West Park Health Centre Worship

2018 BUDGET UPDATE

Darlene Lucas provided a review and explanation of 2018 budget items and identified areas that exceeded or came in under budget. She noted that the Deacons team celebrated the ability to pay the Missions budget. Darlene stated that WPBC borrowed from WPOM to help with a shortfall over the summer and unexpected Frontlines expenses, but that the total amount was not required and will be repaid. Darlene noted that other revenue streams will be considered such as space rental from groups currently using the premises as well as outside groups, and income from movie shoots.

General discussion took place.

It was agreed that Darlene would provide an explanation of the Tooney lunches and their proceeds to be published in the bulletin.

HABAR REPORT

John Frogley-Rawson reported that the purpose of the Memorandum of Understanding (MOU) that has been signed with the developer, Castlepoint Numa, is to outline the respective partners' needs and be a guide to establishing a Joint Venture Agreement (JVA). It outlines the agreed upon objectives and guiding principles and the components of the project.

John identified the Objectives and Guiding Principles as:

Mixed use church spaces, community space, residential, commercial, public and open spaces

Attractive urban design/architectural design

Maximizing proximity to GO/UP train station

Replace or adapt re-use of the heritage component of the church

Consider the inclusion of the Metrolinx and/or Bethel church lands.

John outlined the church and related activities as:

Worship space

Classroom, multi-purposes meeting areas, food services spaces

Offices

Parking

Frontlines:

Drop-in and programming spaces

Office space

Food service space

Community Space – to be shared with Frontlines

Four meeting/activity/teaching rooms

Gymnasium

Child care space

WAES

Food storage, preparation and waiting areas

Residential

High rise condo/apartments

Commercial

Store(s)

Offices

John explained that the Joint Venture Agreement (JVA) is a legal, foundational document between WPBC and Castlepoint Numa which contains the following content:

Contribution by each partner

Responsibilities for each party

How decisions will be made

The objectives of each partner and how they will be accomplished

How the benefits of the facilities and profits of the development will be divided

Outlines possible unforeseen circumstances such as slow real estate market, bankruptcy of the developer, key person becomes incapacitated

Space requirements for each partner

Roles and responsibilities of each partner

Safeguards for both parties

Development approvals

Current and future payments of legal and consulting fees

Expenses related to relocating the church building

Development management fees.

John reported that the meeting to re-engage Metrolinx with the development was very positive.

John advised that recent meetings have helped Castlepoint and the architects/planners to clarify the goals of WPBC, including “future-proofing” the development and ensuring the financial sustainability of WPBC within the complex.

John identified the significant steps to come as prayer, recognition of how far God has brought us and how He has provided, a church meeting in February or March to finalize the next steps and participation, the creation of a new Steering Committee that will engage all to have input in the design process, a church review and approval of the JVA, and the establishment of a joint Development Application to the City in the Fall of 2019.

ROUND TABLE DISCUSSION

Darlene Lucas reported that the six or seven groups which gathered for different conversations were a huge success. The next steps are for Bonnie Parsons, John Maury, John Frogley-Rawson and Darlene Lucas to summarize the common themes that came out of the discussions and then to meet with the leadership team to discuss round two of these types of discussions.

YOUTH DIRECTOR REPORT

Marcus Singleton reported that the list of youth events has been posted in the bulletin and he would be available to answer questions. He added that during the youth Sunday meetings, he leads the youth in conversations based on the scriptures and the Pastor's message, using the SOAP method: Seek/Observe/Apply/Prayer requests. Marcus stressed the value of the group breaking bread together and getting to know each other, with the goal of providing an atmosphere for the youth to build relationships with the Lord.

Marcus advised that the youth changed the group name from "The Wave" to "Weston Park Baptist Youth".

Marcus thanked all those who have supported him in his new role. He reported that several of the group will be going to Blizzard in two weeks' time and that he is enjoying getting to know them.

There being no further business, the meeting adjourned.

Pastor Alan Davey closed in prayer.

Chair

Secretary