



LADNER UNITED CHURCH

Ministers: The Rev. Jim Short, Minister
The Rev. Dr. Cliff McMurtry, Minister Emeritus

Dear Friends:

When last we communicated with you about the Ladner United Church (LUC) Building Project (Feb 2010 at the yearly Congregational Meeting) we shared with you the three key items that were being worked on.

The purpose of this letter is to update you on our progress.

- 1) The architectural drawings for the Phase 2 (the Sanctuary) were being worked upon by the Building Committee, chaired by Neil Caldwell and the Architect – Keith Donald Sullivan. They are now 90% complete.
- 2) The Heritage Revitalization Agreement governing the work on Phase 1 (the Sanctuary) and Phase 2 (The Church Hall) was being negotiated with the Municipality of Delta. It has been looked at by a lawyer working for LUC and has gone back to the City for a few minor changes. Conversations are still taking place with the Municipality about demands made by the Engineering Department.
- 3) Based on a conversation the Leadership Council had with an independent fund raiser, who suggested that we could not expect to raise any more money for our project without first deciding how much money could be generated for our project from the three south properties, we began work on that question.

An assessment of their current market value was obtained and has been kept confidential in case you decide that they will be offered on the open market.

Realizing that the congregation's desire has always been for something to be on those properties that would not only generate the funds needed to redevelop our church buildings but also benefit the larger Ladner Community, we have taken time to explore options other than an outright sale.

After some time and conversations with three potential partners, we are pleased to announce an exciting new possibility.

A Development Group – Pacific New Technologies (PNT), which initially contacted us in Nov of 2009, has re-established contact with us and made a proposal for a joint venture around those south properties.

A number of meetings have taken place, including one with the Municipality of Delta, which was a conversation about what might be possible. We have spoken clearly with PNT about what our goals and expectations of such an agreement would be. Our goal

is that, by offering the south properties as our part of a joint venture, we would realize a return to LUC in excess of the market value of the south properties and sufficient for us to be able to renovate and repair the sanctuary and remodel or replace the Celebration Center. PNT would establish a commercially viable real estate facility on the south properties which conforms to the values, principles and mission of Ladner United Church and the City of Delta.

We have further stated that we cannot put up any financial resources for this project other than the property. It is also our expectation that we will assume no financial risk from or fulfill any role in the on going management of the real estate facility.

We are now in the process of continued conversations about what this plan would look like, a costing out of all the details, continued conversations with the municipality, a possible time line – all the nuts, bolts and other disclosures that would need to happen.

Let us be clear on the following:

Nothing, as we have said, will be entered into in a formal way, without you the members of the congregation being fully informed of all the details and giving it your approval. This will also mean getting the approval of Vancouver South Presbytery.

Those who have been involved with these initial conversations feel a sense of hope and a degree of comfortableness with PNT.

We will, of course, in this process, before seeking any approval from the congregation, be checking references, looking at work they have done in Vancouver, seeking full financial disclosures and engaging appropriate legal advice to ensure the direction in which we might go are as risk adverse as possible.

We will be continuing over the summer months to meet and will be informing you of our progress on your behalf...

Please keep this ongoing discussion between Ladner United Church and Pacific New Technologies in your prayers...

Blessings
Joan Rogers
Leadership Council Chair

Rev Jim Short
Minister