

**Covenant Commission**  
**Antler River Watershed Regional Council**  
**OF THE UNITED CHURCH OF CANADA**  
*Holding and Encouraging Communities of Faith*

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**Place/Time:** Zoom Call 9:00 a.m.

**Roster:** Marie Santos (L, Chair), Tom Brunt (L), Deb Ellacott (L), Jim Evans (OM), Judith Fayter (OM), Adam Kilner (OM), Mark Marshall (OM), Andi McKillop (L), Mark Perry (OM)

**Staff Support:** Pretima Kukadia-Kinting, Admin Assistant, PKukadia@united-church.ca  
Rev. Lynne Allin, Minister, Congregational Support & Mission, LAllin@united-church.ca

**Present:** Deb Ellacott, Jim Evans, Judith Fayter, Adam Kilner, Mark Marshall, Andi McKillop, Mark Perry, Lynne Allin

**Regrets:** Tom Brunt, Pretima Kukadia-Kinting

**Absent:**

**Welcome and Constitute Meeting:** The meeting was constituted and opened by Name.

**Acknowledging the Land:** The United Church of Canada acknowledges that its buildings and ministries, from coast to coast are on traditional territories of Indigenous Peoples.

**Opening Worship:** Worship was provided by Lynne Allin.

**Opening Motions:**

**New Business**

Property Transactions

**MOTION by Adam Kilner / Mark Perry** that the Covenant Commission of Antler River Watershed Regional Council consent to the Sale of certain Real Property, the legal description of which is Lot B N/S George, Pts 1,2,3 N/S George Plan 19; Pt Lots 99-100 E/S Emeric Street Plan; 14 Pt Lot 100 W/S Richard Plan 14; As in Sarnia SA88999, and the municipal address of which is 220 George Street, Sarnia, Ontario, pursuant to an agreement between the Trustees of **Central United Church, Sarnia**, Ontario, a congregation of The United Church of Canada, as seller, and [other party], as purchaser, dated the 31st day of July, 2019, and subject to regional council approval, the terms of which are as follows:

**for a sale, the terms include:**

**the purchaser,** Bonnie Brown in Trust

**the sale price,** \$370,234.00

**the deposit**, \$1,000.00 with a further sum of \$24,000.00 upon removal of the condition pertaining to United Church of Canada Approval

**the balance due**, \$345,234.00 upon closing

**chattels included**, sanctuary sound system, large manger and Casavant pipe organ

**the terms of any conditions, warranties,**

The Buyer agrees to pay the balance of the purchase price, subject to adjustments, to the Seller on completion of this transaction, with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System.

This Offer is conditional upon the Seller obtaining approval from the United Church of Canada. Unless the Seller gives notice in writing delivered to the Buyer personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 6 p.m. on December 20, 2019, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

The Buyer agrees to pay a further sum of twenty four thousand dollars (\$24,000.00), to Cushman & Wakefield, by negotiable cheque, at the time of notification of fulfilment or removal of the condition pertaining to United Church of Canada Approval, as an additional deposit to be held in trust pending completion or other termination of this Agreement. This amount is to be credited towards the purchase price on completion of this transaction.

1. The Buyer acknowledges that the Buyer has received and reviewed the Church Structural Assessment dated June 27, 2017, from MTE Consultants Inc., and the Phase I Environmental Site Assessment prepared by Amec Foster Wheeler Environment & Infrastructure dated May 24, 2017. The Buyer acknowledges that the Seller makes no representations and/or warranties with respect to the state of repair of the premises and the Buyer accepts the property and the buildings and structures thereon in their present state and in an "as is" condition.
2. The Buyer shall have the right to view the property four (4) further times prior to completion, at mutually agreed upon times, provided that written notice is given to the Seller. The Seller agrees to provide access to the property for the purpose of these viewings.
3. the scheduled closing date, December 1, 2020.
4. to the following disposition of the proceeds arising from the transaction: To be held in trust to cover closing costs associated with the sale of the property and payment of costs associated with the disbanding of Central United Church, Sarnia Ontario, Congregation or surplus funds will be transferred to new congregation in the case of

an amalgamation or to the United Church of Canada as directed by the Antler River Watershed Region Regional Council;

- 5. The Real Property referred to in the above resolution is within the bounds of Antler River Watershed Region Regional Council;
- 6. The said Real Property is held by the Trustees of Central United Church, Sarnia, Ontario, a congregation of The United Church of Canada and part of the Central United Church, Sarnia, Ontario Pastoral Charge, in trust for Central United Church, Sarnia, Ontario as a part of The United Church of Canada;

**MOTION**

**CARRIED**

**MOTION by Deb Ellacott / Adam Kilner** that the Covenant Commission of Antler River Watershed Regional Council consent to To the sale of certain Real Property, **St. Paul's United Church manse**, more particularly known as 38 Ridout St. West, Tillsonburg ON and described legally as PT LTs 888-890 PL500 Being Pt 1 PL 41R-9826, Town of Tillsonburg, County of Oxford, pursuant to an agreement between the Board of Trustees of St. Paul's United Church, Tillsonburg, a congregation of The United Church of Canada and Barbara Bleck, dated the 10th day of December, 2019, and subject to regional council approval, the terms of which are as follows:

**Price:** \$339,000.00  
**Buyer:** Barbara Bleck Aylmer, ON  
**Closing Date:** January 31, 2020  
**Conditions:**

For the Benefit of the Buyer:

- nil

For the Benefit of the Seller:

- Until 8:00 p.m., December 18, 2019
  - Approval of the United Church of Canada

Further Agreements:

- Seller agrees to provide vacant possession on closing.

And, in pursuance of the said resolution, we hereby apply to Antler River Watershed Regional Council for its consent to the sale.

- (2) The said Real Property is held by the Trustees of St. Paul's United Church, Tillsonburg, a congregation of The United Church of Canada and part of the Antler River Watershed Pastoral Charge, in trust for St. Paul's United Church, Tillsonburg, as a part of The United Church of Canada.
- (3) The net proceeds from the sale to be invested in a restricted fund with interest available to the congregation. The congregation may consult with ARW covenant

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commission regarding the use of the fund for specific ministry initiatives at any time.

(4) Pending approval of the trustees of St. Paul's United Church, Tillsonburg.

**MOTION**

**CARRIED**

**Next Meeting:** January 15, 2020 at 9:00 a.m.

Worship by: **Judith Fayter**

**Meeting adjourned 9:15 a.m.**