

2023 Annual Report

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What We Are About

Imaging Jesus by Becoming Love

Our vision statement reflects God's call for our church and His heart for the world. In "Becoming Love by Imaging Jesus", we reflect the heart of God in four different ways.

This love will be:

Given to God through our **WORSHIP**

Offered to each other in **COMMUNITY**

Shared with the world through **OUTREACH**

Developed in our lives via **OUTREACH**



Living Springs Christian Fellowship of Airdrie

Annual Business Meeting Agenda

March 19, 2024

1. Open in prayer
2. Previous minutes
 - a) 2023 AGM Minutes
3. Welcome new Members
4. Election of New Board Members
 - a) Review of procedures
 - b) Voting by [SimplyVoting.com](https://www.simplyvoting.com)
5. Last Year's Reports
 - a) 2023 Financial Statements
 - b) Lead Pastor's Report
 - c) Executive Pastor's Report
 - d) Care Pastor's Report
 - e) Community Pastor's Report
 - f) Sanctuary Pastor's Report
6. Prayer for new Board members
7. Building and Land Discussion
8. Closing prayer
9. Adjournment

LSCF Annual Business Meeting Minutes

March 23, 2023

1. Establish quorum at 6:58 pm.
2. Opened in prayer at 7:02 pm.
3. Previous minutes

Kathy Sherk moved the previous minutes be accepted as presented.

Joyce Halvorson seconded. Carried

4. Welcome new church members.

Adeleye, Olaoluwa	Adeleye, Sunday	Eddy, Byron
Palmer, Ryan	Pearce, Warren	Timmermans, Ben
Van der Westhuizen, Hani		Van der Westhuizen, Pieter
Visser, Christine	Visser, Tim	

5. Election of New Board Members

- a. Voting instructions given
- b. Proxy voting: Scott Etzel for Garry Buzzard and Jo Anne Rosteski for Peggy Buzzard
- c. Voting was initiated for the new board members.

6. Last year's Reports

- a. Financial Statements:

Laura-Lyn Borsje moved the financial statements be accepted as presented.

Andrew Inkpen seconded. Questions from the floor: Why are salaries in the budget twice? Salaries are designated between organization and ministry expenses; Why is the youth budget small? Youth has been simplified and haven't done big events and do local things when possible, and cut costs. Salary numbers discussed. ---Pierre Fillion reported on the finances. Carried.

- b. Lead Pastor's Report:

Pastor Doug thanked the staff and board for their work. He also thanked the church and the opportunity to be its pastor.

Sean Cyr moved the Lead Pastor's report be accepted as presented. Debbie Di Vetta seconded. Carried.

- c. Discipleship Pastor's Report:

Question on how many people are tuning into the podcast? Last check was 350 listeners per week.

Cam Sherk moved the Discipleship Pastor's report be accepted as presented. Laura Guilderson seconded. Carried.

d. Associate Discipleship Pastor's Report:

Loralie thanked all the volunteers she works with.

Chrissy Fillion moved the Associate Discipleship Pastor's report be accepted as presented.
Trinity Statnyk seconded. Carried.

e. Community Pastors' Report:

Pastor Blake is very thankful to be part of the Benevolence ministry and has reached out to other community groups in the city to get ideas of how to do Benevolence better. Blake loves his job and working with Laura.

Joyce Halvorson moved the Community Pastor's report be accepted as presented. David Howarth seconded. Questions from the floor: what do the pastors do for self-care? Take time out to get refreshed, have time for prayer, beginning the day with the Lord, take days off, invest in friendships outside of the church, exercise, reflection journal, Daily Bible Discoveries, times of silence; Carried

f. Associate Community Pastors' Report:

Funmi moved the Associate Community Pastor's report be accepted as presented. Mark Johnas seconded. Carried

7. Prayer for new Board members: Laura Guilderson, Mark Johnas, Vanessa Hingley
8. Closing Prayer
9. Pastor Doug adjourned the meeting at 7:56 pm



Financial Statements
December 31, 2023

“Imaging Jesus by Becoming Love”

Living Springs Christian Fellowship of Airdrie
Statement of Member's Equity and Cash Flow
Year Ended December 31, 2023

MEMBER'S EQUITY

BALANCE, beginning	\$309,654
Net Income:	<u>54,790</u>
BALANCE, ending	\$364,444

CASH FLOWS

Operating activities:	
Net Income	\$54,790
Decrease in Operating Assets:	
Property Taxes	-5,317
Mortgage Interest	-17,095
Increase in Operating Liability:	
Refundable Deposit Payable	<u>350</u>
	\$32,728
Financing activities:	
Decrease in Mortgage	-14,293
Investing activities:	
Increase of Capital Assets	-27,053
Decrease in cash	-8,618
Cash Beginning	<u>69,032</u>
Cash Ending	<u><u>\$60,414</u></u>

Living Springs Christian Fellowship of Airdrie
Balance Sheet
December 31, 2023

ASSETS

CURRENT

Cash	\$60,195
Prepaid Expenses	<u>220</u>
	<u>\$60,415</u>

PROPERTY, PLANT, AND EQUIPMENT

Building	578,652
Equipment	321,414
Land	536,343
Land Improvements	138,368
Less Accumulated Amortization	<u>(913,748)</u>
	<u>\$611,029</u>

TOTAL ASSETS

\$721,444

MEMBERS EQUITY

LIABILITY

357,000

EQUITY (per statement)

364,444

TOTAL LIABILITY AND EQUITY

\$721,444

Living Springs Christian Fellowship Of Airdrie
Statement of Revenue and Expenses
Year Ended December 31, 2023

REVENUE

General Income	\$510,045
Benevolent	14,953
G.S.T. Rebate	1,749
Interest	498
Missions - Undesignated	7,771
Missions - Designated	2,674
Renovation Fund	26,661
Rental	17,730
Women's Ministry	268
Youth Ministry	500
TOTAL REVENUE	\$583,449

EXPENSES

ORGANIZATIONAL EXPENSE

Advertising/Communications Expenses	5,005
G.S.T. (Recoverable)	2,582
Insurance	6,726
Office Supplies	22,453
Repairs and Maintenance	27,795
Salaries and Benefits	171,265
Staff Development	4,381
Supplies	7,562
Tele-Communications	9,878
Utilities	11,591
Total Organizational Expense	269,238

MISSIONS EXPENSE

Bible College Support	500
Local Outreach	7,335
Missions Partners	13,100
Missions Projects/Designated	7,586
Total Missions Expense	28,521

MINISTRY EXPENSE

Benevolent	38,048
Children's Ministry	2,701
Church Fellowship Events	3,600
Discipleship/Community	473
First Impressions	3,096
Men's/Senior's/Women's	1,160
Pastors' Expense	7,814
Salaries and Benefits	171,265
Sound/Worship Expense	1,323
Youth	1,420
Total Ministry Expense	230,900

TOTAL EXPENSES

\$528,659

NET INCOME

\$54,790



2023 Pastors' Reports

Lead Pastor's Report for the year 2023

As I think back to last year, there are two major thoughts that run through my mind. The first is how awesome our church is. Every year, as I prepare this report, I think about the wonderful people who make up this church. It is a great blessing to pastor people who want to grow in their faith and walk in more love. The second thought is about the rot that we found in our walls in December. Two very different thoughts that are side by side in my mind. In light of this, I have decided the theme Bible verse for our church for last year should be 2 Corinthians 4:16, which says, "Though outwardly we are wasting away, yet inwardly we are being renewed day by day."

There are a few highpoints from 2023 that stand out in my mind. First, I think about our church serving at AirdrieFest with our new prayer tent. It was a wonderful day of ministry, serving our city by praying for any and all the people who had a need. This was one of the highlights of the year for me.

The second one is the generosity of the board in giving me a two-month sabbatical. It was great to be able to take a step back from the busyness of ministry to get refreshed. When I requested the time off, I did so at the recommendation of friends who said the break was something that would do me good. It was only with the benefit of hindsight that I saw how needed this break was. It allowed me time to get renewed as well as to think about how ministry could look different moving forward. Coming out of this time off, I made some changes to my schedule as well as my approach to my job that have been very positive. Without taking this time off, I don't know if I would have had the perspective to see the changes that needed making.

The third significant memory is the renovations to our building. Early in the year, we were able to enlarge the kitchen in the basement which allowed us to put our food pantry in it. This new location is a massive improvement over the previous one. Our food pantry continues to be used multiple times per week and having it in a better location is a big win. We made the space for the larger kitchen by moving the studio down the hall. This also was an improvement as it makes for a quieter space for recording.

In the fall, we launched a renovation campaign to get new carpet upstairs as well as to create a new office space that would allow the pastoral team to work together in an open office. Thanks to everyone who contributed to the fund that made that vision a reality. A special thanks to Colin Thain, who took the idea of the new office space and made it a reality much better than we were envisioning. I know we didn't technically get the carpet laid until January 2024, but I still see that as part of 2023 since the funds were raised and the carpet purchased in that year. Thanks to everyone who came out to lay the carpet. The sanctuary looks so much better!

Over the year, I also continued to work on a way to harness the equity we have in our land in order to either put an addition on our current church or to construct a new building entirely. This is a project that has been ongoing for many years and though we have not had a plan that had come to fruition yet, I do believe that there is a way we can do exactly this. I am hoping to have some next steps in the plan to present to you at our AGM.

More than any event or highlight however, each year this report reminds me of the tremendous privilege it is to be the pastor of this church. I truly appreciate each of you who have chosen to make Living Springs your church home. Thank you for being part of this community. You are what makes this church what it is. This is especially true of the people who serve as volunteers in all the different areas of ministry our church is involved in. We could not do any of the things we do without you! Thank you again for making the church the blessing that it is!

I would also like to thank the board for the great support and encouragement they are. As we navigate these uncharted waters of building and land decisions amid building and land issues, it is great to have a sounding board of wisdom to rely on. I appreciate the perspective they share, the guidance they give and the accountability they provide.

Finally, I would also like to say a big thank you to the team that works with me. Each brings unique skills, perspectives, and gifts that bless the church in different, needed ways. Not only do they all work tirelessly in their own areas of ministry, but also work great as a team and make coming to work each day something I look forward to.

As we move into 2024, I look forward to what this year holds and the continued way our church will be open to how God wants to move in our life and in our city.

Pastor Doug

Executive Pastor's Report for the year 2023

This year has been filled with new endeavours, expanded opportunities, and the strengthening of ongoing practices. I have been thrilled to witness the impactful work of God in various ways within our church. I am incredibly proud to be a part of this community and how we strive to live out our mission statement of imaging Jesus by becoming love.

Beyond our own walls, I have had the opportunity for learning, coaching, and mentorship through the Canadian Church Leader's Network program, the *Emerging Leaders Lab*. It has been a deeply valued space for me, especially to connect with other pastors across our country at a similar age and stage as myself.

I extend my gratitude to the board, Doug, and Living Springs for the trust and opportunity to step into a leadership role during Doug's sabbatical this summer. I considered it a privilege and thoroughly enjoyed the chance to operate in that capacity.

This year marked the launch of *Clubs*, which quickly became a success in forming connections for people in the church. While we are still learning how to manage clubs most healthily, we are thrilled with the initial few months. The responsibility of clubs has shifted a few times among staff members, but we feel they are well situated now in Loralie's hands.

Youth activities have continued into 2023 and beyond. I am incredibly thankful for the volunteer leadership that shapes that space every week. I could not do it without them; in fact, most times, they manage completely without me. Kelsey Melissen has taken over as the leader and has done an excellent job. All the volunteers give so fully of themselves and their time with such little recognition. They truly are an integral part of our church.

Our first initiative in years towards young adults started this spring. Though we have not met in the last number of months, there was a great time together in the spring and summer. I anticipate we will launch again in the same time of year in 2024 as college students arrive home to widen our group size, if not before then.

Our online efforts have continued to adjust for staff efficiency and simplifying our online gatherings this year. Though it is a small group, they are still accessed weekly by some. Our podcast, formerly *Living Springs Q&A*, underwent a re-brand this year and is now *Inverted Orthodoxy*. We reported last year that listenership/viewership has exceeded our average weekly attendance, and that trend continued into 2023. As a result, we shifted the name to account for those who are not formally a part of our church. Into 2024, we hope to continue widening the content published beyond the Q&A format to include our long-form teachings as well as interviews with other people beyond our current three.

One of my favourite efforts was our long-form teachings. I find great joy in the process of creating those and hope they are helpful for our congregation. In 2023, I had the chance to offer long-forms on; *The Bible You Never Knew*, *Hell*, and *Powers and Principalities*.

Our book club this year completed its 36th book since its initiation. This club has been a wonderful space for learning on a wide array of subjects from a range of authors as well as a space for creating connection in the church. The success of it was the inspiration widening the clubs idea to other shared interests.

In some more practical endeavours, we restructured some of our communication, adding the docket and functioning on a four-semester basis. Not only has this change been beneficial for organizing people's calendars but is also a by-product of our staff working hard to stay ahead. We also spent time as a staff restructuring our organizational functions and roles, which was not always a comfortable process, but I believe in the end has been beneficial in a number of ways. I am grateful for our team navigating it so well together. I was thrilled to have a hand in the start-to-finish of our carpet and office capital project, which is now nearly complete. Our new carpets gave a much-needed facelift to the sanctuary, and the offices have been a great change for our staff to function individually and together. The space has also already been used for small groups and clubs as a great additional space in the church.

Overall, it is a great joy and incredible privilege to be a part of Living Springs. I thank the whole church for the trust and opportunity to engage in so many different things as a part of what I sense God calling us into, as well as myself as a leader. I truly look at our church with deep feelings of hope for what God is doing in our day and time.

Pastor Kyle

Care Pastor's Report for the year 2023

I am excited to report on what we have accomplished in 2023 in our benevolent efforts, and pastoral care. This past year has continued to present a lot of need with the continued rising cost of living. However; we have continued to make a positive impact in the lives of those we serve.

In our benevolent efforts, we have been able to provide financial assistance to families and individuals who are struggling both within our church community, and outside our church in the greater community of Airdrie. We have worked to assess needs, coordinate resources, and do our best so that those in need receive the support they require. Within our church community we are so blessed to be part of a community that cares about others and gives so generously. We have been able to help through the food pantry and benevolent fund to meet those needs. Outside our church walls we continue to see increased need but have been so blessed to be invited to work with other organizations such as; Meals on Wheels, Airdrie Food Bank, Pregnancy Care Center, Boys and Girls Club, Prospect, Airdrie Library, Community Links, The City of Airdrie itself, and many others to help people. I heard that at a City of Airdrie Council Meeting this year we were mentioned as a church that is caring for and helping our community. I am convinced that the only reason our church has been invited to work with these organizations is because our church family continues to be so generous, and intentional about caring for the community outside our own walls.

I once heard someone ask if anyone in your town or, city would care if your Church Building burnt down? I am very pleased to say I think many in our community would care if Living Springs was not around anymore.

Some of the big wins through benevolence this year were our 36 Christmas Hampers, giving over \$30000 in financial aid, and a regular use of our food pantry. We also have been involved in a project to provide warming centers for homeless individuals in our community during cold snaps, and continued conversations about starting a Homeless Shelter in Airdrie.

In our pastoral care ministry, we have continued to provide emotional and spiritual support to those who are experiencing difficult times. Whether it be grief, anxiety, or mental health concerns, or relational angst, we have been available to listen, support, and offer guidance. Our Inner Healing Prayer sessions have been available to those wanting help to listen to God. We had a listening to God teaching and practicing class, and Soul Care to help grow deeper in relationship with Him.

In conclusion, as a church we have accomplished a lot in 2023 with our benevolent efforts, and pastoral care. The challenges of helping people with increasing financial and spiritual need has highlighted the importance of the care we offer, and I look forward to continuing to serve and support our Church community, and the community outside these walls in the next year.

Blake Hardy

Community Pastor's Report for the year 2023

2023 was a year of transition as each pastor's role was redefined to better serve the church community. My role continued to focus on Kids' Ministry, Women's Ministry, Church Community Events and Outreach, and near the end of the year Volunteers and Clubs were added.

Kids' Ministry happens out of sight (not always out of earshot!) to a lot of people at the church. The volunteers that take the time and energy to be in the basement while church is going on upstairs are phenomenal. We have 50-60 kids each Sunday and it takes a minimum of 18 volunteers each week to make it work. We also added **scripture memorization** in the K-5 class and they are loving it. I have kids coming up to me when they see me asking if they could please tell me their scriptures. That's pretty amazing. I appreciate all of the volunteers in the nursery, preschool and K-5 class for their commitment to this important ministry and their genuine love and care for the littlest Living Springers. Thanks to those who teach, assist, prep crafts, organize name tags, and help with memory verses. I can only do what I do with all of you doing what you do so well!

The **Women's Ministry** Team does a great job at loving and encouraging the ladies of Living Springs and I'm so thankful for Kathy, Jo-Ann, Laura, Christie, Odera, Tia, Trinity, Brenaya, Jayrin, and Carol for their creativity, commitment, and hard work. I will be honest and admit that hearing that some women felt WM was "cliquey" was very hard to hear as we are always striving to make every woman feel seen. We prayerfully made some changes to our events to try even harder to be an accepting and loving place for everyone. We were able to have three **Brunches**, a **Games Night**, an **At-Home-Retreat**, a **Bonfire**, and our annual **Mini Golf and Dairy Queen** night. A special thank you to Tia McNaughton who organized **Purses of Hope** this year where we were able to collect donations and fill over 100 purses and bags for homeless women in Calgary and were able to keep some purses local for women in need. A special thank you to Candice Thain who runs **Mom's Time Out** each week as well.

Part of my job is providing opportunities for our church family to connect to each other. This year we had two **Trivia Nights**, a **Summer Kick Off BBQ**, a **Launch Weekend BBQ**, and a **Christmas Party**. It's a joy to be able to create events that have our church community connecting with each other. A special thank you to everyone who brought goodies to the parties and a special thank you to Selena Guest who took the lead on decorating the church for Christmas.

Our **Outreach** events this year were the **Halloween Scavenger Hunt**, **Prayer Tent** at AirdrieFEST, and most recently a **Bingo Night**. We also provided all the ingredients for an awesome breakfast and dinner, as well as gifts for the children, for 36 families with our **Christmas Hampers**. All these events reached the un-churched in our community. We have heard that Living Springs is known as a church that helps people and it's wonderful to be able to love people by providing family fun and hands on support.

All things **Volunteer** was recently added to my job description. I am actively looking for people to help with Kids' Ministry, Greeting, Coffee Prep, and Prayer Corner. **Clubs** were also a recent addition to my role at the church and I'm always looking for new Clubs leaders and helping to connect people with the clubs we already have on the go.

I am looking forward to another year partnering with everyone who volunteers their time, effort, and skills as they pour their hearts for the people who call Living Springs home and those beyond our door.

Pastor Loralie

Sanctuary Pastor's Report for the year 2023

We jumped into 2023 full of expectancy and hope in a new year. Just as we have for the last couple of years, we kicked off our extra teaching in January with Soul Care. Pastor Blake and I are passionate about seeing people overcome their obstacles in life and finding freedom from the things that have held them back. There's a real hunger to know God better and dealing with our baggage helps us in that journey. We even had a couple of people who enjoyed it so much last year that they returned this year to do the program again! There is so much worth in "unpacking our suitcase" freeing up space for God to reign and our souls to be in optimal health.

Our host teams took a hit last year in losing some volunteers. Although our prayer team is thriving with many members, we lost people serving in the greeting and coffee teams. This is still something we are currently looking to remedy so that the volunteers we do have don't feel weary and overcommitted.

In September I officially took over the music ministry from Pastor Doug. He was looking to reduce his workload and I felt ready to fully take it on after a few years of working behind the scenes taking care of the admin side of things. We have continued to see growth in our music teams over the last year and have found a good rhythm between us all. We've also had new leaders step forward to share their gifts and lead various teams. We enjoy spending time together as a group on Sunday mornings with practice often feeling more like a time of fellowship and togetherness than a time solely of preparation.

In the fall Pastor Blake and I ran a Listening Prayer class where participants dug deeper into how to hear God well. We discussed the different ways that we hear from God, as we don't all experience Him the same way. We practiced listening to God not only for ourselves but for others as well. We learned how to share those Words we heard for others along with how to lovingly give Words that are corrective in nature. This group was very excited to hear from God and felt encouraged that they may at some point be able to use what they've learned to help others in the future.

I have enjoyed getting to know people better on a more personal basis through the many conversations had and the time I have spent meeting with people for Pastoral Care. I am excited to see what 2024 holds for our church family and feel blessed to be a part of it.

Pastor Laura.

BOARD NOMINATION PROFILES



Oluwafunmilayo (Funmi) Agunlejika (incumbent)

Oluwafunmilayo Agunlejika, commonly known as Funmi, made the decision to follow Christ on April 24, 1984.

She became part of the Living Springs family in 2017. She currently serves in the children church and as part of the host team.

Her passion is for people around her to feel seen and loved. She enjoys watching 'predictable happy ending' movies in her leisure time.



Garry Buzzard (incumbent)

Garry accepted Christ 32 years ago and has been attending Living Springs Christian Fellowship for 29 of those years. He has been involved in Children's Ministry from the beginning, and on the board (with breaks) for about 25 years. His passions are theatre and writing.



Byron Eddy

Byron grew up in a Christian home in small town NL and moved to Calgary after graduating from university in 2000. He accepted Christ at age 13 and was baptized at Living Springs in 2022. Byron and his family made Living Springs their church home since September 2021.

Byron serves on the worship team, leading worship for the 50+ ministry and helping out wherever he can. His passions are his family, his wife Nicole, their three kids and two dogs. Outside of his family, he has a passion for music—Christian and Celtic. He runs his own business in the Oil and Gas Service industry which he started in 2011.



Pierre Fillion (incumbent)

Pierre grew up in a Christian family and some of his earliest memories are of accepting Christ when he was roughly 5 or 6. It wasn't until he was in his early twenties that his faith truly became his own. The next evolution of his faith began when he moved to Alberta in 2008. That is when a lot of the things that he grew up believing were brought into question and he had to wrestle through believing what someone had told him versus looking in the Bible and seeing what God had to say about things. It's certainly been an interesting journey thus far and he looks forward to what God has in store for he and his family.

Pierre and his family started going to LSCF in April of 2020 while things were still online. They attended Everfit as well as other events whenever they were available. Pierre is involved with the sound team and helps with Men's Ministry events including Men's breakfast. Over his last term he has been serving as the Treasurer for the Board.

His hobbies include watching football, watching movies and tv shows (mostly action and sci-fi), playing board games and hanging out with friends and family. He also loves having deep discussions with and getting to know people.

BOARD NOMINATION PROFILES, CONT'D



Jennifer Howarth

Jenn grew up in a Christian home and became a Christian at age eight. Although she always attended church it wasn't until she was 21 when she realized she needed to decide if her faith was going to be her own or that of her parents. Jenn went to Capernwray in Quebec for two years (where she met Dave) then worked on staff there for three years. Jenn and Dave attended a variety of churches in the early years of their marriage until they finally felt at home (along with the girls) when they came to Living Springs in October 2019.

You can find Jenn leading ladies study groups, helping with media on Sundays and hosting ladies games nights. Dave and she are often corralling children on Sundays as they have three daughters, two foster babies and often extras. Jenn's hobbies include spending time with family or friends, hockey, football, and a good cup of coffee.



Kathy Sherk

Kathy accepted Christ into her life in 1980. Kathy and her husband Cam have been attending Living Springs since they moved to Airdrie in 2006 (18 years). In that time she has served on the administrative staff, the Board, Women's Ministry team, decorating at events and Christmas, building committee, coffee and greeting, but you'll often find her in the church garden. She loves gardening, being crafty, and spending time with her grandchildren.



Michael Suazo

Michael accepted Christ around 2011 and he and his family have been attending Living Springs for over two years. Michael is involved in the Children's Ministry as well as the Men's Ministry. His hobbies include spending time with his family (games, movies, etc.), weightlifting at the gym, doing research/writing, as well as watching sports.

Michael's passion has always been service to others, and he has had a dream since childhood of opening some kind of home for either the homeless, less fortunate, the marginalized – like a shelter. Even if he doesn't start his own he would want to be involved and integral in some way.



Tricia Taylor

Jesus has been her friend for as long as she can remember. Tricia came to faith when she was 6 years old. Her faith journey lead her to Bible College where she met and married Stephen; then their journey took them across the world to South Africa and Tanzania for nearly ten years. They have been back in Canada and attending Living Springs for 4 years. It has been her joy to serve in children's ministry and to help keep our food pantry stocked and ready to use. Tricia homeschools her children and that keeps her pretty busy. When she has time for hobbies, her favorites are reading, playing board games, and painting.



LIVING SPRINGS
CHRISTIAN FELLOWSHIP

BUILDING/LAND PROPOSAL
ANNUAL GENERAL MEETING
MARCH 19, 2024

What's happening with the rot that was found in the walls at Christmas time?

We have got two quotes for repair. The two quotes take different approaches to fixing the walls and, as a result, are very different. The first quote includes removing the stucco on the north and east walls, replacing any rotten sections of wood, then refinishing the walls. This quote came in at \$107,000 and did not include the new windows we would need.

The second quote took a broader view of repair. It included the work in the first quote but beyond that, recommended new roofing, flashing, down spouts and front entrance to ensure the building would be completely water proof. This quote came in at \$450,000 but didn't include consultant fees or building permit costs.

So is that all we have to decide between?

As a board, we had been having conversations about our building and land before the issue in our walls had been found. We had been working toward having a proposal ready to present to the church at this years AGM. The rot that was found in the walls simply added another layer to the discussions.

We have been working toward a plan to present to the church that includes selling some of our land and using the funds to either:

- a) put an addition on this building or
- b) construct a new building somewhere else on our property.

The issue with the walls does not change the consensus of the board that we should move forward with this plan. It does mean however, that we need to include the costs of repairs into any plans for an addition should that be the route the church decides is best.

How much land do we own?

Our church currently owns 7.49 acres including the portion our building sits on. Though our property is currently held in trust by The Pentecostal Assemblies of Canada, it is our property and the members of the church are the ones who have the authority to decide what to do with it.

For context, here is an aerial view of our property along with the Baptist Church next door.

We own the two parcels labelled 2110 and 2304.



The reason our property is in two parcels is because a number of years ago, the north 2.77 acres were separated when we gave that land to another church in town to help them find space to build a building of their own. A few years ago, we purchased that land back when that church ended up in a different location permanently.

How much is our land worth?

In 2018 the church hired an appraiser to give us a valuation of our land. The north parcel was valued at \$830,000 and the south was valued at \$1,610,000. Given that the total amount of land we have is 7.5 acres, that means the land was appraised at \$325,000 per acre.

In the last year, we have had 3 realtors give us their valuation of the land and their opinions ranged from \$125,000 per acre to potentially up to \$1,000,000 per acre.

So, how do we get as close to the higher amount as possible?

Though there is a great difference between those valuations, there has been a consistent message we have heard, both from realtors as well as other people in land development. Their advice has been that if we hire someone to engage in some preliminary land consultancy work, we can see the value of our land increase substantially.

The recommendation we have heard repeatedly is to maximize the value of our land, we should hire someone to complete this process. While selling our land in its current state remains a possibility, the first thing the buyer of our land would do is engage in this same process. Then they would see the increase in value instead of us.

What is included in this land consultancy work?

This work includes a phase one environmental study, a wetland study, a geotechnical test, transportation assessment and a servicing study. Once those tests are completed, the consultants would develop concept options for our land that would allow us to get the highest value possible.

The consultants would also lead the process of any possible rezoning with the city as well as any required public engagement.

How much would this work cost?

We have been having conversations with B&A Studios, who do this type of work. They have estimated a budget of \$200,000

How long would this work take?

Though they cannot control the length of time that the city of Airdrie would take to review and approve whatever documents get submitted through the process, their estimate for the conclusion of this process is 10-12 months.

Once their work is done, we would hire a land surveyor to redraw property lines and a realtor to decide how much and which parts of our land we will put up for sale.

\$200,000 is a lot of money. How are we going to pay for this?

We are working with two potential borrowers to secure this money. The first is the our denomination. We currently have a mortgage with them for \$350,000. We would discharge that mortgage and secure a new one for \$550,000. The second option is the Bow Valley Credit Union. That would also be a mortgage for \$550,000 which allows us to pay off our mortgage to the PAOC and get the additional funding we need.

Are there other advantages to getting this done besides increasing our land value?

Not only would we see a substantial increase in what we can get for our property, but we would also have a clearer picture of whether it is in our best interest to repair our current building and build an addition onto it to facilitate our growth or whether we would be better off building an entirely new building on a different part of our land.

What about the rot in our walls? Doesn't that need to be repaired immediately?

According to the professionals who have looked at the affected area that showed the rot, there is no pressing need to repair the walls. It will need to be done but is not yet a time sensitive matter. Taking these other steps first will let us know if we should invest that money in this building or start working toward a new building.

So what do we need to decide at our AGM?

In light of all this, a motion will be presented at our AGM for a vote by the members of our church. Though the details of the finances (and therefore the motion are still being worked out, the heart of the motion will be that Living Springs Christian Fellowship secure \$200,000 in financing and hire B&A Studios to serve as our land use consultants with the understanding that once their work is complete, the church will sell some or all of our land.

Does this mean the land will be sold without another church meeting?

Absolutely not. Once the land consultants have completed all the work, there will be another congregational meeting to formally decide what next steps will be taken, including what land will be put up for sale. When we receive a formal offer to purchase land from someone, we will have another meeting where we can decide together if we accept the offer.