

## Town Hall Meeting Results

	<b>Green</b>	<b>Yellow</b>	<b>Red</b>	
<b>Rental</b>	8	5	11	
<b>Martha's House</b>	0	9	3	
<b>Affordable Senior Housing</b>	11	2	1	

### Comments:

#### **Rental:**

##### Green

Rent the house

Rent the Rectory please

Rectory could be used for affordable senior housing which would include space for a future rector and hall between rectory and church.

Like hall; large clothes closet; (winter coats during church service); Marthas Outreach in rectory

NGO

Rent to non-profit agency ie. Literacy, counselling, shelter

##### Yellow

Rent to NGO

If new building built with space on bottom floor could rent space to NGO's or other Organizations

Office for NGO – Mental Health, council rooms, meeting rooms

Like for day or evening rent

##### Red

Only to NGO or counselling, etc.

Too many difficulties in being a landlord when everyone is a volunteer

No Go

Commercial rental – No      Private rental - maybe

We don't want to be responsible for fundraising to pay huge mortgage or for managing a housing unit

## **Martha's House**

### **Green**

None

### **Yellow**

With possibility of using as rectory again.

Temporary Only

With possibility of using as rectory again.

### **Red**

No way

Will work out of the hall that is proposed

## **Affordable Senior Housing**

### **Green**

With hall below

With Hall

Combination of Emergency Housing/Warming space/suite for future incumbent;  
Save Stonework; tear down; lease to company to build affordable senior housing;  
save space for potential new rector; bottom floor hall; Martha's; apts. Upper level

Build senior Housing

Lease land, build new facility

With possibility of attached hall,rectory suite, etc.

### **Yellow**

Housing

No thank you

### **Red**

Divide property & sell rectory

## Other Ideas

- Preserve for future priest housing and push limits for current outreach
- Sell or demolish
- What part of our future plans could we use Holy Trinity for?
- affordable housing with space for rector to live; could also be used as emergency housing
- sell the rectory and build something sortable with the money
- Sell or demolish
- do not sell; we would lose total control of property; warming station goes with Martha's house
- do not sell; use rectory to strengthen our outreach; upstairs emergency housing; downstairs, Martha's,NGO
- request that the diocese permit the sale of the rectory; do we have sufficient land to consider leasing land
- no way; Rent the rectory to Margaret Whisselle
- turn over to diocese for rent geared to income housing
- sell
- sell
- sell
- I like Jim's idea.....can't remember it all; knock it down
- Take down rectory and build affordable senior housing with room for rector if needed; utilize stone in new build
- make an apartment in the church basement; close off the elevator and rear stairs; you still have two entrances
- do not sell

**Joyce Millard Email**

**09-25-2022**

**12:45 pm**

Good morning, Mark - thank you for the great church service this morning. Your message was great. Of course, it was related to the very timely readings and as always, your message included references to your personal experiences and your humanity. We all fall short when it comes to what Jesus would do and what he would have us do. The important thing is that we recognize our shortcomings, admit that we have them and work to improve. There is always hope. As always, it is a treat to hear Ruth read and offer the prayers of the people. She is truly gifted and I for one am very thankful to have her among us. Of course, the other treat is to listen to Margaret sing every song this morning! When one is listening at home, one only hears Margaret and that in itself is a blessing. She too is a rare talent and we are most fortunate to have her leading us musically.

I won't be at the "Town Hall" meeting on Saturday morning because I hope to be recovering from surgery. I was supposed to have knee surgery this past week but it had to be postponed at the eleventh hour. Hopefully the week ahead will go according to plan. Anyway, I would like to share my thoughts about the future of the rectory to add to those of everyone else who will hopefully attend the meeting. As I write this, I am thinking about the story of Lazarus outside the rich man's gate hoping for crumbs from his table and the message you presented today. I am also thinking about a recent letter to the editor of the Anglican Journal where a couple from Antigonish is pointing out that the Anglican Church of Canada is sitting on millions of dollars in surpluses of money. One wonders why this is happening when so many in our world are in need. Are the powers that be really following the teachings of Jesus? Also, I am thinking about the money that was generated via the sale of St. John's and the fact that our former bishop was quoted as saying that when we are thinking about improving the building in Morrisburg that we are not to worry about the cost. My immediate thought about the future of the rectory is to sever the lot and sell the rectory. I realize that a great deal of money has been spent on improvements to the rectory (new windows, heating system etc.). However, I can't help but think that the rectory is a very old building which has been neglected for many years and that in reality it is crumbling before our eyes, despite the new windows. Do we really want to sink more money into an old building when in fact we are also thinking about spending money to improve the church building (another ancient structure) so that it will become more welcoming, functional and community oriented? My thought would be to invest the money acquired after selling the rectory in two ways: 1. low-income housing and 2. to invest until you retire and another rector joins us and requires a housing allowance. If parishioners are concerned about new neighbours moving in next door to the church, a fence could be erected between the two properties. I commend the building committee on what they have done so far and would love to hear Nick's report. However, I believe that the bottom line is that we need to move very soon on improvements which will accommodate upstairs washrooms, offices, meeting rooms for counseling services, a place for Martha's Closet and Martha's Kitchen and all of the other outreach programmes we currently offer and would like to initiate in the future. If you can add my ideas to the many other thoughts that will surface, that would be great. Take care, have a great meeting and a wonderful week. Joyce

**Doug Millard Email**

**09-25-2022**

**1:54 pm**

Hi Mark:

Thank you for your very pertinent message this morning. Needless to say, it's very timely and we all need to listen up.

I am going to give you my "town hall meeting" thoughts in case I am unable to attend. That will depend on Joyce's situation on Saturday, assuming that her knee surgery can proceed this week. I will be brief, to the point of being blunt, because I have lost patience with the whole building, moving forward, the visioning, etc. etc. process. My suggestions are:

1. If the rectory can be sold, let's take the necessary steps to get it on the market and sell it. It's just another high-maintenance building to look after. It may crumble around its lovely new windows. We know that no current or future incumbent will live there, so let's be rid of it and put the sale money to good use.

2. If the diocese dictates that the rectory cannot be sold, let's renovate it to provide (temporary) housing for homeless people, short-term low rental housing, perhaps a section for an office, a counselling space.

It's distressing that we all feel so entitled ....regarding those folks who are homeless or struggling in many ways -- the "tough that it's you, glad it's not me" mindset. Not exactly a "following Jesus" attitude.

I hope the turnout is good on Saturday and that substantial decision-making can be accomplished.

Sincerely

Doug

**Joyce Millard Email**

**09-30-2022**

**9:12 am**

Good morning - since I am unable to attend the Town Hall meeting tomorrow, I'm just going to do some brainstorming with ideas and questions about the rectory, church and church property. If this is not the proper thing to do, then perhaps people who attend the meeting will have similar thoughts or perhaps the building committee will add this to their file for discussion at a later date.

Here is what I wonder in no particular order:

- Who pays the taxes on the rectory, church and property - the parish or the diocese? Is there a special tax arrangement for churches?

- If the rectory were to be reimagined as housing for seniors, could it be torn down and rebuilt with safety measures ie. ramps, elevators, railings included?

-If the rectory were to be renovated as a living space for seniors or people in need of shelter, what improvements would need to be made?

-If the rectory became a place with counseling spaces or a home for Martha's ministries, what structural improvements, safety measures and accommodations for people with disabilities and mobility issues would need to be addressed?

-By addressing or reimagining the rectory are we jeopardizing our chances of moving forward with our church plans such as building an upstairs washroom, possibly adding a church hall with a kitchen, ample meeting space, counseling rooms, offices, storage, and places for community groups to meet (ie Alcoholics Anonymous)?

-Will another architectural/professional study have to be completed on the rectory before anything is done?

-Other than providing emergency shelter for people in need of housing, how would the upstairs of the rectory be used?

-With fire safety rules in mind, how many people can be in the rectory at one time? The Christmas Open House that previous rectors' hosted was wonderful. However, the number of people in the house at once was sometimes large. Are there rules about this if it becomes a public space? Are there rules about washroom facilities etc. if the rectory became offices?

- If the parish decides to rent the rectory to a family or individuals, what safety measures need to be addressed? What improvements will need to be made?

- Does our rector already get a housing allowance? What is our plan for housing for future rectors? How will we generate funds for a living allowance in the future? Could the rectory space be rented in some capacity and the funds invested for housing allowances for future rectors?

I realize that I have raised a number of questions and that this is an opportunity for our church to do some creative thinking and take action to support our community and its needs. We have to weigh many possibilities and think about what will be best for our parish and community. For example, considering the specifications that would need to be considered for senior housing, would it be more cost effective to renovate the rectory or tear it down and build a new building? There are many decisions to be made and my hope is that the hierarchy of the Anglican church will support us every step of the way - morally and financially. Thanks for letting me be a part to this discussion. Joyce Millard

Joan Larocque                      09-30-2022                      10:38 am

Mark & Rectory Committee

My opinion:

I particularly like both of these ideas.

*“Repurpose the building to become Martha’s House where we would run many of our outreach ministry programs. &*

*Using the property to build affordable senior housing.”*

I believe that both of these can be incorporated as Martha’s outreach programs, counselling services and Rector’s office, could be managed by using the basement area.

We also need a ‘hall’ so we can do fundraising meals, etc.

I believe this building is a health hazard due to contamination by bats, etc. Therefore, I think the Rectory needs to be torn down and as many materials as possible (especially the stone) should be reused.

Joan Larocque

## St. James Anglican Church and Rectory, Morrisburg

Unfortunately, I was unable to attend the Town Hall meeting on Saturday, October 1, 2022, concerning the future of the Morrisburg Anglican Church and Rectory. However, my husband, Doug, was there and reported some of what was said and done at the meeting.

One message that I think I heard was that one could still contribute ideas and preferences, and that Bishop Shane has said that we are not to worry about the cost because there will be support for our final plan. I would assume that this statement refers to moral, professional and monetary support. Another quote that was brought home from the meeting is that we are to "dream big". I think that we as a parish must trust the bishop's word. We need to figure out what role the Parish of South Dundas wants and needs to play in our community moving forward; we need to make a final plan; and we need to implement that plan.

Before I present a few ideas and dreams, I need to state some personal feelings:

- I am not comfortable with the basement at St. James. I do not trust that the exits are sufficiently safe for escape purposes in case of fire.
- I am not comfortable with the flooding and the accumulation of standing water in various areas of the basement which happens periodically.
- I am not comfortable when people are crowded together in the basement for worship, meetings, dinners and social gatherings.
- I am not positive that the basement at St. James is a safe and healthy place for people to be.

Before I continue with dreams and ideas, I think that we need to list the purpose of a church community and more specifically what we would like our church to look like. What and how would we like to see our church contributing to our community and wider society?

Here are a few thoughts about what we could do in our space:

- continue to minister to those in need as Jesus did
- provide a worship space
- provide a space where people can gather to socialize, host events and work on projects

- provide space for counseling services
- provide space for study and course work
- provide space for our Martha's ministries
- provide storage space for various ministries
- feed people
- provide people in need with a place to do laundry, have a shower, spend the night
- provide facilities for community groups such as AA, interest groups, classes, recreation
- provide a safe and comfortable space for those among us who are troubled for a variety of reasons
- provide a space for young mothers and children to gather
- provide a space where people in need can cook nourishing meals for their families
- provide a space where people can get warm

### Church hall dream

I picture having a large hall built on to the south side of our church. I have heard that some people are concerned about the loss of the round stained-glass window and how the structure will look without it. I believe that there should be a compromise here. Could the outside of the south side of the church wall remain partially intact (i.e., window and some stonework) and become a feature of the new inside north wall of the new hall? Can lights be installed so that the window will still show up when one is on the church side of the wall? When the hall is designed, large, attractive, welcoming windows could be part of the south wall of the hall. An architect would certainly know how to incorporate windows to provide natural light throughout the new addition and make the outside as well as the inside of the structure aesthetically pleasing. I picture having an outside and inside entrance to the addition. My suggestion would be to construct an entrance to the hall at the south end of the sanctuary on the west side. The coat racks would disappear, and a wide entrance could be there at the head of the stairs which lead to the basement. I think that the new hall should consist of a large gathering area; a highly functional kitchen; an office for the

rector; a couple of rooms which would provide space for counseling, meetings and study groups; storage area for Martha's closet; storage area for other church related items; storage for other ministry related items; washrooms; a shower room; a room where someone in need could warm up and sleep, when necessary; proper garbage and recycling facilities; a place to keep cleaning supplies and equipment; and the list of possibilities goes on. The hall should have at least one large public entrance from the outside with a cloakroom nearby, and at least two other doors to the outside for functional (i.e., garbage disposal) and safety (i.e., evacuation) purposes. I am sure that a welcoming, functional and beautiful structure could be erected that we could be proud of and could provide us with space to further carry on our various ministries and duties.

### Rectory ideas

It is my opinion that the rectory needs a great deal of repair and renovation which translates into a great deal of money. I am not sure that we as a church community want to shoulder that task! I think that the current rectory should be demolished. The lot could be severed and leased to a contractor who would build apartments. However, having said that, we need a place to house a future rector once Mark decides to retire. Would it be possible to have a three-bedroom condominium built within this apartment building? It could be rented out until the time when a new rector might want to live there. Would a roomy, well-planned condominium not be a suitable place for a future rector and his/her partner and children to live? Is there room for an apartment building with four or five units including a larger condominium? Could parking facilities be created? Could each unit have a storage room incorporated into each apartment's plan? It is important for our future rectors to live in our community and at the same time, there is a shortage of housing in general.

These are just a few of my thoughts and ideas which I have presented using the "dream big" theme. I am not a professional builder, planner or architect, but I have an interest in having the Anglican Parish of South Dundas move forward with a plan that will benefit our parishioners and inspire our parishioners to do more to help the vulnerable in our midst, to help needy families and individuals, and to provide a variety of services to those among us who desperately need

them. Ultimately, I think that we, the Anglicans of South Dundas, can provide a welcoming, warm space for people to gather. It will be a safe place where people can feel good about themselves and take time to meet with others, talk, share, laugh, cry, pray, create and breathe. We do great work now, but we can do more with proper facilities.

Joyce L. Millard

Doug Millard

October 3, 2022

10:21 am

Hi Mark:

Just another blue sticky -- which may sound silly or a cop-out but here it is:

If we cannot reach a consensus or satisfactorily figure out how to configure the overall property for our uses, we could specify what we need and what services we wish to provide, and let the diocese decide how best to proceed. Blue sticker indeed!

Doug