

Request For “*Expressions of Interest*”

Project Overview:

The St. Paul’s United Church in Morden is soliciting “Expressions of Interest” from community organizations, religious communities, commercial and/or government services for excess space that the church is prepared to make available on a long-term commercial rental basis. The facilities at St. Paul’s fundamentally consist of two buildings – the sanctuary (9,000 sq ft) and the fellowship hall (4,600 sq ft). The sanctuary includes the foyer, offices, washrooms and meeting rooms. The fellowship hall includes a large hall (16’ ceiling), kitchen, stage and a second floor of offices. It is the fellowship hall space that the church is prepared to demise/separate from the sanctuary in order to make it available for lease.

St. Paul’s is a vibrant faith community operating under the auspices of the Pembina Parish and the larger United Church of Canada. St. Paul’s congregation intends to renovate the sanctuary portion of the facility to meet its foreseeable needs, upgrading the sanctuary, offices and meeting spaces, and adding a new kitchen facility. Pembina Parish remains in a strong financial position, and the St. Paul’s facility including land are free from encumbrances.

With a declining congregation and an aging building that will require an investment in repairs and upgrades, the St. Paul’s congregation has determined that it can function without the fellowship hall and would like to develop it into a lease property to help strengthen the long-term financial plan of the Pembina Parish.

Vision and Values of the Church:

One of the three core values of the Pembina Parish United Church is ***Outreach Into Our Community, Partnerships and a Commitment to Social Justice***. As well, as it relates to this request for Expressions of Interest, these statements from the church’s Vision Statement are relevant:

- We will maintain integrity and transparency in all our relationships.
- We will be an affirming parish; engaging young people, while actively meeting the needs of all generations, and living our commitment to diversity and equality.
- We will live social justice and put our faith into action so that we are relevant in our community, and in our changing world.

Details of the Space:

St. Paul’s is prepared to demise (i.e. segregate) the fellowship hall from the sanctuary and the resulting lease space will have its own entrances and emergency exits. Pembina Parish board will be responsible for the building envelope (roof, walls and floor) and heating system (ensure that it is in good repair). All required leasehold improvements would be the responsibility of the tenant.

Square Footage (est)	<ul style="list-style-type: none"> - Commercial Kitchen & Misc. Area 520 sq ft - Hall & Stage Area (16' Ceilings) 2,800 sq ft - Second Floor <u>1,280</u> sq ft <li style="padding-left: 40px;">Total Floor Space 4,600 sq ft
Bathrooms	<ul style="list-style-type: none"> - Main floor - To be developed. - Second floor – Existing single bathroom.
Parking	<ul style="list-style-type: none"> - Paved parking lot. - Hours and number of spaces to be negotiated
Utilities (electricity, gas, water/sewer)	<ul style="list-style-type: none"> - Tenant will pay portion of utilities based on sq footage - Estimated at \$ 400/Month
Taxes, Insurance, Snow Removal	<ul style="list-style-type: none"> - Tenant will pay portion of common fees based on sq ft - Estimated at \$ 360/Month
Un-Acceptable Uses	<ul style="list-style-type: none"> - There may be some uses that are unacceptable to the landlord due to building code challenges and/or conflicts with the Vision and Values of the church as stated above.
Leasehold Improvements	<ul style="list-style-type: none"> - By tenant
Lease Term	<ul style="list-style-type: none"> - We are seeking a long-term tenant (10+ year commitment) - Preference (and possibly discounts) may be given to proposals where the tenant proposes to pay all (or a large portion) of the rent, for the term of the lease, in advance.

Possible Uses:

These are not intended to be prescriptive but rather to provide some ideas on how the space could be used.

- A facility/sanctuary for another congregation
- A facility to support new Canadians (ELS, food preparation, family centre)
- A rental facility (hall, offices, entertainment centre, ???)
- Space for an athletic or wellness organization (gymnastics, dance studio, yoga, floor hockey, etc.)
- Office building
- Private school
- Funeral home
- Day care
- Before and after school programming
- Retail services
- Other

Timelines for Receiving Expressions of Interest:

We would like to have discussions started with interested parties by no later than May 21th, 2019. We accept that these discussions may take several weeks to work through to completion. We are open to arranging individual tours of the facility prior to May 17th, 2019.

Additional Information and Site Visits:

If this opportunity is of interest to you or your organization, and you require additional information and/or would like to arrange a site visit, contact:

Earl Gardiner
Co-Chair, Building Discernment Committee
Ph: 204-612-8161
earl@ranamedical.com