

ST. ANDREW'S PLACE

AGENDA

45TH ANNUAL MEETING

SUNDAY, MARCH 26, 2017

1. Opening
2. Minutes of Previous Annual Meeting, March 20, 2016
3. Business Arising
4. President's Report
5. Audited Financial Statements – December 31, 2016
6. Auditor's Appointment
7. Approval of all actions of the Corporation in 2016
8. Confirmation and Election of Directors
9. Other Business
10. Adjournment

44th ANNUAL MEETING OF ST. ANDREW'S PLACE**MINUTES OF MEETING****SUNDAY MARCH 20th 2016****Motion to approve: the Agenda**

(Bob Humphrey, Jane Baggs)

Carried

Opening:

Board President Scott Darling called the meeting to order at 11:58 am. Rev. Catherine Somerville opened the Annual General meeting with words of prayer.

Minutes of Previous Annual Meeting, March 22nd, 2015**Motion to approve:**

(Phil Thurston, Freda Wilson)

Carried

President's Report:

Scott Darling highlighted some of the key developments from his report for 2015. The continued partnership with Laurentian University School of Architecture was of significance. The renewal in the west tower and new commercial tenants were pointed out.

Gratitude was expressed to our Property Manager, Jean Leblanc and his staff for their dedication and commitment to St. Andrew's Place.

Retiring Board members were thanked and appreciation was expressed to all Directors for their time and service to St. Andrew's Place.

* Deb McIntosh: complimented the Place Board, and thank them for their work in 2015.

Audited Financial Statements - December 31, 2015

Cameron Crawford our auditor walked us through our 2015 financial statements. Questions were answered from the floor.

MOTION #1 APPROVAL OF AUDITED FINANCIAL STATEMENTS

That the Audited Financial Statements for St. Andrew's Place, Sudbury, for the fiscal year 2015 as prepared by the firm of McLelland, Crawford and Topp be accepted as presented.

MOVED BY: Scott McClure SECONDED BY: Sylvia Carscadden Carried

MOTION #2 APPOINTMENT OF AUDITORS

That the firm of McLelland, Crawford and Topp be appointed as Auditors of St. Andrew's Place, Sudbury for the fiscal year 2016.

MOVED BY: Ken Gauley SECONDED BY: Diane Trollope Carried

MOTION #3 APPROVAL OF ACTIONS OF THE CORPORATION 2015

That all the actions of the Directors of St. Andrew's Place, Sudbury carried on for the benefit of the Corporation, both recorded in the Minutes of the meetings, and those not recorded, but having been completed at this time, be and the same, are hereby ratified and confirmed.

MOVED BY: Betty Tooley SECONDED BY: Bob Humphrey Carried

MOTION #4 CONFIRMATION AND ELECTION OF DIRECTORS

That in accord with the nominations made by St. Andrew's United Church at its Annual Meeting, that the following be confirmed as Directors of St. Andrew's Place, Sudbury for the 2016.

Phil Thurston, Scott Darling, Bob Humphrey, Wayne Cassidy, Janey Hall, Scott McClure, Kim Wahamaa, Jane Baggs, Herb Fines, Rev. Dr. Will Kunder, Rev. Catherine Somerville, Scott Jeffrey

MOVED BY: Phil Thurston SECONDED BY: Dale Myslik Carried

Other Business: Questions:

Kathy: How long is the restaurant lease? The restaurant lease is for 5 years and hopefully it will be extended. The restaurant was introduced to the tenants through the Place Board Christmas dinner, as the tenant gift they received a free coffee and muffin from the restaurant.

Motion for Adjournment. 12:30 pm (Bert Brankley)

ST. ANDREW'S PLACE REPORT 2016

SENIOR TENANTS - Our mission to provide affordable housing for seniors in downtown Sudbury is an important one. The Place Board continued to support 147 tenants by purchasing memberships in One-Eleven Senior Citizens' Centre Inc., participating in several Body & Soul Lunches, and by hosting a Christmas Turkey Dinner catered by Diana's. Although One-Eleven Senior Citizens' Centre was relocated due to the School of Architecture requiring additional space, it has returned to its former location on the sanctuary level. An office for One-Eleven Senior Citizens' Centre has been created until final renovations are complete.

COMMERCIAL TENANTS - St. Andrew's Place was the temporary home for the Laurentian University School of Architecture for three years; however, the new McEwen building was ready for the 2016 fall term. The lease arrangement with LU led to a positive relationship among students, professors, the senior residents, and Church and Place staff. The School plans to book our facility for community lectures and special events.

The resulting vacancies, although challenging, had positive outcomes. The One-Eleven Senior Citizens' Centre Lounge will undergo a re-design allowing for increased flexibility of use. It will incorporate a large meeting room, kitchenette, and considerable lounge and activity space. Also, the 4th floor of the east tower will have a complete renovation. Luxor was able to negotiate a long-term lease with a major tenant Réseau Access Network. Réseau will have 18 staff providing education, support and clinical services. One benefit of the arrangement will be that the Place retains use of the Bischoff Lounge and access to the rooftop patio. The updated lounge-board room will be rented to Réseau Access for occasional meetings but also be available for use by others.

Rental of the street-front space by a downtown business organization was being negotiated at year's end, and confirmed shortly after. The renovation for this client will allow the Place to retain much needed access to washrooms on that level. The Board is hopeful a tenant will be found for the bottom level space adjacent to the courtyard.

Kuppajo Espresso Bar is doing a brisk business. This is important for the owner and is a positive development for tenants and visitors to the building. Another new renter in 2016 is ergoCentric, a business that specializes in ergonomically designed chairs and furnishings.

UPGRADES TO BUILDING - A major priority has been to refurbish the aging apartments and common areas of the west tower and to improve the HVAC system. Forty apartments received new kitchen cupboards, flooring, new bathroom fixtures, and closet doors totaling approximately \$10,000 per unit.

The need to repair the narthex roof and skylights led to an extensive renovation that included enhanced lighting, a relocation of the Church's stained glass and improvements to the Planter. Tenants and sanctuary users report being very pleased with the changes to the upper lobby. The lower lobby has a new flat-screen monitor for posting notices; use is shared with the Church.

MANAGEMENT - The 44-year-old building is being well maintained and the Place Board is cognizant of the important contributions of on-site staff and of the management team at Luxor Management. Much appreciation goes to Superintendent Rick Lachapelle, Marketing and Facilities Manager Natasha Brosseau-Dufresne, and Jean Leblanc and other staff of Luxor.

The Board of Directors is grateful to Rev. Dr. Will Kunder of Manitou Conference and to the eleven members of St. Andrew's UC who serve to manage the business of our complex:

Scott Darling

Scott Jeffrey

Scott McClure

Janey Hall

Jane Baggs

Herb Fines

Bob Humphrey

Wayne Cassidy

Kim Wahamaa

Rev. Catherine Somerville

Phil Thurston

Respectfully submitted,

Scott Darling, President of Board of Directors

ST. ANDREW'S PLACE
FINANCIAL STATEMENTS 2016

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Financial statements are available from St. Andrew's Place office upon request.



Adam Jeffrey helping his neighbour, Winter 2016.



Daniel, David, and Nabil playing soccer, January 2016.



Qarqouz "boys" ice fishing, February 2016.



Marian & Barb



One-Eleven Senior Citizens' Choir

Body & Soul, April 2016



Family Camp, August 2016



Baby Omar Qarqouz

August 2016

Growing Spiritually

Building Community

Transforming Lives



St. Andrew's United Church Choir, recording special service music for the wedding of Leslie King's daughter, Julia.

Congratulations, Julia!



The Qarqouzes meet PM Justin Trudeau, August 2016.



The Qarqouz family and friends!



Our resident ROCK STAR, Phil Thurston, receiving a grant for almost \$50,000,000 for Laurentian University.



Annual "defunct" St. Andrew's Membership & Visitation "gals" get-away, September 2016.



Mystery Tea, September 2016.

Getting ready for the Gifts Galore Raffle, October 2016.





Thanks to everyone who helped make the Gifts Galore Raffle a great success!

Ministry and Personnel Committee Christmas Lunch, December 2016.



This table had some luck with door prizes!



Advent Backpack Project, December 2016.

The spirit of Christmas at work through the generous donations from members of St. Andrew's United Church.