

## **Trinity South Christchurch Incorporated**

**Special General Meeting regarding the development of 253 Colombo Street,  
7<sup>th</sup> August 2023 at 7:30pm, Archer Village Leisure Centre**

### **1. Welcome.**

DC welcomes everyone, outlines what will happen during the meeting, and then prays to open.

### **2. Attendance and Apologies.**

In attendance:

Rev. Dave Clancey (Chairperson)(DC), Rev. David Thompson, Mackenzie Shewan (Minutes), Andy Cousins, Liz Cousins, Anita Leeson, Joy Penno, Colin Penno, Pam Walters, David Fenton, Michael Batstone, Alison Holland, Richard Holland, John McGowan, Paul McAven, Grace Phillips, Luke Phillips, Phyllis Hyde, Wayne Wright, Colleen Wright, Heather Burlton, Matthew Burlton, Paul Horne, Kyla Horne, Tim Wilson, Megan Wilson, Matthew Phillips, Janice Phillips, Ivan Phillips, Ross Anthony, Sarah Anthony, Barry Williams, Rosemary White, Graeme White, Rob Vosslander, Rudy Verbeek, Rachel Fountain, David Wong (DW), Selwyn manning, Chris Field, Yvonne McNulty, Rosemary Knowles, Rich BurrIDGE, Aimee Gray, Rachael Winder, Josh Winder, Martin Winder, Mike Weller, Morgan Brown, Janet Lockyer, Milena Weller, Andrew Smith, Charlene Smith, Mandy Lubbers, Paul Lubbers, Amanda Clancey, Sam Butcher, Finn Wescombe, Elizabeth Pascoe, Bill Pascoe, Lynley Shewan, Jamie Hunt, James O'Connell, Geraldine Maffey, Glenda Bly, John O'Connell, Anne Brand, Ron Brand, Thomas McAven, John McKie, Jill McKie

Apologies:

Denise Williams, Nikki McAven, Maria Thompson, Kare Batstone, Nick Cook, Alison Cook, Amy Hyde, Rex Bly, Andy Vosslander, Jasmine Butcher, Karen Winder, Claire BurrIDGE, Paricia Entwistle

### **3. Explanation of the pledge and consultation process.**

DC explains the emails that have been sent out in the last week, and the meeting that the clergy, wardens, vestry, and some property trustees had last Wednesday. He explains that the simple statement was based on three things.

A. We are committing to deal with any issues that need to be raised before we press the "Go" button, e.g., working out if the proposed method for securing the bricks will be suitable, the price we are working off is the very best one etc.

B. If we decide to say go, we will ensure there is good communication all the way through, we have now exceeded more than 80% of the money we think we need, but we recognize there is still a shortfall, and we need to communicate the needs, and situation well.

C. We will continue to communicate about other things, but the Parish Council reserve the right to pause the project if the building will cause problems so significant that they harm the church's ministry, or the needs of the church itself.

#### **4. The financial situation of the project.**

DW notes the significance of the amount of money pledged, and that we are very close to the money "aimed" for. He notes that the slope on the right (at the end of the project) is quite steep, but we will likely have some flexibility in terms of when payments are due. Currently, in the next two years we will probably need to come up with another 200,000, but this can be managed this with the contractors. We, however, can have a lot of confidence in one another, that we will be able to fulfill the pledges. There are also things that we haven't explored yet, such as tax rebates, and tax donations credits. There are also a number of ways we can close that funding gap, such as a surplus in our operating budget. Otherwise, we can look for loans from members, or from Christian savings, but that can be explored closer to the end of the process. A vast majority of those who give monthly have pledged, if only to show their support for the project.

#### **5. DC opens the floor for questions and comments.**

DC offers thanks for the amount pledged, and the way he has been humbled by the partnership of the church to be able to do this for us now, and for future generations.

DC notes that this is also a place to express concerns, as well as questions about the project, so that we can be united as we go forward.

Q. If we do go ahead, what is the start time, and how long will it take?

A. We don't know, we will need to go back to Avon-Dickie and ask them. We have been in regular contact with them, but we will need to have more conversation about this if/when we press the big green go button. Avon-Dickie is not the only contractor we need to talk to though.

Q. Are there any consent issues from the council?

A. No, all consents have been accepted, these were done a little while ago, but do have an extension on them. However, there have been a couple of slight changes to the building code in the last year, which will need to be checked, but the builder wasn't concerned about that affecting the consent already granted.

Q. Is a project manager a normal thing for a big project like this? Or if this a Trinity specific need?

A. There are always uncertainties in building, regarding things like consent, hence why we have been down the process of getting the consent already, to try and get the best possible estimate of price. One of the challenges with any building is that the lowest price on paper initially may not be the best price realistically, there are a lot of factors that go into running the project. Therefore, for a project like this there needs to be a person who knows things about buildings who can liaise with the company and the church to make sure things are running smoothly, and

potentially authorize decisions quickly and easily as possible. Therefore, this seems like a wise decision for us.

Q. If the shortfall funding is needed, how confident are we that this would be available?

A. There is an element of faith there. If we go commercial, which is the last resort, we are looking at standard interest rates (which currently very high, but probably won't get any higher), but there are one or two within the congregation who have expressed willingness to lend, so DW is reasonably confident.

Q. The consent we currently have expires in February, so do we have to start before February so we don't lose it?

A. If we aren't able to start by February, we will have to extend (again), but given we would be able to show we are in the process of actioning it, it should be easy to extend again.

Q. When are we going to expect us to pay out pledges? Is it at the start of the window, the end of the window?

A. At the moment, it is during the window, but we can't speak to it very specifically until we see timings from Avon Dickie, but we won't expect people to pay until work is starting.

We want to maintain as good a communication as possible about our financial needs during this time, so that we can manage the way the money comes in.

Q. How far will the building go with these finances? Will it be a safe, but empty shell or is it ready to go?

A. The contract includes a safe, but lined shell, which will have carpet on the floors, lined walls etc. Basically, furnishing costs aren't included, but because we currently take everything we need for church into St Martins, there is no reason we couldn't carry it into 253 and be ready to go.

The vicinity would be in the region of \$80-100,000 for everything we need in fit out costs, which includes things like décor.

Q. Alongside the building itself we also have the life of the church as we move into a slightly new community, so what work should we be doing as a church to develop our place in the community?

A. DC hopes that good relationships with the community nearby mean we can let people know that is what is happening, which is the most exciting part of this project to be able to say 'this is who we are, this is where we are going to be'.

Q. All there is around the building are no parking lines, bus lanes etc. nearby, do we have a problem with parking on Colombo Street?

A. We looked at the carparks within 100-150 meters of the building, there are sufficient carparks, but it's true that it isn't great. There is however good parking on Angus and Forbes Streets and it has other advantages such as good foot traffic and a bus stop right outside.

Q. In view of the parking issue, we should note that there is a car lot next door, and a coffee place, could we purchase that if they came up?

A. The TSCPT have been in conversation with the car park to see if we can lease property, in either direction, but the relationship is there, so that conversation could continue.

Q. Is there the possibility for what seems like a minor issue (parking) to become a major issue? For example, if people don't want to come to church on a stormy day because they must walk in the rain.

A. It doesn't seem like an insurmountable problem, DC is willing to make the YA valet cars if necessary. Parking further away if you are able is such a good way to care for our brothers and sisters.

C. It is possible to serve our family by starting to serve in ways relating to cars already, like offering rides, or parking further away at St Martins.

Q. Is it too early to ask how many services we will have there?

A. DC notes that he can't answer it, but his view is that we will continue to have two services, where people can mingle in-between services. We have developed a pattern now, so we could probably continue that. There is no agenda to change anything. It would be big enough to have the whole congregation in one service, but there wouldn't be space for new people to visit.

Q. Are any of the pledges tied specifically to 253?

A. Yes, there are a few tied specifically to 253, but probably \$150-200,000 is tied to 253 only.

Q. There is a new vicar coming onboard next year, so will DC be schooling him up about this?

A. This is an issue, we as a church will need to be aware of this, the new vicar will step into an environment where there is a building project going on. This is not the vicar's project; this is the church's project. One of our first engagements with him, will be his first engagement with the building, so we will need to be gracious, and choose a vicar based on his faith and character not on how he feels about the building. If, during the nomination process he is absolutely opposed, he probably won't get the job. We need to love and serve him (and each other) through this.

C: Is 253 an ideal building? We can probably all say that it isn't what we would come up with if we had a clean sheet of paper and limitless funds. However, there has been a lot of due diligence done over a long period of time about other options, and none have come up, so this is the option that we have, it's a binary thing, there isn't anything else. Is it perfect? No, but are we perfect? Also no.

C: A thanks for all those who have worked really hard on this process, such as the staff and wardens, the property trustees etc.

Q (by email): Has the church considered fundraising from external sources?

A: Latimer has gone through a similar process to us, and DC is willing to explore and see if their overseas funding sources could work for us too.

Q (by email): Would the building be solely owned by the church?

A: The building would be owned by the TSCPT, and the trustees are elected by the AGM, the bishop of the diocese is the protector of the trust, so he doesn't get a vote, but on significant issues he would get consulted. So, the building is owned by the church (through the vehicle of the TSCPT) but we also recognize that we are part of a wider church, so while they can't tell us what to do with our building, they will remain informed so they can support us in what we do, and may do. We will have to be aware of how what we do affects the wider life of the diocese.

## **6. Reading of the motion**

The motion is read.

Q: For the avoidance of doubt, is "engaging a contractor" mean that we aren't committing to a contractor (Avon-Dickie or not)?

A: It is agreeing to support the Parish Council as they look.

Q: It presupposes that the three points from earlier are included in the motion. Therefore, can we see a note that refers to the three points from the email?

A: We will add "in light of the church email of 3<sup>rd</sup> August 2023"?

The motion is amended to say, "In light of the church email of 3<sup>rd</sup> August 2023, this Special General Meeting supports the Parish Council in engaging a contractor to undertake the development of 253 Colombo Street as a church building."

Dc notes that this is a weighty thing for a church to do.

**TW moves the motion, John McKie seconds the motion.**

**DC puts the motion, the motion passes.**

## **7. Closing of the meeting**

DC encourages the meeting to turn to their neighbors and pray.

DC again thanks those who have supported this project from the very beginning, to get us to this place, the Burrige family, the South Christchurch Evangelical Trust, the trustees of the TSCPT, Matthew Burlton, Wayne Radford and Wayne Wright, as well as many others.

DC closes the meeting in prayer.