

## **Announcements ... Announcements ... Announcements!!**

Many of you will have attended the Strathearn Annual Congregational Meeting on March 23 this year. We had a lovely potluck event, and a discussion about the possibility of allowing a daycare to become a renter in the church. People asked questions and shared their support and their concerns regarding this idea.

Since that time, additional discussions and negotiations have taken place, and we are now making plans to welcome the daycare to the building this fall. Here are some of the things you may want to know, and if you have additional questions, please contact any of the Board members.

- We have signed a lease agreement with the daycare that is subject to licensing and government approvals. Their name is still in dispute, so this document will be signed again when their name is properly registered.
- The daycare will rent some spaces that will be **exclusively** for their use. This is similar to the rental agreements with the Northern Spirit Regional offices, and the GANG.
  - This will include the Kindergarten Room, Social Room, and the Family Room upstairs. The Family Room will remain available to the congregation on weekends.
- In addition, the daycare will have access to other spaces in the building, as **shared** spaces.
  - This will include Walker Hall (when the outdoor play area is unusable due to weather), the kitchen, three (3) designated parking spaces on the north side of the church for use of the clients during daycare hours, and hallways.
- All current tenants in the building have been approached regarding these changes, and a few necessary accommodations have been made. The Scouting groups have adjusted their timings to separate the arrival of parents and children!

In addition to those changes, we are agreeing to an outdoor play space located under the Upper Room windows on the south side of the building.

## Strathearn United Church: Official Board Update, May 23, 2025

There are several changes that are anticipated to our building to allow this to meet all the health and safety codes. This will include an upgrade of our heating, ventilation and air conditioning systems, ensuring our fire security systems are current, developing our emergency plans, and other items. Ron Banks, chair of the Property and Facilities Committee, has been involved in these discussions at every stage. The daycare has agreed to pay for the HVAC upgrades, and some of the other changes that our building will need.

We have agreed to a ten-year lease. This will allow us to predict our income from this venture for a significant period, and the daycare operator will have time to recover their initial investment in the setup. Even so, we will have the authority to cancel the Lease.

There will be other changes:

- The elevator in the Social Room must be kept separate from the daycare, both for the safety of the children and the free use of the elevator by other tenants.
- The daycare would like the back door next to the elevator to be accessed by a fob system. This will allow better security and oversight of who is coming and going, including staff, parents, and our congregation.
- The daycare is aware that their presence will change the way the building's utilities are used, and they have agreed to pay 50% of our utilities costs. This amount will be reviewed quarterly each year, to ensure that their contributions are keeping up with our costs.
- The daycare will pay a standard monthly rent, which has been negotiated to increase over time. The initial rental payments start at \$1,000 per month and increase monthly until they are paying \$3,000 per month. The monthly rental amount will increase each year for the 10-year period.

This is an ambitious plan for our congregation, and a wonderful way to ensure the building is being well used. The congregation will benefit from the financial support, which will help stabilize our budgeting. We will work to keep you informed of the changes that are coming.

Again, please chat with any of the Board members if you have questions. We hope you are excited for this idea for Strathearn!