

GRACE HOUSE

HISTORY

In 2003 Grace Church purchased a duplex to be used as a residential programming space for the then Servants Anonymous Society (now RESET Society) in providing a haven for women escaping sexual exploitation.

Over the past 20 years, members of Grace and the Engagement & Service Committee have supported the operations and capital requirements of maintaining and improving the residential facility. In 2021, as sewer backup caused extensive damages to both suites, discussions began about the future of RESET House as their operational focus had shifted from a large residential / programming spaces in Inglewood to more unique supported living residences. This sewer backup prompted dialogue about possible alternatives for RESET.

In 2022 RESET Society completed a review of their assets and programming and advised that the current RESET house was not considered strategic to their core programming unless extensive renovations and improvements could be made. Additionally, a 2020 Reserve Fund Study concluded that during the next 30 years (through to 2050) that RESET House would require close to \$450,000 in capital dollars to maintain and improve the existing structure(s).

RESET Society was presented with a copy of the reserve fund study, and several options were discussed:

1. RESET Society purchase the property, price to be determined, and thus assume the liabilities for future improvements
2. The Grace Church maintain ownership of the properties and appeal to the congregation to provide \$15,000 annually for a capital replacement reserve
3. That Grace Church give the property to RESET Society and future capital obligations would become the responsibility of RESET Society
4. That RESET Society vacates the property upon successfully finding a new more suitable facility for their programming.

As a result of a letter sent to RESET Society in September 2023, the Board of Directors of RESET Society moved forward with the purchase another property, more suitability located, and less long-term capital intensive than owning and maintaining the current site.

RESET Society has advised that they would like to vacate by early summer 2024 when their new property is ready for their occupancy.

The Facilities Committee has reviewed options for alternative uses for the site and recommend that the site be sold once vacated. A 2021 appraisal of the properties indicated an as is sale value of \$700,000. A September 2023 Comparative Market Assessment of the properties indicated a selling value of \$650,000.00.

Session, at the October 2023 meeting, approved a motion put forward by the Facilities Committee to sell the properties once vacated.

Presbytery has been advised of the sale and has agreed to Grace Church selling the surplus property.

The final step in the disposal process is seeking approval from the Congregation regarding the disposal of a capital.

If the sale is approved, and after consultation with relevant committees, Session will provide the Congregation with information regarding the use of the proceeds to invest in the ongoing missional work of Grace Church.