

EPIPHANY EVANGELICAL LUTHERAN CHURCH

20 OLD KINGSTON ROAD, WEST HILL, ONTARIO

REVEREND PETER LISINSKI, INTERIM PASTOR

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THE ANNUAL REPORT FOR THE YEAR 2024

Presented at the

ANNUAL MEETING

FEBRUARY 23, 2025

at 11 a.m. following a Service of the Word at 10 a.m.

In-person and on Zoom

Join Zoom Meeting

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Meeting ID: 989 080 0583#

Passcode: 095565

Please have this annual report available for reference during the meeting

Annual Congregational Meeting Agenda 2025

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1. Church Site Land Acknowledgement, Opening Devotion and Prayer	
2. Chairperson – Call to Order, Establishment of Quorum (25), Opening Remarks	
3. Changes or Additions to the Agenda	
4. Minutes of the February 25, 2024 meeting	3-4
5. Thanks to retiring Council Members and Election of:	
5.1. New Council Members	
6. Motion to adopt Reports, Committee Reports, and Ad-Hoc Committee Reports by consensus	
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12. Unfinished Business from 2024 annual meeting	
13. New or Other Business	
14. Motion to Adjourn	
15. The Lord's Prayer	

EPIPHANY ANNUAL GENERAL MEETING – FEBRUARY 25, 2024

Attendees: Pat Bramley, Greg Furan, Gordon Vollmer, Deborah Vollmer, Wilhelmine Herrmann, Bettina Wittemeier, Martin Wittemeier, Josie Tedes, Dorothea Cameron, Gord Munro, Sigi Sommer, Jim Dennis, Margaret Fler, Denise Dennis, Peter Herrmann, Ursula Albrecht, Paulette Correia, Marg Crewe, Geoff Crewe, Franz Fuerst, Edda Fuerst-Kern, Nalini Badley, Sigrid Engler, Eva Wittemeier, Ute Wentzel, Fred Kilian

Quorum reached: 26 people attended (25 required)

Hybrid meeting commenced at 10:45 am and ended at 11:45.

Church Site Land Acknowledgement, Opening Devotion and Prayer – Geoff Crewe

Chairperson (Geoff) – Call to Order – Changes or Additions to the Agenda – no changes or additions.

Minutes of the February 26, 2023 meeting – Motion to adopt and accept Fred/Ute. The minutes passed unanimously.

Council Members – We have the minimum required number of 6 council members. Approved by acclamation. Returning council members are Denise Dennis, Geoff Crewe, Gord Munro, Gordon Vollmer, Greg Furan and Margaret Fler.

More spots are available. Gordon Vollmer will be in his final year of service. Council is able to bring people on board after this meeting. There is still time for volunteers to step forward. Sigrid Engler volunteered to serve on Council for this upcoming term.

Fred seconded. All in favour. Motion is carried.

Reports –

Geoff asks for motion to accept all reports rather than go through each one as the congregation has read them already. Motion to accept reports (Agenda items 7, 8, & 9): Geoff/Eva seconded- Motion carried to adopt the reports as printed.

2023 Auditor's Report – Auditors were Fred Kilian and Chris Kilian

Motion to accept the auditor's report Geoff /Gordon. All in favour. Motion passed.

2024 Budget – Geoff led the discussion. Cost sharing formula due to sharing Pastor Jordan with Emmanuel Lutheran. We are picking up 40% of Pastor's compensation package. Three paid positions: Treasurer, Morningstar editor, Caretaker. Increases would be 4% over 2023.

Share costs and responsibilities with Montessori School. We have a good working relationship.

Minor office expenses.

Benevolence: Geoff read a letter from the Synod treasurer.

Paulette asked a question about responding to the needs of refugees and children. Answer was addressed by Nalini and Sigrid; we do not receive many requests. However, we have the funds in our current budget to address the needs. Denise recommended that incidental expenditures are addressed by Education, Miscellaneous and EWL.

Benevolence – special gift: \$6,850.01. Geoff motions that the line be amended to \$7,429.51. Gordon seconds motion. Geoff explained the uncashed stale cheque from Aivar's memoriam. In the event Aivar's executor comes forward in the future to request it; the money is there. Synod would benefit from the funding at this time. There was some question as to the precise amount of Aivar's cheque.

Fred proposes new motion that the exact amount of Aivar's cheque be sent to Synod. Seconded by Bettina. All in favour. Amendment to budget is approved. Budget for 2024 as amended, be approved. Motion is carried.

Nalini - snow removal costs will be doubled in 2024 because we were not billed for 2023 as per the usual arrangement with the contractor.

Unfinished Business from 2023 meeting – Call committee

Denise added that in consultation with Synod, they suggested that we continue the way we are for at least another year. James Dennis supports Denise's proposal to wait another year to establish a call committee.

James Dennis motions decision to be at the next year's AGM meeting. Fred seconds. All in favour. Motion is carried.

New or Other Business

Motion to Adjourn – Geoff offered his personal thanks for the commitment of Council and the congregation. He thanked everyone because everyone pulls together. Ute thanked Geoff and Marg Crewe for their commitment every Sunday.

Thank you to Pastor Jordan's commitment.

All in favour.

Closing Prayer – Geoff Crewe

Margaret Fler, Secretary

2024 Council Chair's Report

From June 20-22, 2024, I attended the Eastern Synod of the Evangelical Lutheran Church in Canada Assembly held in Mississauga. I was one of approximately 200 delegates (voters). Counting volunteers and visitors, there were around 240 people involved. The purpose of the Assembly was primarily to conduct the "business" of the Synod, including the presentation of various reports (auditors, standing committees, Treasurer, Canadian Lutheran World Relief, Board of Governors of Martin Luther University College (seminary), for example). We voted on proposed amendments to the Eastern Synod's constitution and bylaws and in the election of Synod Council members, the Vice-Chair and the new Bishop to succeed Michael Pryse upon his retirement. The election of Carla Blakley (former CEO of CLWR in Winnipeg) as the new Bishop was particularly exciting – she won on the 5th ballot by 99 votes to 98. Awards were given for individuals recognized for exemplary service, significant anniversaries of ordination (from 25 years to 70 years, in one case) and Officers and the Bishop who had finished their terms. The Assembly began and ended with a worship service, both of which were organized by a group led by our former Interim Pastor Jordan Smith. For me, these services were the highlight of the gathering. I don't ever recall being part of a service with over 200 people attending, with accomplished musicians and singers from among the Assembly participants. It was so spiritually uplifting to be a part of such a loud (in a good way) service and to see and feel that I am a part of something much bigger than our own congregation.

In 2024, 58 services were offered at Epiphany and our average attendance (in person + ZOOM combined) was 21. While ZOOM has been so helpful in allowing members to stay connected to

Epiphany, one downside is that we can't hear the ZOOM'ers singing and therefore miss out on the impact that the voices of all those in attendance would have. It would also be easier to stay in touch socially if we saw one another in person every week or most weeks. I therefore encourage you, as you're able, to attend worship services in person more often. While we wouldn't feel the exhilaration of being part of a 200 member service, I do believe church would be a more enriching experience for us all.

Although we have been without a full-time Pastor for approximately 3 years now, we are fortunate to have had Interim Ministers commit to leading worship services for us. In 2024, Pastor Jordan Smith served from January to May, at which time he resigned to begin serving Trinity Lutheran Church in Hamilton, an amalgamation of 4 previous congregations. From May until November, we were served by Pastor Ernie Skujins, who kindly delayed his retirement to help us out. And, commencing in December, Pastor Peter Lisinski offered his services, in addition to serving as Interim Minister at Emmanuel Lutheran Church in North York. We are very blessed indeed to have all of these Gentlemen step up for Epiphany at a time when it is not easy to find Pastors generally, and especially in view of the fact that we are a small congregation in the midst of a redevelopment project at Epiphany.

My sincere thanks to all the members who volunteer their time and talents so that all aspects of the church's operations are functioning, at least at some level. I want to express my personal gratitude for the guidance and assistance offered by the members of our 2024 Church Council, being Denise Dennis, Sigrid Engler, Margaret Fler, Greg Furan, Gord Munro and Gordon Vollmer.

Geoff Crewe, 2024 Council Chair

In Memoriam

The congregation was saddened by the deaths of the following long-time members in 2024.

- Richard Bauer, founding member, died July 28, 2024.
- Waldemar (Walter) Oberländer, long-time member, died September 10, 2024.
- Wilhelmine Herrmann, long-time member, died October 22, 2024.

EPIPHANY LUTHERAN CHURCH
FINANCIAL REPORT FOR THE YEAR ENDED DECEMBER 31, 2024

CURRENT ACCOUNT

Bank Balance at December 31, 2023	\$36,066.89	
Add:		
Total 2024 Receipts (Includes Itemized Special Income below)	182,876.72	
2023 GST & PST Refunds Received	1,226.41	
2023 Interest and Dividends Received	5,150.70	
Less:		
Total 2024 Expenditures	(118,225.63)	
2024 GST Refund Receivable (50% of GST paid on Expenses)	(144.71)	
2024 PST Refund Receivable (82% of PST paid on Expenses)	(379.60)	
2024 Change in Investor's Edge Account	(42,481.93)	
 Bank Balance at December 31, 2024	 <u>\$64,088.85</u>	 As per G.L.

CURRENT BALANCES:-

Chequing Account	64,088.85	
2024 GST Refund Receivable (50% of GST paid on Expenses)	144.71	
2024 PST Refund Receivable (82% of PST paid on Expenses)	379.60	
CIBC Investor's Edge	169,579.20	
CIBC GIC	30,000.00	
 Total Balances	 <u>\$264,192.36</u>	

BENEVOLENCE

Receipts from Offerings designated for:		
General Benevolence (Budgeted)	\$22,000.00	
TOTAL REMITTED TO EASTERN SYNOD FOR 2024	<u>\$22,000.00</u>	

ITEMIZED SPECIAL INCOME *

AMMS PARSONAGE RENT	30,900.00	
AMMS FELLOWSHIP HALL RENT	15,000.00	
AMMS PARSONAGE UTILITIES (EQUAL AMOUNT RECORDED IN EXPENSES)	6,229.67	
AMMS PARSONAGE PROPERTY TAX (EQUAL AMOUNT RECORDED IN EXPENSES)	14,416.20	
AMMS PARSONAGE INSURANCE (EQUAL AMOUNT RECORDED IN EXPENSES)	2,295.00	
AMMS FELLOWSHIP HALL UTILITIES (AMMS PORTION OF SHARED EXPENSES)	3,052.08	
AMMS SANCTUARY RENTAL	100.00	
SPIRITUAL SOCIETY PARKING	1,500.00	
TOTAL MEMORIAL FUNDS	200.00	
INTEREST AND DIVIDEND INCOME	6,104.49	
 TOTAL INCOME FROM SPECIAL SOURCES	 <u>79,797.44</u>	

2024 Annual Report on Finances

Our Finance Committee in 2024 was comprised of Geoff Crewe (Chair) and Nalini Badley (Treasurer). With input from Council and Committee chairs, we establish the Church's annual budget each year, for approval by the membership at the Annual Congregational Meeting in February. Throughout the year and at each monthly Council meeting, actual revenues and expenses are reviewed vis-a-vis the approved budget, based on reports prepared by Nalini. Summary reports are published in every issue of The Morningstar. We monitor offerings and expenditures, manage cash flows and, as necessary, plan ways to deal with extraordinary expenses.

The following analysis is just an overview of our 2024 finances. Please refer to Nalini's financial reports for greater detail.

Revenues in 2024 are presented as \$182,877 (2023 - \$145,574). However, these totals include \$22,323 (2022 - \$21,388) of parsonage expenses, which are shown both as revenues and expenses since they are borne entirely by our tenant, Absorbent Minds Montessori School ("AMMS"). 2024 revenues also include investment income and an increase in the market value of our investments of \$48,586. When we eliminate these amounts, our actual cash revenues were \$111,968 (2022 -\$119,322). Rental revenue from AMMS in 2024 was approximately \$49,000, accounting for about 44% of cash revenues. Offerings decreased to \$60,600 in 2024 from \$65,000 in 2023 (numbers rounded).

Excluding (fully reimbursed) costs of \$22,941 associated with the parsonage, our cash expenditures in 2024 totalled \$95,285 (2023 - \$106,226), while we had budgeted to spend \$118,896 (2022 - \$120,953). The major reasons accounting for the under-spending of some \$24,000 were as follows:

- * Lack of a full-time Pastor \$16,000 less than budgeted;
- * Property maintenance and major repairs expenditures \$4,000 less than budgeted;
- * Visioning Committee expenses \$4,000 less than budgeted.

We ended 2024 with cash in the bank + a GIC + investments (at market value) + sales tax refunds receivable totalling \$264,192 (2022 - \$194,391), an increase of \$69,801.

Our 2025 budget, to be presented/discussed/approved by the members at our February 2025 Annual Congregational Meeting, proposes total expenditures of \$104,069 (excludes parsonage operating costs).

Submitted by Geoff Crewe, Chair, Finance Committee

Stewardship Report

"Carry each other's burdens, and in this way you will fulfill the law of Christ" (Galatians 6:2).

Stewardship at Epiphany in 2024 has had a strong community focus. From supporting neighbours in local social housing, to the elderly in shelters, to food banks, to Christmas gifting for our aging neighbours, the family of Epiphany has responded with unselfish donations and prayers.

Your consideration and support of our neighbours is more than being community-minded; it is, as Paul reminds us: "[That] each of us should please our neighbors for their good, to build them up" (Romans 15:2).

We will continue to build up our neighbours in the new year in all the ways in which we are able.

Denise Dennis

2024 Property Report

I figure it's a good thing if the annual Property Report is short when we're talking about a couple of 60 year-old buildings situated on a sizeable lot.

The leaking/flooding problems in the church which were so prevalent in 2023 seem to have been corrected in 2024. Our handyman, Steve Lynette, did some work on the church roof after a particularly heavy rainfall caused water damage inside the church in the area of the washrooms/cloakroom. He then repaired the interior damage with new drywall and paint. I hope I don't jinx the situation by saying this, but for now he seems to have corrected the problem.

Huma Esmail, the owner/operator of the Montessori school to whom we rent our church and parsonage, reported that storms/winds had caused damage to one of the trees near the parsonage. Similar to what happened the previous year, a fairly large branch had broken off and become lodged up in the tree canopy rather than falling to the ground. To protect against the branch potentially falling on a passerby below, (again) Steve was able to dislodge the branch and do some pruning of the tree while he was at it.

Huge thanks to Gord Munro for so diligently keeping our large lawn tidy and going an "extra mile" to maintain the lawn tractor and weed trimmer, both of which need ongoing attention due to their age. Thanks as well to Dorothea Cameron and Nalini Badley for creating and caring for the gardens around the church building. It is so inviting to walk up the pathway to the church and admire the beauty they have added.

On occasion from September to November, Huma has encountered small groups of young men who frequent our property to socialize in the area around the benches. Their socializing includes drinking to excess, sometimes being loud and leaving behind garbage. Some parents arriving to pick up their children from the school have felt intimidated by the presence of these trespassers. There have not been any confrontations but the possibility exists when you combine immature behaviour, group emboldenment and impaired judgement associated with excessive alcohol consumption. The benches were removed from the area around the time the weather turned unfavourable for outdoor activities and the problem has subsided for now. In anticipation of the problem recurring next year when the weather turns warmer, the police have been notified. They provided us with a form to complete and submit, authorizing them to patrol our property from time to time to discourage trespassers.

Thanks go out as well to the many volunteers who gave up a Saturday morning in November to rake and remove well over 100 bags of fallen leaves. Special mention goes out to Sigi Sommer's brother, Armin, who isn't even a member of our congregation but is always first on the scene with his leaf blower and high energy level. Year-round, inside the church, Sigi keeps things clean and does a beautiful job decorating the sanctuary for our worship services.

Many hands make light(er) work.

Submitted by Geoff Crewe, Property Overseer

Worship and Music Report

Our weekly worship remains the steady heart of Epiphany, even as our hands and feet have found it more difficult to function. I am thankful to God for the gift of ministry and leadership that have been provided by our Pastors in 2024: Pastor Jordan Smith, Pastor Ernie Skujins and our present interim Pastor Peter Lisinski. They have responded to our needs with care, diligence and open communication and we have been blessed by their ministry.

As a congregation we have met the challenge to be flexible in adjusting our worship times as both Pastor Jordan and Pastor Peter serve(d) both our congregation and Emmanuel Lutheran Church on Victoria Park Avenue. So far, weather has not interfered with the substantial commutes faced by our Pastors as they travel between their homes (outside of the city for Pastor Ernie and Pastor Peter) to Emmanuel and then to Epiphany every Sunday.

I have been preparing the worship outlines and bulletins during the time of Pastor Ernie and Pastor Peter to allow them to prioritize their sermons and visitations. This preparation is streamlined by online resources that the church licenses, in particular 'Sundays and Seasons,' which outlines the readings for each Sunday, seasonal liturgy, hymn suggestions and additional resources. The liturgies that we use are selected based on the familiarity to the congregation and the preferences of the Pastor. I try to select hymns that reflect the readings for the day, that are familiar or not too difficult to learn. Pastor Peter reviews the service outline, makes changes or suggestions and then they are sent to Sigi to be published, to the reader for preparation and to Michael Rundans, if he is playing the organ that Sunday. The time put into service preparation has meant that Bible Class has been curtailed since the summer, with the hope that there will be more opportunities for education in 2025.

Michael Rundans is our organist, and he is able to play at about half of our services as he also plays on a part time basis at another congregation. The weeks Michael doesn't play, I fill in at the piano. I enjoy this opportunity, and it helps keep the arthritis in my fingers at bay.

Other members of our church family contribute so much, and I would like to thank them for their ministry. Every Sunday readers contribute, through their preparation and delivery of the Old Testament, Psalm and Epistle readings, either in person or through zoom. I would like to thank Greg Furan, Sigrid Engler, Sigi Sommer, Ron Heino, Jim and Denise Dennis, Dorothea Cameron and Geoff Crewe for their faithful service. Thank you to Sigrid for collecting the offering and to Nalini for helping when needed.

Sigi Sommer, in addition to caretaking, prepares the paraments (e.g. altar cloths) with the appropriate seasonal colours, provides the lovely floral arrangements and sets up for communion. Thank you, Sigi! I would also like to thank the members in attendance on communion Sundays who help to wash the communion ware and put it away.

Thank you to Geoff Crewe and Ron Heino for running zoom during our services – and Sigi for volunteering to fill in when necessary. After several years I think we have gotten the hang of it despite the old dogs/new tricks factor.

I am realizing that this report has an informal tone. I think this reflects how our reduced numbers have increased the intimacy of our church services, meetings, and our other interactions. Our small church family continues to dedicate time and talents to help Epiphany be a blessing to our church family and to our community. I would like to invite you to attend our services in person if possible as it blesses our singing and provides an opportunity to touch base.

In thanks to God and His living presence in our congregation,

Margaret Crewe

Evangelical Lutheran Women Report

ELW did not have any special events during 2024, resulting in no new income. We are, however, continuing to support members of our community with the distribution of food vouchers. As noted in our Financial Statement below, ELW also continues to provide contributions to a select number of charities.

Sadly, October marked the passing of another stalwart member of ELW. Wilhelmine Herrmann, a long time member, always there to serve others, will be greatly missed.

Respectfully submitted, Sigrid Engler

2024 FINANCIAL STATEMENT

OPENING BALANCE – BANK + CASH + INVESTMENT		\$ 4,317.34
INCOME :		
NO EVENTS IN 2024 – NO NEW INCOME		
EXPENSES :		
CHARITIES	600.00	
EPIPHANY SUPPORT	799.40	
BANK SERVICE CHARGES	5.90	
TOTAL INCOME / EXPENSE		-\$ 1,405.30
CLOSING BALANCE – BANK + CASH + INVESTMENT		\$ 2,912.04

2024 DISBURSEMENT DETAILS

EPIPHANY SUPPORT :

FOOD VOUCHERS - PASTORAL DISTRIBUTION	500.00	
PROPERTY – FALL CLEAN-UP REFRESHMENTS	99.40	
GARDENING COMMITTEE 2024-25	200.00	
TOTAL		\$ 799.40

CHARITIES :

SALVATION ARMY	50.00	
CLWR – GIFTS FROM THE HEART	300.00	
COVENANT HOUSE	100.00	
MARTIN LUTHER UNIVERSITY COLLEGE	100.00	
WORLD DAY OF PRAYER	50.00	
TOTAL CHARITIES		\$ 600.00

TOTAL DISBURSEMENTS		\$ 1,399.40
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2024 Visioning Committee Report

The Visioning Committee and Church Council have continued to work with the Estonian Relief Committee (ERC), our neighbour and potential development partner of the church property.

It has been a long process, as the ERC met with provincial and municipal groups to determine the level of support to develop a new long term care facility, a retirement home and senior's housing on our property. Briefly, the meetings went well and there is significant support which allowed the ERC to search for architects, contractors and financing partners. At this point they are close to finalizing their choices and will soon be ready to meet with Epiphany to ask for approval to move forward on our lands.

As a result we are close to being able to recommend the next step in the redevelopment of the church property which will involve calling a congregational meeting where a vote will be held to decide whether Epiphany will move forward with the ERC on the redevelopment of the church property.

The new development would include new worship and meeting areas for Epiphany as well as new space for our current tenant Absorbent Minds Montessori School. Our facilities would have a separate entrance and space dedicated and designed for our needs to worship and fulfill our mission and community outreach goals.

As mentioned the ERC plans on constructing a long term care facility with approximately 96 beds, a retirement home and senior's housing. Each component would be supported by common or dedicated recreational areas, dining areas and other social and meeting areas. The entire complex could be 6 storeys high, with a cost of over \$60,000,000 to develop.

Depending on final design and an evaluation of our needs, Epiphany may decide to share some of these uses with the ERC or decide to fulfill all of our needs within our own space.

If approved by the congregation, work could then begin on the design of our space.

Once information has been received from the ERC and in preparation for the congregational meeting, an information report will be sent out to the congregation to provide background information, to encourage and guide the discussion on the future growth, purpose and mission of Epiphany Lutheran Church. We anticipate at least two congregational meetings to discuss and vote on our future and the redevelopment proposal.

These will be important meetings for the congregation. Everyone's input will be necessary to help decide how we move forward.

To assist in moving forward, we thought it would be beneficial to provide a history of how we arrived at this point in the process.

The following is a revised and updated report that was originally provided to the congregation in a Morningstar newsletter and in the Visioning Committee's report for 2023.

The Visioning Committee's work on a plan for the future of the congregation started 5 years ago. There have been other Visioning Committees, but the focus on an updated or new Vision Statement and congregational Core Values began in earnest in 2019.

Late in 2019 and through 2021, we worked with the Synod and Karen Bjerland, a Synod advisor, to arrive at Epiphany's Vision Statement and Core Values.

The Vision Statement and Core Values are there to guide us, and to provide a foundation for Epiphany to work towards a path that reflects the congregation's spirit or feelings towards our mission with existing members and outward to the community around us.

The congregation approved the following:

Epiphany's Vision Statement (what it will be in the future):

A caring and inclusive Christian community, working to make a difference through prayer, worship and open engagement.

Epiphany's Core Values (guiding behaviours and attitudes):

Epiphany's core value is love, which is expressed through grace, faithfulness, welcoming new people and ideas, social justice and stewardship.

Working on the Vision Statement and Core Values led Church Council, the Visioning Committee and various Town Hall congregational meetings to discuss the major issues within the congregation and the future direction of the congregation.

In the end, as everyone knows, the congregation is ageing, the church building needs repairs and, and at some point we will need to find a permanent Pastor that is willing to guide us through the next stage of Epiphany's growth. All in all it was felt that we needed to come up with a plan to find a way to stabilize or grow the congregation within a building that would last – either through renovation, or redevelopment. All this within the context of our Core Values and Vision Statement.

Working with Karen, the next step was to come up with how we could resolve the physical issue of needing to repair or replace the church building. We settled on 3 scenarios – a Merged/Shared Ministry with other Lutheran congregations; work with our neighbours the Estonians in their desire to expand their existing building, Ehatare with LongTermCare & Retirement Housing; work with United Property Resource Corporation, a United Church sponsored organization, on a market apartment building with some affordable or subsidized units, market units and potentially seniors housing.

Unfortunately, as this process started, Karen Bjerland needed to leave her position and we started working with Dr Mark Harris as our Synod support person. Dr Harris continued to guide us through the options for the congregation's future and the potential property redevelopment.

After reviewing the various options and many meetings, including talking to other Lutheran congregations that were encountering some of the same issues, Dr Harris led us to the point in March 2022, when the congregation approved a redevelopment scenario for the church property that allowed church council to search for a development partner.

At that time our work focussed on two groups who could act as our development partner – Ehatare or the Estonian Relief Committee and UPRC – United Property Resource Corporation, now known as Kindred Works.

Going back in the files and reviewing congregational handouts and meeting summaries, it was as early as June 2021 that there were discussions about seniors and LTC housing, and the pros and cons of working with Ehatare or UPRC (Kindred Works). This phase of the work ended with the Voters meeting in March 2022, when the Visioning Committee was asked to explore the potential redevelopment of the property, which could include a new worship space, an area to accommodate AMMS, the Montessori school, and potentially the construction of multi residential housing that could accommodate seniors, subsidized housing and/or long term care rooms.

Through 2022 we continued working with Dr Harris on better defining a redevelopment scenario. This phase ended in September 2022 when we agreed to work with Kindred Works. To move forward, Kindred Works was asked to provide a letter agreement for the congregation to sign outlining Kindreds services to the congregation and the responsibilities of Epiphany.

Unfortunately, it was at about this time that Dr Harris retired and we started working with a new Synod advisor, Jennifer Hoover.

With Jennifer we continued working on what we, as a congregation, needed to do and what we could do, all within the guidelines of the Core Values and Vision Statement. There were a series of internal meetings and discussions at Council and Visioning Committee and numerous meetings and discussions with Jennifer and Kindred Works.

In the end, we waited for Kindred to provide us with a Letter Agreement or contract, binding us together and outlining the steps to move forward. For unknown reasons, Kindred did not provide a letter agreement.

In January 2023 we were again approached by our neighbour, the Estonian group. Given the lack of communication from Kindred Works, we discussed at Council and Visioning Committee how we could or should move forward. We met again with Kindred asking about the letter. Given no letter/ no commitment from Kindred, in February 2023 the decision was made to go and try working with the Estonian group and a MOU (Memorandum of Understanding) or letter agreement was signed in March 2023. We had given Kindred close to 6 months to prepare a letter.

The Estonian group or ERC began their work to first determine the level of support from the Province and City for a residential project that included LTC beds, retirement or seniors housing.

The concept was met favourably and ERC began investigating financial sources to pay for the development – provincial or city grants, loans, interest rate subsidies, rental rate subsidies etc.

While the process has been slow, Covid, interest rates, inflation and the economy in general have not helped, but the demand for senior housing or LTC facilities continues to be strong.

Today, ERC continues to work with the provincial Ministry of Long Term Care and other groups responsible for LTC and Seniors Housing and there is a positive response. They have also met with municipal groups, including those responsible for planning and development and again received positive feedback. At the same time they have met with financial groups – banks and private lenders to obtain the necessary funds to build the project and positive progress has been made.

At this point the ERC vision is to expand their existing number of LTC rooms and to provide senior or retirement residential units at market and/or subsidized rent. There could also be commercial space in the building for a drug store, doctors, physiotherapy, and perhaps a coffee shop.

AMMS, the Montessori school, has advised that they would remain in the development, expanding to at least double their current size.

And of course Epiphany would also be part of the new building with new worship, meeting, social and administrative space. It should be noted that whatever space we require would be paid for from proceeds we would receive, based upon the sale of our land.

For example if the land allocated to ERC and the project is valued at \$6.5 million, and we need, say \$1,500,000 to build our new church, ERC would need to give us cash or some form of credit or trade in kind for the difference of \$5,000,000.

In other words, for a new worship facility Epiphany would need to trade a portion of the land's value to pay the development and construction costs. Given our current land value, this would leave us with a considerable amount of funds for outreach programs, rent subsidy programs, grants, scholarships or other congregation approved uses.

Also, depending on how involved we want to be in the new facility, Epiphany could become involved in the ownership of the AMMS space in the building and receive rent or we could let ERC build and pay for the AMMS facility and collect all rent.

In terms of who would have access to the LTC rooms or Seniors / Retirement apartments it is our understanding that for the LTC units, tenancing is controlled by what is known as the LOCAL AREA HEALTH NETWORK here in Scarborough. The beds are allocated to the community at large, with ERC administering the operations of the property and having some input into choosing tenants and probably having the opportunity for existing tenants in the retirement home being given priority to move into a LTC room. While sponsored by the ERC, as long as funds or financial support comes from the Province or other government sources the home does not become an exclusive Estonian, Lutheran or German home. Tenancing, for the most part, is controlled by provincial policy.

With respect to Seniors / Retirement housing, the owners and or managers of the property may exercise some control over tenanting. This could be based upon the funding sources or who is providing capital. It may be based upon a condition or guarantee of providing rooms to the group that is behind the funding. Funding could come from other ethnic groups, say Baltic or German, other community groups or the City of Toronto. If Epiphany would like to have input on who has access to apartments, we would need to provide funds or negotiate our involvement by making it a condition of sale of the church property to the ERC.

As everyone should be aware, there is no sale or development plan until there is a presentation to the congregation and the congregation has given their approval of the plan. If approval is given, the next step would be to decide on the design of the Epiphany portion of the development.

In other words, once a decision is made, it would become necessary for the congregation to work through what we want built, the size, the form, the design, the spaces we feel we need to operate and fulfill our worship and outreach needs to the community. This would include the worship area, offices, meeting rooms, social areas, kitchens, storage, parking etc. Some of these spaces could be shared with the other existing uses in the development, some space will be for our exclusive use.

So, the process has begun, but there is still a long way to go. If we were to have all, permits, financing, design, planning and architectural work done this year, with God's help, construction could begin by late 2025 and we could arrive at a completed building, sometime in 2026/27.

Let us pray for God's assistance and guidance to give Epiphany strength to move forward.

Visioning Committee

I would like to thank the Visioning Committee – Ron Heino, Geoff Crewe, Jim Dennis, Sigrid Engler and Frank Dietz for their work this year.

Gordon Vollmer

2024 Morningstar

Epiphany's newsletter was emailed to over 60 addresses each month. Two dozen printed copies were delivered or mailed each month. Many thanks for sharing news items, articles and photos – they are most welcome! Thanks to Nalini Badley for coordinating deliveries and mailings, to Gord Munro for faithfully posting to Epiphany's website and to PrintMe Design for their efficient service.

Sigi Sommer

Advertising and Parking for 2024

We no longer have advertisers in the Morningstar.

Spiritual Society parking invoice has been emailed for 2025.

Respectfully submitted, Nalini Badley

Website For 2024

We have renewed with GoDaddy.com for 5 years, 2022 to 2027 to store our website epiphanylutheranchurch.ca with Hosting fees costing \$424.12

An annual fee is also paid for Domain costing \$50.00

Gord Munro continues to maintain our website on GoDaddy.

Respectfully submitted, Nalini Badley

AUDITORS' REPORT

TO: The Congregation of
Epiphany Evangelical Lutheran Church, Scarborough

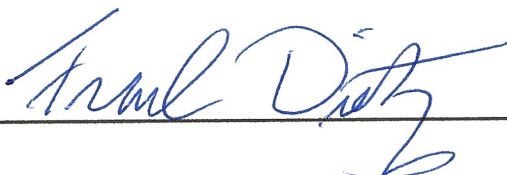
We have audited the statements of cash receipts and disbursements for the CIBC current account and Investors Edge Account of The Epiphany Lutheran Church, Scarborough for the year ended December 31, 2024.


The audit included examining, on a test basis, evidence supporting the amounts in the financial statements.

In common with many not-for-profit organizations, the Church received donations revenues which are not susceptible to complete audit verification. Accordingly, our examination of cash receipts consisted only of a comparison of recorded receipts with bank deposits.

In our opinion, these financial statements present fairly the result of the Church's operations for the year ended December 31, 2024.

Scarborough, Ontario
January 9, 2025

Frank Dietz  _____

Julia Dietz  _____

EPIPHANY EVANGELICAL LUTHERAN CHURCH			
ACTUAL VERSUS BUDGET EXPENSES			
AND 2025 PROPOSED BUDGET			
	2024	2024	2025
	ACTUAL	BUDGET	PROPOSED
			BUDGET
Interim Pastor	28,373.23	45,320.00	16,800.00
Supply Pastor	2,536.00	3,000.00	1,800.00
Treasurer Salary	2,808.00	2,808.00	2,928.00
Morningstar Editor	2,028.00	2,028.00	2,112.00
Caretaker Salary	1,824.00	1,824.00	1,896.00
Organist Salary (\$130 per service and \$50 for lent/advent)	6,925.00	6,700.00	7,020.00
Employment Insurance	368.92	266.00	165.00
CPP	470.41	0.00	35.00
Pension	537.72	0.00	-
Car Allowance	3,726.95	250.00	2,083.00
Book Allowance	49.77	250.00	-
TOTAL PAID POSITIONS	49,648.00	62,446.00	34,839.00
Enbridge Gas - Parsonage	1,563.38		
Enbridge Gas - Church	3,209.83	3,500.00	3,500.00
Hydro - Parsonage	2,485.59		
Hydro - Church	1,947.42	2,200.00	2,200.00
Water - Parsonage	2,180.70		
Water - Church	738.48	750.00	750.00
Property Taxes - Parsonage	14,416.20		
Insurance - Parsonage	2,295.00		
Insurance - Church	4,934.52	5,040.00	5,500.00
Maintenance	3,582.70	3,000.00	3,000.00
Snow Removal	3,002.58	1,760.00	1,760.00
Major Repairs	0.00	6,000.00	6,000.00
TOTAL OPERATIONS - CHURCH & PARS.	\$ 40,356.40	\$ 22,250.00	\$ 22,710.00
Legal Fees	0.00	1,000.00	1,000.00
Office Supplies	453.19	400.00	500.00
Photocopies	526.63	400.00	550.00
Telephone and Internet	1,460.71	1,000.00	1,400.00
Postage	206.91	400.00	300.00
Advertising	0.00	100.00	100.00
Bank Charges	19.50	100.00	20.00
Licenses, Membership and Dues	757.08	800.00	800.00
Cleaning Supplies	31.80	200.00	100.00
Equipment Expense	0.00	500.00	500.00
Website (5 Year Contract to 2027)	49.70	300.00	50.00
TOTAL OFFICE OPERATION	3,505.52	5,200.00	5,320.00
Stewardship	0.00	150.00	1,200.00
Church School/Confirmation	0.00	-	-
Adult Education	56.65	100.00	100.00

REO and Refugees	0.00	0.00	-
Visioning Committee	0.00	2,500.00	2,500.00
Visioning Committee Legal Fees	0.00	1,500.00	7,500.00
Worship and Music	342.84	500.00	500.00
Altar Supplies	69.95	400.00	400.00
Conventions/Meetings	1,015.70	1,600.00	1,600.00
Offering Envelopes	373.08	-	400.00
Misc. Expense	857.49	250.00	600.00
Benevolence - Church	22,000.00	22,000.00	26,400.00
Benevolence - Special Gift	6,858.01	6,858.01	-
Organist Retirement paid to Eastern Synod	-6,858.01	(6,858.01)	-
TOTAL SPIRITUAL	24,715.71	29,000.00	41,200.00
TOTAL EXPENSES	\$ 118,225.63	\$ 118,896.00	\$ 104,069.00
TOTAL INCOME	\$ 182,876.72		
NET G.L. INCOME(LOSS) FOR THE YEAR 2024	\$ 64,651.09		