

# TUCC Property Management Current Status

## Eastern Central Ontario Regional Council

### Properties under TUCC Management *(as of November 1, 2024)*

Property	Status
St. Andrews United Church, Beaverton	<ul style="list-style-type: none"> <li>• To be leased</li> <li>• Letter of Intent signed in September, providing for a 60 conditional period for prospective tenant, Helping Hands Day Care</li> <li>• Waiting on Architect's Report</li> <li>• Hoping to sign a 5-10 year lease with the Day Care, for the building basement. Tenant will pay for all leaseholds. Lease to cover the operating costs for the building.</li> <li>• Insurance renewing with HUB December 1, 2024</li> </ul>
Lake Dalrymple United Church, Lake Dalrymple.	<ul style="list-style-type: none"> <li>• Building has been designated Heritage</li> <li>• Currently mothballed</li> <li>• Large lot, 3.7 acres</li> <li>• Potential for severance</li> <li>• Elevator Contract "paused".</li> <li>• Oil Tank will need to be emptied this year, \$1,500 charge</li> <li>• Hydro the only utility expense</li> <li>• Restoration work will need to be performed over the next 2 years, due to mold.</li> </ul>
Little Britain United Church, Little Britain	<ul style="list-style-type: none"> <li>• Transitioning in process, in communications with the Treasurer and Rev. Denise</li> <li>• Re-directing expenses and invoices to TUCC for payment.</li> <li>• Reviewing listing realtors</li> <li>• Community groups will continue to use the building.</li> <li>• Will require contracting with a maintenance person until it is leased.</li> <li>• Reviewing insurance provisions</li> </ul>

<p>Little Britain Church Manse, Little Britain</p>	<ul style="list-style-type: none"> <li>• Lease signed with Rev. Denise</li> <li>• Will be re-directing invoices and expenses to TUCC for payment</li> <li>• Reviewing insurance provisions</li> <li>• TUCC will take on the role of residential landlord.</li> <li>• Capital Repair work still to be determined.</li> </ul>
<p>Miller Memorial United Church, Little Britain</p>	<ul style="list-style-type: none"> <li>• Historic sanctuary building in very good shape</li> <li>• Extension built in the 70's in poor shape, with mold contamination.</li> <li>• Demolition quote provided for the extension</li> <li>• Waiting on contractor's quote for restoration work on the extension</li> <li>• Dialogue began with a local Woman's Group for use of the building.</li> <li>• A survey should be completed to show demarcation lines with the Pleasant Point Cemetery and/or begin talks with them to take over the property.</li> <li>• Reviewing Insurance Provisions.</li> </ul>
<p>Zephyr United Church, Zephyr</p>	<ul style="list-style-type: none"> <li>• Transitioning in process, in communications with the previous Treasurer and Property point person.</li> <li>• Re-directing expenses and invoices to TUCC for payment.</li> <li>• Reviewing listing realtors</li> <li>• In contact with the Living Water Community Church in Uxbridge, although concern raised that Zephyr may not be a convenient distance.</li> </ul>