31 AURIGA TIMELINE:

May 22, 2025 Notice of Members meeting in order to approve purchase of 31 Auriga.

June 1, 2025 Members meeting held in order to approve the purchase of the property at 31 Auriga Drive subject to the satisfactory completion of due diligence, legal review, and financing arrangements, etc.

- Vote passed: 77% approve, 23% disapprove

Mid October 2025 Resignation of Lead Pastor.

November 2025 An attempt was made to exit the sale agreement for 31 Auriga by forfeiting our deposit of $400,000 – the vendor refused this request.

Mid February 2026 Property Board incorporates new not for profit “31 Auriga Property Corporation” in preparation to purchase and take ownership of the new property.

February 22. 2026 Property Board hosts information session regarding 31 Auriga status:

- Intention to lease the building to help pay for the operating expenses (in addition to $8 million fundraising campaign required among the congregation to pay the mortgage principal)
- Sale mentioned as another viable option

End of February Just before closing, the Property Board inquires again about the possibility of exiting the agreement of purchase and sale. No response received.

March 4, 2026 Purchase of the Property closed for $6.6 million, with Costco remaining as a full building tenant. Down payment of $1.445 million (total, including deposit) paid at closing.

Early March Costco physically moves staff and furniture out of the building.

Late March Property Board starts 31 Auriga Committee to navigate the legal and financial implications and complexities of commercial leasing.

April 1, 2026 Costco gives 60 days notice of lease termination.

April 2026 31 Auriga Committee reviews lease opportunities from two separate groups:

1. Full building lease – negotiations ended late May (deemed financially too risky for The Met)
2. Ground floor only lease – negotiations terminated early July (deemed financially too expensive for The Met)

May 31, 2026 Costco lease ends. Building is vacant.

June 28, 2026 31 Auriga information session held, congregation invited again to partner in Auriga fundraising, prayer meeting held within 31 Auriga building. Fundraising goal total updated to $9 million ($7.377 million remaining; $1.3 million required by March 2027).

July 1, 2026 Potential purchasers tour 31 Auriga property.

July 4, 2026 Offer to purchase received.

July 14, 2026 Total financial giving toward Auriga between June 28 and July 13 = $11,000

FROM THE PROPERTY BOARD CHAIR:

Together, as a membership, we are considering the sale of the 31 Auriga property.

In reviewing the attached timeline, you will see that much has transpired in the past year. It is not a year that anyone would have anticipated or chosen. Last June, the membership voted to buy 31 Auriga. However, in late 2025, following the leadership transition our church experienced, our Board of Elders and pastoral leadership team entered a season of prayerful reflection and reassessment regarding our ministry priorities and facility needs. While 31 Auriga was originally viewed as part of a broader vision for future expansion, we have come to believe that our current facility is well-suited to serve the needs of our church family both today and for the foreseeable future.

While we are open to whatever opportunities and directions the Lord may have for us in the years ahead, we do not presently see a need for additional property to support the ministry God has entrusted to us. As a result, we believe it is wise to steward our resources in a way that reflects our current priorities.

After we learned that it was not possible to exit the purchase and sale agreement, the church family pulled together to raise more than $1.5 million so that we could close the sale on March 4, 2026. We thank you so much for the generous giving that allowed us to make the first payment.

Since we didn't have an immediate need for the building, and did not have enough money to pay the mortgage and operating costs, the Property Board needed to change direction and explore other options for the building. We created a new not for profit corporation, 31 Auriga Property Corporation, to own and operate the property. We planned to lease the property for 5-10 years to commercial tenants with the rental income covering operating costs while the church continued fundraising to pay the mortgage.

Over recent months, we have learned that commercial leasing is a very expensive and complicated venture. The cost of commissions, tenant fit-ups, free rent, and other incentives to lure potential tenants for this size of building, can run more than $500,000 per leased space. In addition, there are a lot of management hours required to operate the new not for profit with thoughtfulness and professionalism – it is not suited to be run by a volunteer board and committee. We estimate that it takes 1 full time or 2 part time management staff to run the business properly. Currently this weight is being shouldered by Met staff and several dedicated volunteers, but this is unsustainable.

By God's grace, there has been a lot of interest in the property. There have been two lease offers between April and June. The first, wanted to lease the whole building for 10 years and that seemed like a great fit. However, during the financial due diligence stage, they could not provide security for the lease, so this was too risky for The Met. The second potential lessee wanted only the ground floor. After careful examination of the numbers, we realized that the deal would mean significant financial losses, exceeding $790,000 in the first three years. In addition, very few tenants want just a second-floor space, so filling the rest of the building would be much more challenging. Also, while leasing would offset the monthly operating costs, it would not be enough to cover the mortgage principal payments. The congregation would still need to invest millions of dollars.

Since our March 2026 purchase date, we have frequently told our realtor that we are open to either a lease or a sale. We were never overly optimistic about the prospect of a sale. According to our agent, our asking price is too high for investors and an owner/user would probably be the only type of business to consider it.

In early April, a medical group expressed interest in purchasing and toured the property. Our agent attempted to follow up several times, but they seemed uninterested in pursuing anything further. Then this same group contacted our agent on June 29 asking for another tour of the facility on Canada Day. On July 4 they submitted an offer to purchase. We are currently negotiating with this group.

If we sell the building for what we purchased it, there is an overall loss of approximately $738,000. About 1/3 of that was spent to close the original sale in March 2026 (legal expenses, land transfer taxes, fundraising efforts, etc.). The other 2/3 is comprised of interest payments, professional fees, and property management expenses since taking possession in March, plus the real estate commission and related closing costs when we sell. We paid $1.445 million as a down payment on the closing date and when we sell 31 Auriga (aiming at a minimum sale price of $6.6 million) we expect to recoup approximately $900,000. That money will return to the Property Corporation Building Fund and remain in our savings account as reserves for the anticipated maintenance and repairs of 2176 Prince of Wales.

We will be removing 31 Auriga as a giving option on The Met website until a decision has been finalized regarding its future. We are not expecting those who pledged to fulfil those commitments and the funds that were raised during this process will be directed into the Property Corporation Building Fund for ongoing maintenance at 2176 Prince of Wales, as I mentioned earlier.

The building reserve funds have recently been depleted and are necessary to upkeep our aging facility. Part of the Property Board's mandate is to steward 2176 Prince of Wales, thus enabling the ministry that occurs within its walls. We are very concerned about the costs associated with owning two buildings that are 20 and 25 years old, especially without adequate funds available when major expenses inevitably arise. Also, in the unfortunate event where both buildings might require work at the same time, we would have an obligation to prioritize the needs of our tenant(s) at 31 Auriga.

There are three conditions to be met before the sale could be finalized:

1. Zoning Regulations – An issue must be resolved with the City to allow the purchasers intended use within the building (we have actually been working on addressing zoning changes since March).
2. Purchaser Financing – The buyer must secure their financing; we don't anticipate an issue with this.
3. Met Membership Vote – The Property Board has deemed it necessary for the membership to vote and authorize the sale of 31 Auriga. The vote will take place at the meeting on July 26.

In our negotiations with the potential buyer, we are attempting to include a parking arrangement for Sunday mornings and Christian holidays. Access to parking has been part of our discussions.

I want to make it clear that the Property Board's recommendation is to sell the building. This entire process, over the past year and beyond has been a costly distraction from The Met's mission to engage, establish and equip believers in the Gospel.

In closing, I will say that at every point we have tried to be prayerful and patient. We have been seeking wise counsel from professionals inside and outside of the church (lawyers, accountants, consultants, and real estate professionals) and we have been willing to pivot when necessary. Furthermore, if another purchaser or a full building tenant appears before the conditions of this sale are waived, we will definitely consider them.

We understand that you may have more questions than these documents have covered, and we are looking forward to answering them at our upcoming meeting on July 26. Thank you for your time, consideration, and prayer in the meantime.

In His Service,

Jonathan Dyck
Metropolitan Bible Church Property Board, Chairman