MINUTES
Membership Meeting – Special Meeting for 31 Auriga
Metropolitan Bible Church Property Corporation
July 26, 2026, 1:00PM

Item	Discussion / Decisions	Actions
1 – Call to Order	Stefan Smith called the meeting to order.	
2 – Open Meeting with Prayer and Devotional	Jon Dyck to opened the meeting by reading from Psalm 29 and with prayer.	
3 – Recognition of New Members	Stefan Smith announced and welcomed the new members approved by the Board since the last members meeting: - Adriane Lu - Madison Garcia - Belkis Acevedo de Martinez - Jennessa Johnston - Bonnie Charron - Riley Johnston - Christian St-Pierre - Jane Nnamdi - David Powell - Fred Nnamdi - Eric Ao - Judy Murphy - Festus Addo - Jessica Eyre - Genevieve Denis - Giovanna Miranda - Jacqueline Yamungu - Jenny Liu - Karuna Balaram - Lorna Powell - Palmer Patterson - Peter Haddad - Samuel Villeneuve - Steven Denis	
4 – Quorum	Stefan Smith confirmed that quorum had been met for this meeting (447 of 742 members).	
5 – Presentation from Property Board Chair	Jon Dyck presented background Information on the resolution that will be set before the members.	
6 – Presentation from Interim Lead Pastor	Pastor Joy presented the ministry perspective and support of the proposed motion.	

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7 – Presentation from Met Ministry Board Chair	Julian Brainerd presented the Met Ministry Board's perspective and support for the proposed motion.	

8 – Reading of the Motion	Jon Dyck put forward the following resolution for the members' consideration: “WHEREAS the membership of the Metropolitan Bible Church Property Corporation (hereinafter the “Property Corporation”) a Special Meeting of the Members held on June 1, 2025, voted with a percentage of seventy seven percentage (77%) in favor of allowing the Property Corporation to enter into an Agreement of Purchase and Sale for the property municipally known as 31 Auriga Drive, Ottawa, Ontario (hereinafter “31 Auriga”); AND WHEREAS, the purchase of 31 Auriga was completed through the setup and transfer of the duties and rights of the Property Corporation to a newly formed Not For Profit corporation, which Not For Profit corporation was named 31 Auriga Property Corporation (hereinafter “Auriga Corporation”); AND WHEREAS, the Directors of the Property Corporation, after reviewing the needs of the Metropolitan Bible Church Ministry Corporation for ministry, and reviewing the expected funds that would need to be transferred to the Auriga Corporation to ensure the proper maintenance of 31 Auriga are seeking the direction of the membership; AND WHEREAS, an offer for 31 Auriga has been made by a third-party for $6.6 million dollars with conditions related to the securing of financing by the Buyer, due diligence, and appropriate zoning for 31 Auriga; NOW THEREFORE BE IT RESOLVED THAT: 1. The Members of the Metropolitan Bible Church Property Corporation (hereinafter the “Members”) hereby give direction to the Directors of the Metropolitan Bible Church Property Corporation to take all steps necessary and participate in all processes necessary to allow the sale of 31 Auriga by the Auriga Corporation; 2. The Members give further direction to the Directors of the Property Corporation to take all steps necessary and participate in all processes necessary to allow the Auriga Corporation to pay out and discharge the mortgage currently registered against 31 Auriga; 3. The Members give further direction to the Directors of the Property Corporation to take all steps necessary and participate in all processes necessary to allow the Auriga	

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	Corporation to pay from the proceeds of sale of 31 Auriga all legal fees and disbursements, real estate commission, and all other financial obligations related to the sale of 31 Auriga; and, 4. The Members, should the Auriga Corporation complete the sale of 31 Auriga, give further direction to the Directors of the Property Corporation to take all steps necessary and participate in all processes necessary to allow the Auriga Corporation to complete the dissolution of the Auriga Corporation and to pay all fees and amounts required to do so from the proceeds of sale of 31 Auriga. Seconded by Trevor Clark.	
9 – Questions	The Board responded to questions from the floor.	
10 – Time of Prayer	Pastor Joy to led the members in a time of prayer as they consider the resolution presented for their consideration.	
11 – Scrutineers and Voting	Stefan Smith announced the scrutineers as set out below, explained the voting process and then commenced the voting. Scrutineers: - Meryl Raddatz - Judy Rae - Jean Ranahan - Kasper Reinink - Martha Reinink - Morris Repeta - Helene Repeta - Carol Rourke - Fracine Roy - Anne Roy	
12 – Recess	A recess was taken to allow votes to be counted.	
13 – Reconvene meeting and announce voting results	Stefan Smith reconvened the meeting and announced the results of the vote: - 398 in favour; - 24 disapprove; and - 21 abstain. The motion passes with a 94% approval from the membership.	
14 – Close meeting in prayer and adjournment	Jon Dyck closed the meeting in prayer and officially adjourned the members meeting.	

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