

FOREWORD

This is a report of the general activities of the Trustees before, during and after the expropriation proceedings between the City of Windsor and the British Methodist Church of Windsor. It is not meant to be a financial report. It will touch on finances in a general way only. These will be dealt with, in detail, in the statistical report prepared by the treasurer of the Trustee Board.

This report will give you some idea of the magnitude of the task that faced your Negotiating Committee and Trustees. It will outline the various phases of the expropriation and rebuilding proceedings in a way that no financial report could do.

These words may well not have been written had it not been for our forefathers. When they built the old Church, on McDougall St., over a century ago, they wrought so well that by far the greater amount of money needed for our new Edifice came from the sale of the old.

Our forebears are also responsible for our present pews and organ. Had we not had this equipment to use our rebuilding program would have been much more difficult.

We owe our ancestors a great debt for the heritage left to us. We can partially repay them by taking pride in, and keeping up, our new Church. Let us not forget to pay tribute to those to whom we ~~owe~~ owe so much.

The men and women of today should not be forgotten when tribute is being paid to those who helped us on our way. The following pages will reveal how much we owe these dedicated people for the part that they played in the success of our venture. To name them all would take more space than we could possibly allot in this report. Let us, however, name a few, who, affiliated with our Church or no, contributed outstandingly to our effort. Would that we had the pages to name them all.

continued -

REV. I. H. EDWARDS

Rev. Edwards, our pastor for a number of years, played a very important part in every phase of our program. He, with characteristic foresight, realized that our old Church would not last forever. Years before our old Church was expropriated he promoted a building fund. He encouraged, chided and advised your Negotiating Team, Trustees and Stewards whenever it was called upon for him to do so. He did much to keep the Church members united during the trying days of expropriation, arbitration and rebuilding. He organized the whole Church into committees for the variety of tasks needing to be done in rebuilding. Furnishing the various rooms, carpeting the rostrum and altar, looking after the altar furnishings and etc. were accomplished with no great strain on anyone. This left the Trustees and Stewards free to concentrate on the many other tasks that confronted them. He kept a close watch on everything until ill health forced his retirement shortly before the new building was completed. Even after his retirement, when his health permitted, he spent every possible moment viewing the erection of new Church. The new Edifice was his dream. Thank God he lived to see his dream come true.

REV. A. S. MARKHAM

Rev. Markham became General Superintendent shortly after our arbitration in June, 1962. As soon as he ascended to our Church's highest office he kept in close touch with the happenings in Windsor. He made frequent trips here to see and to advise. He loaned us the ~~Conference's~~ Conference's best solicitor to work entirely in our behalf. This netted us close to three ~~thousand~~ thousand dollars for our building fund. He did not stop there. He was chiefly responsible for getting us an interest free loan of five thousand dollars from the Conference - a legitimate debt that must be repaid. He viewed and endorsed the plans for our new Church. Carrying them to a meeting of the Annual Conference Special Committee he was largely instrumental in getting them unanimously passed upon by that august group.

Rev. Markham was never too busy to confer with us about our problems. When Bros. Thos. Millben, James Steele and Archie Ball journeyed to his camp,

REV. MARKHAM CONT'D.

north of Toronto, they got him up at one o'clock in the morning. Despite the lateness of the hour he sat down with ~~xxxxxtxtkxxxxxtkxk~~ them, and, at three o'clock had their difficulties straightened out. He sent them back to Windsor happy men.

Rev. Markham took an active part in the sod turning, cornerstone laying and dedication of our Church - bringing His choir from Toronto for this last service. It is characteristic of the man that everything he did he did thoroughly. May the good Lord spare him for many more years of useful service.

REV. E. A. RICHARDSON

Rev. Richardson had the difficult task of carrying on for Rev. Edwards after his retirement. It was his responsibility to see that the Church was completed. This responsibility he shouldered very well indeed. He outlined plans for greater Church activities including a mammoth youth program. Because of an unfortunate accident he was forced to retire before he could get his plans under way. It is to be hoped that they will be carried out as a memento to this just man.

REV. MACK BROWN

Rev. Brown and the fine members of the First Baptist Church of Windsor deserve more than the thanks that they will receive here. When we needed Rev. Brown for any cause, or, needed his Church facilities for any reason, he and his people never turned us down. We cannot hope to repay them for their efforts in our behalf.

CANON G. A. RUSHELL

Rev. Canon Rushell and the members of the All Saint's Church of Windsor merit our undying gratitude. The facilities of this fine Church were always available whenever we needed them. Their help and sympathetic understanding did much to ease our burden during the trying times of our expropriation and rebuilding proceedings. We pray that God will spare them for many years so that they may continue in their good work.

MR. LOUIS MILBURN

Brother Milburn, although a member of the First Baptist Church, was a great help to us. His testimony at the arbitration helped us a great deal. His knowledge of building was of great benefit to us. Thank you Mr. Milburn.

MRS. J. R. ROBBINS

Mrs. Robbins deserves recognition for her efforts beyond the things expected of her. Serving on the altar committee she did everything that she was supposed to do. Besides this she took on the added responsibility of having the pulpit chairs re-upholstered. She also gave the Church the Communion Table and ~~xxxx~~ two flower stands for each side of the pulpit. All this she did besides giving a window in memory of her husband. These furnishings will long remain as a memento to a great lady.

COLLAVINO BROS.

These men, our contractors, gave us their all. Many extras, not included in our contract, were done by them at little or no cost to us. The walls that were supposed to be gyproced were lathed and plastered. Ceramic tile lined our pool instead of a cement finish. They, at great expense, put colour in the floor finish of the hall. The plans for our outside walls, between the windows, called for asbestos panels. Instead a most expensive contrasting brick was used. Everthing that they could do to make our Church more beautiful and serviceable was done. All this for a mere six hundred additional dollars. Many thanks gentlemen.

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On the retirement of Rev. Richerdson Rev. Gordon Francis was sent here as our pastor. A young man, with boundless energy, he has the potential of being a real asset to us. This Church will be a real challenge to him. To administer to the spiritual needs of our people, to help build up our membership and promote the Church to the general public will take all his energy and engenuity. He has several men with the ability to give him a lot of help. We can only hope that he will make full use of their capabilities.

I.

Several years ago Rev. Edwards, then our pastor, began pushing for a new Church. He felt that it was time to begin preparations for the eventuality when our old building would no longer be suitable to our needs. He organized a building fund with Mr. Chas. Lawson as chairman. Mr. Ted Talbot assumed the role of promoter. The job this committee did speaks for itself. Our present Church would have been much harder to build had it not been for the foresight of Rev. Edwards and his hard working committee.

Your Trustees, under the able leadership of Bro. Chas. Ball, the chairman, realized that no new Church could be built unless we got a good price for the old. It meant that we must undertake to put and keep our old building in a good state of repair. This was necessary, not only because of the money, but also for the comfort and welfare of our parishioners during the fund raising program. Such a program could well take years to put over.

The finances of your Trustees were then at a low ebb. Mr. Millben, our vice-chairman, outlined a plan to go over the Church thoroughly and to make the parsonage into a two family flat. Obviously this called for capital that we did not have. Brother Jack Richardson came to our rescue. He loaned us five hundred dollars, without interest, to help us on our way. Thank God for such men.

Under the able direction of Bro. Millben our program was launched. The Church was gone over with a fine-toothed comb. Ceiling joists were retied wherever necessary; beams under the vestibule were replaced and openings were cut so as to allow air to circulate under this area; a new office and pastor's study was built; new cabinets were put in the kitchen. The whole Church was then redecorated.

The Trustees then moved to the parsonage. Under Mr. Millben's direction it was completely renovated. A kitchen was constructed upstairs and a bathroom was put in downstairs. We had our duplex. Money realized from this venture helped us immensely in our Church work and enabled us to repay Bro. Richardson in a very short time.

Bros. Fred Parker, James Robbins, Elmer Kennedy and Chas. Ball, all deceased, wrought diligently on this project. May their memory linger long in the minds of all who survived them.

About this time Bro. Chas. Ball, beginning to feel his age, retired and turned the reins over to the capable hands of Bro. Thos. Millben.

So well was our program carried out that the people began thinking of renovating the outside of the Church and staying right where they were. The Trustees did not wish to curtail the building fund program. They quietly encouraged the committee to continue their fine work. Even then the city was putting out feelers about our property. We might eventually have to vacate. Failing that the city might well give us financial assistance to help us make the outside of the Church commensurate with the new civic buildings surrounding us. We did nothing to the outside.

Then the blow came. In May, 1961 we were informed that the city was expropriating our property. We were given until Sept. 15, 1961 to vacate. Needless to say it was not a time for weeping and gnashing of teeth. It was a time for action. Bros. Thos. Millben, Chas. Lawson, James Steele and Archie Ball, by the people as a negotiating team. Bro. Millben was elected as chairman. Their work was cut out for them.

We met with Mr. James Watson Q. C., the city solicitor. He outlined what we could expect. He explained that the city was empowered, under the expropriation law, to annex any properties, regardless of whose they were, for any program of advancement that the city promotes. He told us that these expropriations were carried out on a strictly business basis. Little thought was given to sentiment. He stated that, although they made no practice of it, the city was not obligated to make restitution for expropriated buildings. He said that the city bore only a small percentage of expropriation costs. The major amounts were borne by the provincial and Dominion governments. He stated that, because of his affiliation with our Church, he was disqualifying himself. Mr. Joseph Ferris, his assistant, would handle our case. He set up a later meeting with Mr. Ferris.

The Negotiating Committee met with Mr. Ferris. He spoke in terms of fifty thousand dollars. We were not interested. We felt that our property was worth much more. We could not hope to rehabilitate ourselves with that amount. Were we to put up a Church constructed to endure, as our old Church had endured, we would have to have much more.

Mr. Ferris explained to us that we could not expect full restitution for a hundred year old building. He said that a figure must be arrived at that would set us up elsewhere as we were. From that figure depreciation must be deducted. He based his offer on these grounds. He also stated that the city could offer us a comparable old building elsewhere on a take it or leave it basis.

Your committee tried to get Mr. Ferris to go higher. We pointed out the type of construction of our Church. We also emphasised that the building had been kept in a good state of repairs throughout the years. We invited him over to see for himself. He would not budge. We were advised to consult a lawyer. We stated that henceforth he would be dealing with our lawyer.

We had tentatively engaged a lawyer, a Mr. Ross Riddell, prior to our meeting with Mr. Ferris. On bringing back the results of our meeting the members voted to hire Mr. Riddell to represent us.

In order for Mr. Riddell to represent us a strong case much was required of your Negotiating Committee. They had to delve into old records so as to show ownership. They had to read the Discipline from cover to cover to establish their right to represent, not only our local Church, but the Conference as well. Data, such as when the Church was built, the type of construction, how well the buildings were kept up, how much we spent for upkeep, the cost of rehabilitating ourselves and the cost of temporary quarters, had to be obtained. These things were not found out in a day, a week or even a month. They required many meetings with our lawyer, many enquiries, much research and a great deal of travel.

The Discipline showed that, in order to represent you, written permission must be obtained from the Annual Conference. If this Conference were not in session permission would have to be

obtained from the Annual Conference Special Committee. Your Negotiating Committee duly received the permission for the sole right to represent you and the Conference in this important undertaking.

In order to get a fairly accurate picture as to the amount needed for rehabilitation it was necessary to prepare a cost index. How much each phase of the work would cost had to be ascertained. We had some idea, by this means, how much we could allot for each of the projects necessary for the completion of our program. Basing our index on a seventy thousand dollar figure so much was allotted for property, buildings and furnishings.

Many weeks were required to assemble all this data. Our people became restless. They felt that our lawyer was not giving his all to our cause. Nothing was further from the truth. Many hours, after work, were spent in Mr. Riddell's office planning strategy. People, not familiar with proceedings of this ~~sort~~ sort, have no idea of the time and energy it takes to assemble the data needed in cases like this.

Mr. Riddell's qualifications were also investigated. Three prominent lawyers assured us that we could not be in better hands. Despite all these assurances the people were not satisfied. We bowed to their will and contacted another lawyer. This was in the person of Mr. Levinter - an experienced arbitration lawyer in Toronto. This necessitated a trip to Toronto.

We presented our data to Mr. Levinter. After looking everything over it was his opinion that we had been offered about twenty thousand dollars too little. This could only mean that he thought that seventy thousand dollars was a ~~fair~~ estimate of what we could expect from the sale of our property. He explained arbitration proceedings in detail. He stated that, although they did not act in this manner, the city was not obligated to pay us anything for our property. He also said that moving such an institution as a Church was not an easy task. The task would be made harder, he said, because we were being forced to move against our will. He advised that we try to find property as close to the old location as possible. This would,

he felt, make the adjustment easier for all concerned. He warned us to expect dissatisfaction on the part of some of our members. Resentment at being forced to move would make some dissatisfied no matter where we moved. He said that we should do our best for the majority of the members despite objections from a few. He assured us that, despite our natural reluctance, it was the only way.

We reported on our meeting with Mr. Levinter to our members. They voted to hire him to work with Mr. Riddell on our case.

Whereas the building fund was indeed a fine innovation it worried our lawyers. Such a fund generally means that, for some reason, that present conditions are unsatisfactory. They had no wish for the city to get such an idea. It could really hurt our case. We had dropped our option on the property at Giles Blvd. and Mercer St. We had gone to great lengths to improve our property. This would tend to offset the adverse effects of our building fund. We surely hoped so.

To further strengthen our case we were advised to seek to remain in the redevelopment area. We were to investigate all property in that area suitable to our needs. Might we state that it was not the intention of either our lawyers or us to buy any property at this time. You can readily see that it was necessary to keep as silent as possible about our intentions. We hoped that the people would understand.

We petitioned the city to allow us to remain in our old quarters until October 15, 1962, and then, to Dec. 31, 1962. Both requests were granted. We must, however, get the organ out by October 15, 1962. This we did. The city agreed to store our pews until November 15, 1962 without charge.

We were offered the Masonic hall on McDougall St. - rent free - as temporary quarters. We were offered the Masonic hall on Mercer St. on the same terms. These organizations asked only that we maintain the buildings and pay the utilities. No amount of thanks can compensate these fine organizations for their generous offers. We took the Masonic hall on McDougall St. because it was offered first and because it was smaller. We

felt that, if they were a little cramped, they would be less likely to become satisfied and hence would be more anxious to go ahead with the rebuilding program. This is no reflection on the hall. It was always clean and comfortable. We renovated the hall inside and out - doing everything possible to make our people as comfortable as possible. Might we state the people accepted their fate with a good grace. To move from a building which seated nearly three hundred people to one which seated only a third of that number was not easy. The people deserve a lot of credit. The Masons of North Star Lodge #7 also deserve a lot of credit for the way that they kept up their hall throughout the years.

Because of the magnitude of our program the Trustees asked the Stewards of the Church to work along with us. They readily agreed to help in all phases of our work. Their help aided our program immensely. Without them it is doubtful if it would have been as successful as it was.

Rising labour and material costs make delay very costly. We could not wait until the negotiations with the city were completed before starting our rebuilding program. A good example of this was our organ contract. Not being able to install our organ before the contract time ran out cost us an additional six hundred dollars. Such things could not be allowed to continue. Much had to be done and quickly. Plans had to be drawn up, property had to be acquired, architects and contractors had to be picked and other things had to be attended to.

Committees were formed to look for property and to get construction ideas from other Churches. These committees worked diligently and are to be highly commended for their efforts.

Taking into consideration the ideas and suggestions of our Church Committee preliminary plans were drawn up. We had always to bear in mind that the people wanted to use their old pews and organ in our new building. We also had to be guided by the amount of money that could be allotted to build the Church itself. With property to buy, a Church to build and furnish, legal and architectural fees to pay, and, if possible, a parsonage construct made it imperative to carefully watch

and analyse each allotment. Seventy thousand dollars - the amount that we and our lawyers thought that we would have to settle for - would allow for no errors and very few frills and fancies.

Our architects, modifying here and changing there, finally came up with a plan that seemed suitable to our needs within our means. One has to ^{but} look at the Church as it now stands to know how well these men carried out their assignment. Before any plans could be finalized, however, it was necessary to find suitable property.

Finding property proved to be ~~kkk~~ one of the hardest tasks that we had to undertake. Basing our estimate on a seventy thousand dollar settlement we figured that all that we could allot for property would be seven thousand dollars. Any more would seriously curtail our program. Look-over the properties brought in by our Property Committee there was no suitable land available anywhere near that price. All properties ranged from fifteen to twenty thousand dollars. Let us, for example, look at the land on Windsor Ave. The lot available was sixty feet by one hundred and eighty feet in the middle of the block. To use our old pews the Church would have to be forty-eight feet wide. Six feet on either side is too little to stay within the city bylaw. ~~Tbb~~, the city frowns on granting permits for public buildings unless ample parking facilities are embodied in the plans. This meant that we would have to purchase at least two houses on either side of this lot. One house would cost seventy-five hundred dollars. Another would be six thousand. This meant an expenditure of over fifteen thousand dollars.

We came out of a Church situated in the middle of the block. On one side was a run down house. On the other a house of questionable repute. We had no wish to repeat this by building in the middle of the block. A corner lot would offset this situation. It also allows for parking on two streets - the length and width of the property. This is very important in establishing no parking zones for funerals and etc.

Houses that will have to be torn down to make

room for a new building always pose a problem. It makes the property even more expensive. It also tends to hold up your building plans.

Bearing these things in mind we set about looking for a corner lot ~~xxxxxxxxxxxx~~ - cleared of houses - approximately one hundred and twenty feet by one hundred and fifty feet. We would take a lot with houses on it if we couldn't do better. Brother Thos. Millben, his son Jarvis and all the other Trustees and Stewards went down one street and up another looking and pricing properties. No likely site was overlooked. The sites brought in by our Property Committee were investigated. Most properties were either too costly or the wrong size. Only one site seemed to fit most of our qualifications. This was the lot on the southwest corner of Louis and university Aves. It was cleared. It was one hundred and seventeen feet by one hundred and fifty-three and one-half feet. Its one fault was that the location was in an area where few of our parishioners had ~~xxxxxxxx~~ occasion to frequent. Yet we felt that it was worth investigating. We knew that we would have a hard time selling it to our people. Not being used to going in that direction - it was not far from our old location, - and, being resentful for having been forced to move, would not make it any easier.

We, the Trustees and Stewards, had to swallow our own resentment and face the situation. Whether we liked it or not we had to move and we had to relocate elsewhere. No stone could be left unturned to accomplish this purpose. Therefore we investigated this property.

We found that this site was owned by the Windsor Board of Education. It was being held by the city for a park and playground area. The assessment value was two thousand, nine hundred and twenty-five dollars. There was a possibility that we could get this property for a price within our means. Not being too far from our old location - it was closer than the old Church for many of our members - made us take a second look. Perhaps, after a time, our people would get used to the location and would find it not at all difficult to reach. Could we ~~sell~~ sell these facts to our people? Frankly we did not know - but we had to try.

We went to the Board of Education. We found that, provided we could get the city to release it, we could negotiate for the purchase of this site. We, through our lawyer, petitioned the city to release the property to us. We pointed out that our old property was in the redevelopment area and we had every right to be relocated there. We had also every right to expect the city to give all possible aid in helping us relocate. After much consideration the city decided to release this property to us. We then sent an offer of purchase to the Board of Education. The only price mentioned was the assessment value. You can imagine our surprise and pleasure on being informed that they would sell us the site at the assessment value.

Getting our people to agree to this site for their new Church proved to be very difficult. Natural resentment and an area foreign to most of them formed a great obstacle. They are all good people and cannot be blamed for their attitude. Because it was the only recourse open to us we had to somehow convince them that it was our best move. Four men - namely Bros. Jack Richardson, Thos. Millben, Everett Ball and Archie Ball - agreed to underwrite the cost of the property provided our people refused to accept it. This was necessary because the Board of Education was pressing us for a ~~decision~~ decision.

After several stalemates a poll letter was circulated among our members explaining our decision and the reasons for it. Ballots were enclosed in each letter asking the members to vote as to the suitability of this location. The ballots, when counted, endorsed our program overwhelmingly. We were now free to purchase the property. We could now finalize our plans and concentrate on the arbitration.

Negotiations required much from your Negotiating Committee. Helped by the Trustees and Stewards every phase of this important task was carried out to the last detail. Three contractors had to be obtained to testify as to the validity of ~~our~~ for the value of our old Church. They had also to give estimates as to how much a new Church and parsonage would cost. We had to prove that our old building was in good condition. We had to obtain estimates, from three sources, of the cost of replacement or refinishing of our pews. We had to get three estimates of the cost of re-installing or replace-

ment of our organ. These things kept your officers very busy. It necessitated many meetings among ourselves and with our lawyers. It required many trips, as far away as Toronto, lining up every detail. It meant pacing the floor night after night worrying and thinking on each fact as it came up. It required many a decision, many a call meeting with our members, many a discussion with friends and well-wishers, many an argument over judgement, many a dispute as to policy, many a letter, many a phone call, many a visit and much soul searching. All things had to be ready for June 5, 1962 - our arbitration date.

Our lawyers and we, the negotiators, hoped to reach an equitable settlement out of court. Analyzing all details our lawyers felt that seventy thousand dollars was all that we could expect. They strongly advised us to settle for this amount. They felt that anything more gained would be eaten up by legal fees, court costs and time lost from our regular employment. We, the negotiators, thought that seventy thousand dollars, while not as much as we would like, would be all that we could hope to get. We advised our people to accept this amount when it was offered. They refused to do so.

Looking back now we can see that we, as a people, must have more confidence in those we appoint to represent us. After making sure that ~~you~~ our representatives are doing all in their power to help us we should interfere as little as possible. They, with everything at their fingertips, are better able to analyze all points. We, the members, could not hope to know every detail unless we followed every move, attended every meeting, listened to every phone call, read every letter and took every trip. ~~Were~~ we to do this there would be no need of representatives. Such confidence would have greatly smoothed out the operation and would have saved a great deal of time and money. True representatives will not ignore any suggestions, good or bad, from the members.

Our lawyers still hoped to settle out of court. A meeting was scheduled for your representatives and our lawyers in Toronto. Mrs. Fred Parker, Mrs. Velma Vincent, Mr. Chas. Lawson, Mr. Thos. Millben and Mr. Archie Ball were appointed to represent the Church at this meeting. On arriving at this

meeting we received another setback. A night letter informing us that the city had rescinded their offer was waiting for us on our arrival. This meeting had been called to endeavour to persuade us to accept the city's offer. Mr. Levinter was going to outline the reasons as to why this should be done. The letter, informing us that the offer had been reduced to sixty thousand dollars, changed the complexion of things completely. There was nothing to do now but go to arbitration. Everything must be made ready. We had but a few days to get everything in order.

We journeyed back to Windsor sobered and solemn. We, because we had refused the ~~xxxxix~~ seventy thousand dollars against the advice of our lawyers, had to face court proceedings. Much was still to be done. Meetings in our Windsor lawyers' ~~xxxxix~~ office were set up. Members had to tell, at these meetings, what they knew of the history of the Church. All data had to be analyzed carefully. Strong and weak points had to be brought out and defended. This entailed a lot of work for our lawyers. They, after making as sure as possible that all points had been covered, were ready for arbitration.

It is not necessary to go into the arbitration proceedings in detail. The proceedings lasted two days. Points for and against were brought out by both sides. The people called upon to testify in our behalf conducted themselves very well. Things proceeded smoothly.

During the second day in court the opposing lawyers got together and decided on a settlement. The settlement was sixty-eight thousand dollars. We were, needless to say, disappointed. Because adverse testimony, detrimental to our cause, was about to be brought out, we felt that we should accept this settlement. We had already lost two thousand dollars. Before we lost more we thought that we should settle.

The round table discussion, after the court proceedings, was something to be remembered. Our lawyers explained how and why the settlement was reached. They lauded Mr. Ferris for his efforts to get the Central Mortgage Co., the defendants, to go higher. Our people showed what they were made of. They had fought and lost. They accepted their fate with good grace. Every person present signed the release. The settlement was finalized.

The arbitration was very costly. Obviously ~~were~~ we were assessed the cost of court - hence the sixty-eight thousand dollar figure. Our legal fees were higher. The cost was ten thousand dollars. This seems exorbitant. One must remember that our lawyers spent ~~over~~ a year on the case. Lawyers of Mr. Leviner's calibre come high. When viewed from this standpoint the amount charged can be understood. We had only fifty-eight thousand dollars to work with. - thousands of dollars less than we ~~had~~ would have received had we not gone to arbitration. Perhaps this will be a lesson to us in the future.

The amount realized from our arbitration meant that we would have to adjust our expenditures. The Church was the important item. We dare not pare any more off its cost. The only recourse now open to us was to put off building a parsonage till a later date.

We finalized the purchase of the property at Louis and University Aves. Our architects were instructed to go ahead with the Church plans. Our rebuilding program could now start in earnest. Many things had to be done. Our pews had to be refinished. Our organ contract had to be let. Our finances had to be augmented. Contractors had to be sounded out. The type of heating had to be decided. The type of construction had to be passed upon. Myriad other details had to be attended to.

We had hoped to get our program started in 1962. This proved impossible. It takes time to draw up blueprints, to interview contractors, to look into each construction detail and to do the other myriad things commensurate with a move of this sort. By the time these things were all ironed out it would be late in the year. It was decided to start as soon as possible in 1963.

Our money was short. We felt that we could not afford to have our pews refinished. We decided to refinish them ourselves. Early in 1963 we rented space in a building on Rankin Blvd. near Tecumseh Rd. We moved our pews from the city yards to this building. A stove was installed for our comfort. It proved very inadequate but we went ahead with the job anyway. Under Mr. Millben's

capable leadership Bros. James Steele, Archie Ball and Fred Caston - with the welcome help of Bros. Louis Hall and Everett Ball, when they could get away - stripped the old varnish off the pews after dismantling them. They were then sanded down to the bare wood. They were then re-assembled, stained and varnished. These men worked every Saturday and holiday from January to late August on this project. The pews were then ready for re-installation.

We received another setback. When our tentative plans had been drawn up, in early 1962, they embodied 1962 labour and material costs. When our plans were submitted to contractors for bids in 1963 all bids were between seventy-four and seventy-eight thousand dollars. This was many thousands more than we had anticipated. We sat down with several contractors trying to figure out how we could reduce this amount and still get what we wanted. For a time it looked as if we would have to accept an inferior building embodying little that we wanted. We kept trying. Finally Mr. Collavino offered to put up our building, with only minor changes, for sixty-three thousand dollars, provided we would undertake finishing work on the inside. This being by far the best offer, we gave the contract to Mr. Collavino. It meant a lot of work, but with the very capable Mr. Millben to superintend it, we felt that we could do it. All this took a long time. The actual building ~~did~~ not get started until July, 1963. Mr. Collavino promised to have the Church ready for occupation by October, 1963.

In August the Church was well enough on its way for us to start our finishing work. Bro. Millben organized the men who had volunteered their services into teams. Brother Jarvis Millben was given the job of building the kitchen cabinets. How well he did this - ~~was~~ with the capable help of Bros. Louis Hall and Gerald Browning - is for all to see. Brother James Steele headed the decorating team. Brother Millben (Thomas) undertook the task of building the rostrum, choir loft, altar and communion rail. Bro. Jarvis superintended the wainscoting work. Everyone pitched in and did their share.

No army can work well without nourishment. Under the auspices of the Ushers' Board ladies from the various auxiliaries fed the workers each working day. Great is the debt that we owe the ladies. Their presence and interest did much to lighten the tasks of the men.

During the time of construction it was necessary to have someone there, at all times, to protect our interests, and, to watch over the project until the neighbourhood children went home for the night. Bro. J. Richardson undertook this big task. He was relieved each night by Bros. Thos. Millben and Archie Ball when they had finished their regular jobs.

Work on the Church progressed steadily. Finally there was only the tile to be laid and the pews to be installed. Brother Jarvis Millben took two days off from work to do this job. He was ably assisted by a Mr. James Lillie a friend. The others came after work to help. The Church dedication was set for October 20, 1963. On October 18th the men, working until midnight, walked out of the Church with all the tile laid. As soon as there was enough tile laid the pews were set in place. The men worked until midnight October 19th getting them all screwed into place. The Church was ready for dedication.

Before we close we must not forget the work done by our various committees. The Altar Committee had the carpeting installed and all the furniture ready. The other rooms were furnished on schedule. Mrs. Steele and her hard working committee had the grounds landscaped. Everyone had done their best. Everything was ready for our grand opening.

The complete program is not finished. Lack of finances forced us to curtail completely finishing the Church. We still have a parsonage to build. We can only hope that God will spare us to finish this work. Let us pray that nothing interferes with our future plans.

The rest of the officers want to pay a short tribute to Mr. Thos. Millben. Heading our program from start to finish he never faltered. His inspiring leadership did much to bring our venture to a successful conclusion. Thank you Bro. Millben. May God bless you for your unselfish and untiring efforts.

ITEMIZED EXPENDITURES
(AMOUNTS ONLY)

CHURCH

\$ 39.00
 39.48
 172.89
 8.50
 63.17
 400.00
 300.00
 168.44
 25.00
 20.00
 15.29
 32.50
 15.00
 9.18
 507.60
 109.89
 24.31
 7.83
 264.06
 15.23
 151.03
 245.00
 38.74
 26.07
 11.18
 6.38
 412.00
 13.21
 39.50
 1.60

\$ 3,026.48

PEWS

\$ 4.02
 3.91
 1.22
 7.00
 15.00
 1.70
 6.38
 4.22
 65.85
 5.29
 3.21
 30.35
 5.97
 5.97
 12.69
 4.90
 76.00
 8.92
 17.50
 11.95
 76.00
 1.72
 102.50
 5.97
 60.00
 45.00
 17.00
 8.50
 32.00
 64.00
 9.00
 15.50
 31.00
 37.24
 40.00
 28.34
 28.50
 27.00
 13.86
 11.36

\$ 946.54

STATISTICAL REPORT # 1.

R E C E I P T S

<u>DATE</u>	<u>SOURCE</u>	<u>AMOUNT</u>
M. D. Y.		
7 / 17 / '62	City of Windsor	\$ 59,586.99
10/ 31 / '62	Interest on Deposit	428.13
4 / 30 / '63	Interest on Deposit	852.74
7 / 19 / '63	Loan from Conference	5,000.00
10/ 15 / '63	Building Fund (Includes funds raised by Special Collector)	9,000.00
10/ 16 / '63	Mrs. C. Smith - Detroit	6.44
10/ 18 / '63	Building Fund	800.00
10/ 31 / '63	Interest on Deposit	375.48
10/ 31 / '63	Donations for Windows	768.38
11/ 7 / '63	Mrs. L. Gunn - London	100.00
11/ 4 / '63	Dr. E. G. Butt - Amherstburg	100.00
11/ 7 / '63	Dr. Robert Whitty	10.00
4 / 11 / '64	Mrs. Ione Buchanan	20.00
4 / 30 / '64	Interest on Deposit	132.76
5 / 3 / '64	Mrs. D. Richardson	2.00
10/ 31 / '64	Interest on Deposit	43.73
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	TOTAL RECEIPTS	\$ 77,226.65
	TOTAL EXPENDITURES	75,067.78
		<hr/>
	BALANCE	\$ 2,158.87

STATISTICAL REPORT - 2.

E X P E N D I T U R E S

<u>DATE</u>			<u>INDEBTEDNESS</u>	<u>AMOUNT</u>
<u>M.</u>	<u>D.</u>	<u>Y.</u>		
9	11	'62	Board of Education (Property)	\$ 2,961.94
10	23	'62	Finalizing of Property Deed	19.65
5	8	'63	Architects' Fees	500.00
6	14	'63	Architects' Fees	1,450.00
4	13	'63	Surveyor's Fee	105.00
1 to 8		'63	Refinishing Pews	946.54
8 to 10		'63	Finishing Church	3,026.48
10	26	'63	Dedication Service Letters	10.00
11	11	'63	Refrigerators & Stoves	360.50
2	20	'64	Pulpit Carpetting	852.55
3	10	'64	1st. Instalment - Organ	1,637.50
10	5	'64	2nd. Instalment - Organ	1,647.62
7	8	'63	1st. Payment - Contractor	14,505.25
8	12	'63	2nd. Payment - Contractor	20,975.78
10	4	'63	3rd. Payment - Contractor	14,583.96
11	11	'63	4th. Payment - Contractor	3,485.00
4	4	'64	5th. Payment - Contractor	8,000.00
TOTAL EXPENDITURES				\$ 75,067.78

S U M M A R Y

TOTAL RECEIPTS

\$ 77,226.65

TOTAL EXPENDITURES

75,067.78

BALANCE

\$ 2,158.87

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	<u>LOWEST ESTIMATE</u>	<u>WORK DONE FOR</u>	<u>SAVINGS</u>
Refinishing Pews	\$ 1,800.00	\$ 946.54	\$ 853.46
Church - Without Extras	74,000.00	63,000.00	-----
Church - Finishing Inside	11,000.00	3,026.48	7,973.52
Architictects' Fees	3,750.00	1,950.00	1,800.00
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TOTAL SAVINGS			\$ 10,526.98

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I N D E B T E D N E S S

B. M. E. Conference	\$ 5,000.00	
Collavino Bros. (Contractors)	2,050.00	
Canadian Chromalux	311.40	
Horwood Electric	461.66	
TOTAL INDEBTEDNESS	7,823.06	\$ 7,823.06