



October 22, 2011

This newsletter is to update you on what is happening at RCV and to give you an update on our roof / solar project. We appreciate you and your contribution to River City Vineyard.

## **The Roof**

Our roofs needed some repairs. Also, because we are putting solar panels on the roofs, we wanted to make sure they were good enough for the next 20 years.

We have 4 large roofs and 2 small roofs. The 4 large roofs are the pool, the main auditorium, the wellness room and the north side of the building (i.e. foyer, café room, washrooms, nursery, etc.). The two small roofs are what we refer to as the Penthouse (between the pool and the main auditorium) and the old change room upstairs.

The only roof that was leaking was the pool roof. Also, we did get some leaks between the two buildings when there was a deluge of rain. While the pool one didn't matter in that it just "leaked into the pool", we didn't want structural damage to happen to compromise the integrity of the building.

About a year and a half ago, I invited Sarnia roofing to give us an estimate to do some repairs. At that time they said we needed a minimum of \$7,800 worth of work just to get us by. They indicated that we needed to replace the main roofs. I asked them for a quote and they came back with \$180,000.

When we opened up the roof, it was in worse shape than we anticipated. Eleven of the twelve roof drains were plugged. The material used before was asphalt instead of tar and was significantly pocked. Ninety percent of the flashing was loose and could blow off in a big wind storm. A lot of the fascia and flashing is worn out on 70% of the building. Some sections of the roof needed extra tar and tar paper layers.

A few months ago, we came up with a plan to do the roof for about \$15,000 using Matt Olsen and his experience. I made an appeal to the congregation for \$30,000 to help us do the roof and to move the solar project forward. We received donations and started at the roof. So far we are 85% complete at a cost of \$28,112. What we completed is the pool, the main auditorium and the old change rooms.



What still needs to be done is:

- the seam between the Wellness room and main auditorium (that is why it was leaking a few weeks ago),
- some repairs to the Wellness room (the roof is good with the exception of a few bubbles)
- the penthouse roof
- 70% of the flashing
- A wall between the main auditorium and the penthouse.

The north roof is good except the flashing and a few seams. We are also taking down the old chimney that was used for the old boilers and is no longer needed. It is now just an energy waster, a potential place to leak and a sun blocker for solar panels.

So far we have used

- 1,400 gallons of tar
- 2 miles of new felt paper
- 75 lbs of nails
- 780 hours of help
- 100 meals made by Gloria for the workers

The roofs we have completed have settled in well and are as hard as cement. A lot of our help

came from our youth. We also had some non-church people help. One man was so impressed with RCV that he joined the boxing club. Four others gave their lives to Christ and while we were working there, 3 others, who walked in with a troubled life, gave their lives to Christ too. Pretty awesome!

We still need about \$5,000 to finish the roof project.

## Solar Panels

We are looking to put solar panels on the roof of River City Vineyard. One year after applying, we have just received our contract number for a 100Kw system.

So far we have spent \$7,095.00 on the performance deposit and on a consultant.

The consultant was used to apply for a Grant from CEPP (Community Energy Partnership Program), an organization that helps communities, like us, to pay for some of the upfront costs of a solar project. The grant we applied for is \$69,000 and our consultant sees no reason why will not obtain that. He has completed more than 20 of these grants. The grant will cover 90% of the costs associated in

getting the project up to where you start hooking up panels. They don't cover any government type costs either such as building permits or HST but they will cover expenses like engineering, connection impact assessment, electrical inspection and project management.

The approximate price, at this time, will cost us \$500,000.00 after the grant. With this, we are projected to generate \$112,000.00/year ( $\pm 5\%$ ) with a 20 year contract. The 20 year contract with the government is guaranteed. (\$2 million dollars, over 20 years for a \$500,000 investment.) If we choose not to do this, there are several companies that are willing to rent our roof for \$15,000 per year so they can put up their own panels on our roof.



The main steps to completing the project are

1. Secure contract, sign and send a cheque for \$5,000 – Complete
2. Finish roof – 85% complete
3. Hire and obtain Engineering report structural and electrical – 95% complete
4. Send engineering report to Bluewater Power with a cheque for \$6,000 for a Connection Impact Assessment. (wait 2 months)
5. Select a funding source and EPC provider (Engineering, Procurement, Construction)
6. Obtain a building permit (1 month)
7. Purchase the panels and inverters
8. Install the panels and inverters.
9. Install the panels (volunteers)
10. Hook up the panels. (Electrician)
11. Get the Electrical work inspected
12. Apply for a permit to connect
13. Once approved, throw on the breakers and generate electricity.

We have narrowed down our panel and inverter suppliers to just a few. We still need to secure financing for them. The total cost for 120,000 watts of panels with 100,000 watts of inverted power is \$474,250. That is for 465 260W panels and 465 215W inverters plus the wiring, racking and sundry items. These prices are not carved in stone and I am working with financing companies, consultants, installers, etc. We plan to install the panels ourselves but that might be an issue with the entity that finances the project.

Banks are not really comfortable with lending to churches and I don't feel like the money is to come from the bank. An interesting note - we

## Shelter

We as a board decided to go for permanent zoning for our shelter. Since the last time I wrote, our numbers are up from 2-5 men to 5-9 men in need of our shelter. If we let our zoning lapse, it will be next to impossible to ever have a shelter again. If we go for permanent, and then decide to close it, then we always have the option to run a shelter. There are lots of men who get asked to leave the other shelter.

have a mortgage with Faith Financial, originally at \$240,000 and currently around \$197,000. In July they asked if we wanted to reduce the interest paid from 4.5% - 4% with the only condition that we cannot pay off any extra for one year. We agreed and signed the papers. We also agreed to keep the payment the same so we could pay it off a little faster. Faith Financial bases the loan on the number of members, the value of our property, and our budget. They don't base it on future income like solar panel income. I asked them if they were interested in lending us an additional \$500,000. They said, "No", they also didn't see the panels as a positive thing. Aesthetically, the panels could depreciate the value of the building and they had the potential to give less incentive for members to donate (i.e. less perceived need.)

We have found an entity that will fund 70% of the project. We need to come up with the other 30%. We have a member of the congregation who is willing to lend us \$160,000 but doesn't really want to share the burden alone. Ideally it would be nice if we could do 100% financing from members of the congregation. That way the interest we would pay to a financial institution could be paid to the members instead and keep the money in the family. We are looking at 6% interest (floating 3% over prime) over a 7 year period. If you have RRSPs that pay 2-3% interest, this might be for you. It would be a win for the church and a win for you. Another scenario is that you have some equity in your home that you could lend at prime (currently at 3%) and turn around and lend to the church.



# River City Vineyard Christian Fellowship of Sarnia

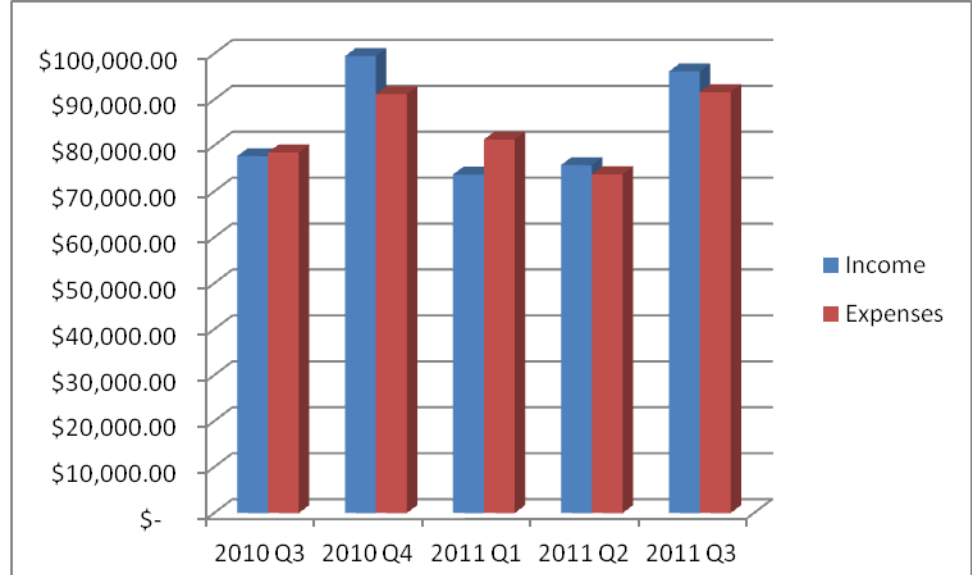
P.O. Box 696, 260 Mitton St N.  
Sarnia ON N7T 7J7

Ph (519) 383-8463 Fax (519) 383-1454

Lots of them don't qualify either; maximum stay is 30 days. Our application is going to be discussed at city council Monday October 24<sup>th</sup> sometime after 4pm. The more people we have at city council on our side, the better. Our costs are minimal at this time to run the shelter, and real costs are only some additional utilities.

## Finances

Finances are better than the last newsletter. We are still looking for \$11,000 more in capital funds to complete the roof and for the solar project seed money. In the last newsletter, we asked people to give an extra \$1,000 above their normal tithe. We stated that we needed at least \$30,000 to fix the roof and to send in a performance fee with our signed FIT



contract. At this point we have received \$19,306.40 (\$3,000 from corporations) in donations designated to this project. We have spent \$7,095 on the solar part and \$28,112 on the roof part. We still need \$5,000 to finish the roof. If you have not given, please consider helping us as we are behind in our payables at this point.

We are still asking those who have not contributed to this fund to give \$1,000 to help us complete this project. I know that this may sound like a lot of money, but keep in mind that once this whole project is in place, it will generate approximately \$9,000 a month towards our church income. Of course the loan has to be paid back first so the net income will be less in the first 5 years. It will take a huge load off of us financially and make it easier for us to move forward and do more of what we feel we are called to do as a church. If \$1000 is not doable for you, we do ask you to prayerfully consider asking what your part could be in this.

## Email Address

Thank you for all of you who sent me your email address. If you haven't yet, Please send me an email with your preferred address so we can email you this newsletter instead of mailing it out.

Thank you for being part of River City Vineyard. May God bless us all this coming year.

George Esser

Pastoral Team Leader

[george@rcv.org](mailto:george@rcv.org)

Home office 519-344-4881