

## Chronology of Events – Threat of Expropriation for Peachland Baptist Church

Date	Event	Consideration
October, 2020	Town makes purchase of 6114 Turner Avenue for \$3.1M	If the town were short of funds for the fire hall project, why did they spend \$3.1M to acquire this property?
October 1, 2021	CAO and Fire Chief approach pastor with unsolicited suggestion of purchase of church, or joint use of a new building	If the town needed the church lands why was that not made known to the public? The CAO and Fire Chief approached the church 1 year <b>prior</b> to the referendum.
June, 2021	Firehall master plan approved by town	No reference to taking church lands to facilitate the project.
December 14, 2021	Church Council minutes note that no further communication has come from the town	It was the understanding of the church that no communication meant that the town had resolved to meet their needs another way.
April – June 2022	Town obtains conceptual design from Sahuri + Associates	This was initiated to determine a cost estimate for the project.
February 2022	Creation of a 9 person Firehall Advisory Select Committee to provide recommendations to Council	No invitation to Church for a representative to participate on the committee, or any effort to engage or consult the church on the recommendations for the town.
April 2023	Town acquires property west of their vacant lot for \$970,000	If town acquired property to the west, why not build the fire hall in that direction? The original concept included a 1 story option at \$12M. If costs are a concern, why not build that instead?
March 15, 2022	Church Council minutes indicate a decision to officially notify the town that the church is not interested in joint-use facilities.	This marks 6 months since the town had originally approached the church.
October 15, 2022	Referendum on fire hall	No mention of church lands required in referendum, diagrams associated with the conceptual design of the facility do not indicate any additional land required ( <a href="https://storymaps.arcgis.com/stories/e0974fabcd9f4c76a18ef6df41692fb6">https://storymaps.arcgis.com/stories/e0974fabcd9f4c76a18ef6df41692fb6</a> )

June 2023	Town hires Macpherson to conduct an appraisal on the church property	The church cooperated with this process, but the results of this appraisal have not been shared with the church.
November 27, 2023	Town makes unsolicited offer to purchase church for \$1.3M	Note below the estimate of like-for-like replacement.
December 17, 2023	Church writes town indicating there is no interest in accepting an offer from the town for the church and its lands	The letter also notes that the public communications with the referendum clearly indicate to the public that the building would be relocated “...to a <b>District-owned property at the corner of San Clemente Ave. and 13 Street</b> ”. The public was never informed of taking church lands to make a firehall before the referendum.
December 2024	Town makes purchase of 5180 Trepanier Bench Road for \$1.5M	If the town is short of funds for the fire hall project, why are they using reserve funds to make other dubious land purchases in the community?
January 3, 2025	Church obtains 3 <sup>rd</sup> party estimate (LTA Consultants) of replacement value of church building	<p>LTA Consultants Inc. report indicates the value of a like-for-like replacement is <b>\$2,679,810 (+costs for new land parcel)</b></p> <p>* this value do <b>not</b> include legal and zoning costs, offside infrastructure upgrades and other costs and assumes a flat, developable parcel and zoning in place.</p> <p>BC Assessment values the land portion of the vacant (land only) lot across the church on 4183 San Clamente as <b>\$1,660,000</b>.</p> <p>Therefore, the total estimated value for church land <u>and</u> property is:  \$2,679,810 (Cost of new building on a basic, equivalent replacement)  + \$1,660,000 (estimated land value)  <hr/> = <b>TOTAL VALUE (land and building) \$4,339,810*</b></p> <p>* The town has offered \$1.3M but has reported to news media that they have offered 30% more than the value of the church (1/3 of the value).  * The church’s offer to move the building across the street represents a tremendous <b>savings</b> to Peachland taxpayers which would have to pay much more in an expropriation scenario.  *To be clear – the church does not desire to move, and does not desire to move. It is still unclear why the District cannot fulfil their plans by building west, or by building a single story firehall, or by exploring a satellite facility to support the main existing hall.</p>

January 7, 2025	CAO responds to church	CAO indicates that the Community Plan for the town prefers 'landmark' structures – and asks that the church keep the matter confidential. <b>Note</b> – the OCP <u>does</u> list “cultural and institutional’ buildings with the preferred land uses for this location
January 27 2025	Town asks if they can send a building mover into the church to provide them an estimate	Church responds that this is premature and in fact the Church has not received back answers to key questions, including if they can just be ‘left as is’
March 7, 2025	Town writes church indicating they have the authority to “expropriate” church	Town further raises the concept of moving the church to an undefined location of unknown value.
March 18, 2025	Church responds indicating they are seeking legal advice on the matter	The March 7, 2025 letter from the town was the first point in the discussions where the concept of <u>expropriation</u> was raised.
March 25, 2025	Council Highlights for the town note an expression of interest process will be used to seek a private public partnership for the site	The church was never notified of this approach, nor was the church consulted on the land needs for its fulfilment.
April 16, 2025	Church registers on the town procurement system as the only way to access the confidential Request for Expression of Interest to obtain plans (not shared by town)	Plans reveal a mega complex now being pursued including: New municipal hall, residential rentals, parking, commercial units, RCMP, ambulance, staff offices. And a firehall.
April 21, 2025	Church sends a letter to the town acknowledging the town authority to make decisions, but asks that the church would like to be left alone.	Two questions in the letter that were raised and have never been answered: 1) is it possible to build the vision to the west along San Clemente Ave 2) if the church has to be moved, can it be moved across 13st to the vacant property there?
April 30, 2025	Leadership of church informs church that town has raised concept of expropriation	Previously (note January 7) the town had asked the church leadership to keep the issue confidential, however notice had to be provided given the town initiated the public procurement process without knowledge of the church.
June 27, 2025	Church writes to town noting that it appears the church lands are in the footprint of the RFEOI	Church concerned that respondents may not be aware the church does not wish to sell or relocate.

July 8, 2025	Town responds that they have shared a summary of correspondence with respondents.	Respondents were required to sign a Non-Disclosure agreement and are not allowed to talk to the church about the project or the church's views.
July 8, 2025	Church responds to town that there is pressure to make the public aware of the possibility of expropriation	Email also notes that the church wants to collaborate on possibility moving the church across 13th street but the town has not responded to any of our questions
July 10, 2025	Town indicates that there is a preference to move to another unknown location, noting OCP policies and 'land values' for the site the church is currently on, or the site the church would be willing to move to.	Church responds same day that the church does not want to be impacted by the development and only wants to consider a move IF: 1) there is no way to avoid losing the current property and location and; 2) there is no way for the District to build their plans to the west instead of the south. <b>Note: church further notes that these questions still have not been answered by the town.</b>
July 24, 2025	Town puts out a press release after a special meeting of Council the same day indicating they are in negotiations with the church and are considering moving the church building.	This release was not shared with the Church, nor was the church made aware of the special meeting. It appears the Town realized it was far down the path of their plans with no notice to the public about these aggressive plans.  <b>Note:</b> despite the town asking for the matter to be kept confidential, the town went public on this issue.
July 24, 2025	Town reaches out after the release to offer a meeting with church leadership with town officials.	Why was this meeting not offered before the special meeting of Council, or before the news release? It appears to the church that the Town wants to control the narrative and so went first and alone, without notice to the church.
July 25, 2025	Church puts out their own news release.	Church indicates it is shocked and disheartened by the town's approach.
August 21, 2025	Church updates website with key info.	A Frequently Asked Questions document was prepared, with this detailed chronology.