

Hello all:

Well it has finally happened. The former St. Mary's Redemptorist College/Grenville Christian College has finally been sold in a plan is in place as to the future of the property.

I'm attached to this e-mail, the e-mail I received from Paul Sluyter of the Sluyter Organization Inc. the purchaser of the property and its future developer. In this way you will be able to see the way the property will be developed. In the presentation he made yesterday is already set in motion the development. Murray Hall at this time is being demolished. Townhouses are being built and refurbished to the east of the original structure. These are going to be severed from the property and become initially rental property and then the units sold. When MacDonnell Hall and the attached gymnasium are demolished the Chapel of the Good Shepherd will be severed and stand on its own.

There was no mention of of the shrine and its future. Original artwork of the shrine was vandalized and destroyed in the late 60s early 70s. All that remains is the stonework of the structure and altar. The artwork that is presently there is a reproduction of the original was drawn and painted by a former art teacher and students from GCC. There is a possibility that it will stay in place as the property on which it stands may stay in the hands of those who take over the Chapel of the Good Shepherd. I've noted that there appears to be a group of alumni who wish to plan for the future of the shrine. As it appears to me all that remains of the shrine is the stonework that consists of the framing, the altar, and the stairs leading to the altar. The artwork deftly is not the original. The cost of moving the stonework, I believe, would be horrendous. Rebuilding the stonework could be done if someone so choose with local materials, making a facsimile of the original structure. As for the original artwork those who take on the project may be able to find who the original artist was and track down a possible or have a facsimile made.

I was approached at the presentation by Paul wanting to know if I or one of the alumni or a group of alumni from St. Mary's may wish to take it upon themselves to make a plan concerning crucifix and statue of Mary on the exterior of the main building (see attached image). The only plan he has present is to remove them and crush them. His suggestion is that they be removed and placed in the Chapel of the Good Shepherd as was the altar from Murray Hall. These structures could be placed in the Chapel and the statue possibly in one of the niches above the entrance.



As follows is the e-mail I received from Paul Sluyter that I requested as it was his presentation yesterday (Feb. 7, 2010 in The Chapel of the Good Shepherd):

Hi Michael,

It was very nice to have met you yesterday at Brocks Landing. As promised I am sending to you the speech. I have removed the parts that were more humorous and theatrical in nature and left the "meat" of what I wanted to say.

As mentioned, we have an opportunity here to celebrate the entire history of the property and incorporate those memories in the 3rd life called Brocks landing. There are several small projects that could be undertaken by the alumni from both St. Marys as well as GCC. Things that immediately come to mind would be the removal of the cross and Statue from the top of the main building, restoration and placement in the "Chapel of the Good Shepherd" I am sure there are other items that can be saved before any renovating begins that will be meaningful and leave the legacy intact.

I look forward to hearing from you, hoping that St. Mary's alumni are on board.

All the best

Paul Sluyter

Since I have purchased the former GCC property in December I have been asked what I am going to do with the property I know more, what I am not going to do with it, that what I am going to do with it. I know I will not be opening a "Christian Boarding School".

What I have learned over the years of being in business is to "think outside the box", "break a large problem into smaller pieces", "get your opportunity in front of as many eyeballs as you possibly can", and "Just Do It"

When a professional property appraisal is performed the appraiser identifies the "Highest and Best Use" for the property

This can be defined as:

"That reasonable and probable use that will support the highest present value. Alternatively, that use, from among reasonable probable and legal alternative uses found to be physically possible, appropriately supported, financially feasible, and which results in highest value."

A professional property appraisal was done in August 2007, shortly after the school closed. The conclusion of this appraisal was that the highest and best use of this property was: *"The continuation of an institutional or similar use is considered to be the Highest and Best Use of the site.* In other words "A Christian Boarding School" As mentioned a minute ago I will not be opening a "Christian Boarding School". The negative media: 2 years ago has left a stigma on this property that will last for some time to come. The chances of any school operating here in the near future, is very slim.

So the question is what is the second "Highest and Best Use" for the property. Last year a feasibility study was undertaken to determine whether, building a retirement community, would give the investors a good return on their investment. The conclusion was that it would not return to its investors the financial reward that came along with the risk. The problem is that this site was built out over the past 90 years as a boarding school. Experienced and successful retirement residence operators prefer to build their residences from scratch, based on proven designs, that can attract customers, and service them efficiently. This property would need a huge overhaul, to meet an operators and buildings codes current standards. The net result: It costs too much to convert the property to the use. You might as well start building brand new on land in an area closer to a larger metropolitan center.

So now we move on to the third highest and best use: Mixed use: Mostly residential with some commercial and institutional components.

As I mentioned earlier I have learned in business to break large problems into smaller pieces. Attempting to view this property in its entirety is overwhelming to say the least. However break it up into bite size morsels, and we start to see the opportunities that hide beneath it.

Here is my list of Bite Sized morsels:

1) 19 Town Home Apartments: Highest and Best Use: 19 Town Home Apartment Rentals: The plan is to renovate the apartments, Provide its own septic, heating and hydro services and then submit a severance application. Having separate legal ownership on a income producing property is an absolutely desirable investment. It can be appraised, and financially leveraged on its own returning a beautiful "cash on cash" return to its investors.

2) Murray Hall – The old girls dormitory: Highest and Best Use: A pile of rubble: I think you can see we have started making this happen. This building was built in the 1960's and never did blend in with the "charm" of the main building. During the last years of GCC, it was not used. The fire marshall closed it for many numerous fire code violations. After the property was sold in August 2008, the new owner failed to fix the boiler system when it broke down. Instead he drained the pipes and let the building freeze for two winters. During a warm spell in January 2010 in which the area received heavy rain, the inside south stair well was a waterfall!

The building was constructed of concrete and rebar columns and cinder block walls. I am sure many people remember the white painted, cold, cinder block walls. The problem with this construction is that

not one wall, could be removed for remodeling. The small dorm room configuration, which was borderline sufficient for a private boarding school, serves absolutely no purpose for anything else. The costs with attempting to fit-up this building for any use imagined would be the worst investment one could make.

Removing the building at a cost of \$100,000.00 actually will enhance the properties beauty desire ability and value.

This development is foremost an investment and paying \$100,000 to increase the properties value is the best investment.

Most of the materials left over after the demolition will be retained on the property. The cinderblock and crushed concrete will be used for future roads and parking lots. The brick will be crushed for landscaping beautification. The metal will be sent for recycling. With metal recycling we actually make money! The wood will be burned and the heat will be used to roast marshmallows and hot dogs. What ever is left over, gets handed out in little bags next halloween. (That small amount actually goes to the local landfill)

3) McDonnell Hall - Old Chapel / Auditorium and Old Gym:

As with Murray Hall: Highest and Best Use: A pile of rubble:

These buildings were built, the same time Murray Hall was, in the 1960's. Since there already is a chapel as a place of gathering and a newer and larger gym, these buildings serve no purpose. During the last few years that GCC operated, building maintenance was not a priority. These buildings need a major expenditure to bring them up to even an average condition. If, this was done, the costs associated with maintaining the buildings would be more than the income these buildings could ever make. Not a good way to spend money. The Solution: Remove the buildings, and construct new exterior walls to the adjoining buildings. In the place of the building, build a much needed parking lot for the future resident parking needs. Most all of the existing parking areas are at the back of the buildings. This would facilitate parking for people driving up the main driveway.

The church will now be on its' own. I hope to sever the church and land from the rest of the buildings and lands. This like the Town Homes would have it own deed.

I believe that once these "less than nice looking" buildings are removed, the architectural beauty of the existing Main building and Church will not be distracted by them.

4) The Boys Dormitory, Large Gymnasium and Lounge: The Dormitory could be converted to 15 rental apartments. If the right user would come forward, it could also be kept intact and along with the gym, make a great sports facility.

5) The Main Building: Such a large, massive, imposing, stately, structure can only be used for high end / luxury condominiums. This will be a massive undertaking, however when complete, sometime around 2012, will be marketed mainly towards the Toronto, Ottawa and Montreal high end buyer market. A highlight will be the a two story condominium looking out of the central flower window.

6) The Dining Room: At this point I do not quite know what to do with this building however, I do believe depending on how the other parts are developed it may play an important role. It also may need to be removed. Anyone want to start a banquet hall?

7) Last but not least the "Crown Jewel" of the property also most affectionately referred by me as the "Elephant" on the property: "The Chapel of the Good Shepherd"

Why do I call it an "Elephant"? Because no investor in their right mind would ever want to build this unbelievable structure, no more than they would want to own an "Elephant". This building was built, not as an investment, but rather as an emotional labor of love. This is like someone dying and leaving to you, in their will, an elephant. A nice, big, beautiful creature that everyone wants to see. But who gets to clean up after it. And besides that: The elephant is conjoined to the buildings next to it. A "Conjoined Elephant"

Completed in 1994, it cost \$3 million 748 thousand 517 dollars to build. At today's present value: Well over 5 million dollars. Forget about ongoing maintenance, the opportunity costs for such a large capital outlay would be one of the worst investments one could make.

I have received many inquiries for couples to get married here. I am not in the church wedding business nor want to be. Managing weddings is just one potential revenue stream for this building. I am offering to a group of people, who feel the need to get involved, the opportunity to use this great building in exchange for developing and maintaining it. If you build it. They will come. Well its been built. It just

needs a new purpose for them to come. It needs life desperately. Surely, so much money and sacrifice was not given for the creation of this gorgeous building.

Who here would support putting a group of people together to explore the possibility of taking over the use of this building?

If you are supportive: How can you personally donate to support this cause? Many ways: Those who are limited financially could volunteer time. Although most of the items have been pilfered and sold by the school, to cover the ongoing costs, there are many items, like desks, bookshelves, chairs, etc.. that remain scattered throughout the buildings. We need volunteers to assist, in moving all these items into the large gymnasium, where a springtime "garage type" sale will be held. All of the proceeds will be donated to the group wanting to create a new mission for the chapel. Any and all future revenue from the proceeds of weddings and other services held in the chapel will also be directed to this group.

What do I get out of this? I have a group of people taking care of my elephant and letting it live the life it was created for. This building is, and never will be a revenue centre for me. I can only hope the future custodians of this building treat it better than it has been treated for the past 2-1/2 years.

In conclusion: My vision for the property is simple. Make money on my investment by taking advantage of its highest and best use while respecting its heritage and people who built it.

So there it is. Any suggestions you wish to make our gladly pass them on to Paul or give you his e-mail address so you may do so directly.

Mike Follis - Class of 1966
Webmaster of SMCR.ca