

Brooker Baptist Church Re-use Proposal

Information Document

Summary:

Brooker Baptist Church, located at 269E County Road 27, Cottam, Ontario, N0R 1B0 has been providing Christian worship to the community for nearly 150 years. After years of revival attempts, the very difficult decision has been made to begin the process of closing Brooker Baptist Church.

The members of Brooker Baptist Church would like to see this Site continue as a community-based charitable or not-for-profit facility and are considering the donation of the ownership of the entire Site to such an organization. The Site would be transferred in an 'as is' condition. All expenses related to renovations, re-zoning, site alterations, etc. would be the expense of the new owner.

This Expression of Interest is intended to provide the Trustees of Brooker with an opportunity to review potential Re-Use Proposals to utilize all of the Brooker Baptist Church Site. Brooker Trustees are looking for sound and insightful proposals that present opportunities for the Site to be used for purposes that will benefit or address needs of the community.

Only proposals from Proponents who meet or will, on completion of the transfer, meet the criteria of a '[qualified donee](https://www.canada.ca/en/revenue-agency/services/charities-giving/charities/charities-giving-glossary.html#qualifieddonee)', as defined by the Canada Revenue Agency, (<https://www.canada.ca/en/revenue-agency/services/charities-giving/charities/charities-giving-glossary.html#qualifieddonee>) will be considered.

About the Property:

Brooker Baptist Church

Municipal Address: 269E County Road 27 [Google Map](#)

Municipality: Town of Kingsville, County of Essex

Zoning: Institutional

Water: Municipal Water

Sewage: Septic System

Lot size: 180 ft x 96 ft

Approximate Exterior Square Footage of Building: 3895

Construction: Church sanctuary built in 1920; stained glass windows installed in 1943; addition of multi-purpose room/hall with kitchen, two washrooms and full basement in the early 1960's.

Recent Upgrades: Six new windows in multi-purpose meeting room/hall in 2019; Hot water tank purchased 2019; Metal roof installed in 2022.

Rooms: Church sanctuary, multi-purpose meeting room/hall, kitchen, 2 single toilet washrooms, 10 individual classrooms in basement.

Accessibility: Ramp from ground level to kitchen and multi-purpose meeting room/hall. No accessible access to basement. One accessible washroom.

Average Annual Building Related Expenses (past 5 years) – \$14,000 to \$17,000 (hydro, gas, water, communication, insurance, minor building repairs). **this does not include major building repairs such as window and roof replacement.

Disclaimer

The submission of a Proposal is an acknowledgement by the Proponent to Brooker Baptist Church that the Proponent has made its own independent investigation and assessment of the conditions of any Property which is being sold and the available documentation (including but not limited to any detailed provided herein or subsequently supplied by any representative of Brooker Baptist Church, public searches and registries, etc.) and that it has satisfied itself as to those circumstances and as to the accuracy of all information about such Property provided by or on behalf of Brooker Baptist Church. In no case will failure to inspect the Property and/or investigate and acquaint itself with available information constitute grounds for a claim or for the withdrawal of a proposal after the submission deadline. Neither Brooker Baptist Church nor any representative thereof shall assume any responsibility for any conclusions, assumptions or interpretations made by any Proponent on the basis of information made available to it.

Proposal Requirements:

1. Proponents must provide proof that they meet the Canada Revenue Agency definition of a [‘qualified donee’](#).

A qualified donee is an organization that can issue official donation receipts for gifts it receives from individuals and corporations. It can also receive gifts from registered charities.

A qualified donee can be:

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- A registered charity (including a registered national arts service organization)
 - a registered Canadian amateur athletic association

- a registered journalism organization
- a registered housing corporation resident in Canada constituted exclusively to provide low-cost housing for the aged
- a registered Canadian municipality
- a registered municipal or public body performing a function of government in Canada
- a registered university outside Canada, the student body of which ordinarily includes students from Canada
- a registered charitable organization outside Canada to which His Majesty in right of Canada has made a gift
- His Majesty in right of Canada, a province, or a territory
- the United Nations and its agencies.

For lists of other qualified donees, go to [Other organizations that can issue donation receipts \(qualified donees\)](#).

2. Proponents should provide a profile describing their organization including their organizational structure, mandate, mission, vision, values and funding sources. Links to online resources about the organization would be appreciated as additional information.
3. Proposals should include a detailed description of:
 - what purpose the property will be used for;
 - the Proponents understanding of what steps may be required to change the use of the building, if it will no longer be used as a church;
 - how does that purpose benefit or address any needs of the community;
 - whether the intended purpose would utilize any of the existing church related assets, such as the pews and stained glass windows;
 - whether the intended purpose would utilize the entire building or allow for the option of sharing some space with another organization, including but not limited to, Brooker Baptist Church (potential rental);
 - a long-term financial sustainability plan;
 - when the proponent would need to assume the property ownership.

Proposal Evaluation Explanation:

Will be on closing a Qualified Donee	No – Disqualified	Yes – move forward with evaluation of the balance of the proposal
Description of Proponent Organization	Points given for clear description of the proponent organization including structure, mandate, vision mission, values and funding sources	0 to 20 points
Proposal of Description	Points given for providing detailed description of the proposal including all details listed in item #3 of Proposal Requirements and compatibility with values of the Brooker Baptist Church community	0 to 30 points

Site Visit:

Proponents wishing to have a site visit prior to submitting a proposal can make an appointment by e-mailing: info@brookerbaptist.com or contacting Mary Birch at 519-791-0818.

Questions:

Proponent questions can be submitted by e-mail to info@brookerbaptist.com or contacting Mary Birch at 519-791-0818.

Submission Deadline:

Proposals will be received until 11:59 pm on Friday, September 5, 2025. Proposals should be e-mailed to info@brookerbaptist.com. An e-mail confirming receipt of each proposal will be sent out within 48 hours. Brooker Baptist Church reserves the rights to: a) request further information following submission; and b) reject any or all proposals received. If a Proponent does not receive a confirmation e-mail, contact Mary Birch at 519-791-0818. All Proponents will receive the decision of the Proposal Evaluation Committee once a decision has been made and as to whether or not there was one or more preferred candidates. Preferred candidates, if any, will then be contacted by the Proposal Evaluation Committee to initiate negotiations to finalize the Definitive Agreement (as defined below).

Non-Binding until Definitive Agreement

Notwithstanding that a preferred candidate may be identified, such announcement shall not entitle such Proponent to any right or interest in the Site. Proponents acknowledge that discussions in furtherance of consideration of a Proposal are considered preliminary, that the parties are not bound by them and that the subject-matter of the negotiations will involve numerous interrelated substantive and technical factors. Therefore, submission of a proposal constitutes agreement by the Proponent that, except as expressly set forth in this Information Document or in any written agreement subsequently executed by the Proponent and Brooker Baptist Church, the parties shall not be obligated in any way to the other unless and until such obligations are set forth in a separate definitive written agreement (the "Definitive Agreement"). All negotiations shall be kept strictly confidential and no public announcement of any negotiations or the submission of a proposal shall be made until the consent in writing is obtained from Brooker Baptist Church. Either party may withdraw from such negotiations at any time up to the execution of the Definitive Agreement.

Contemplated Terms

Brooker Baptist Church anticipates the following terms and conditions will form part of any Definitive Agreement:

- 1) The Proponent is acquiring the Site without any express warranty as to the condition of the site, the title of the site, or its fitness for its present or any future use, or its compliance with applicable law.
- 2) The Proponent will be required to indemnify the Trustees of the Brooker Baptist Church from any claims, expenses, or damage with respect to the Site arising following closing.
- 3) All legal expenses of Brooker Baptist Church reasonably incurred will be paid for by the Proponent on closing.
- 4) Such other terms as may be identified prior to execution of the Definitive Agreement