



St. Peter's Anglican Church

Feb 22nd, 2026 Vestry Meeting

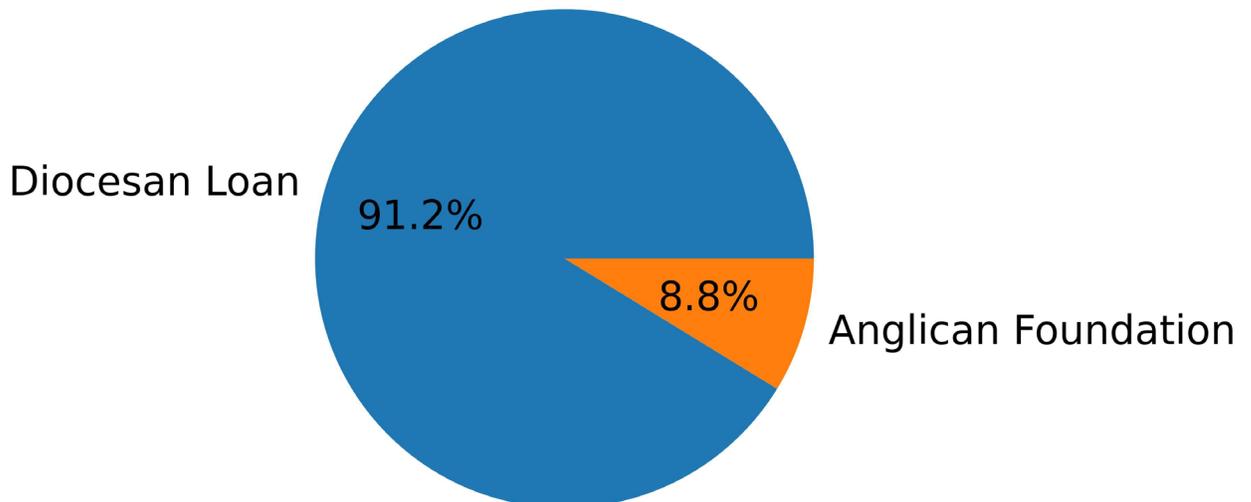
Debt Reduction & Discernment Presentation

Current Loan Positions

(Summary of all current parish debt)

<i>Loan</i>	<i>Balance</i>	<i>Interest Rate</i>	<i>Monthly Payment</i>	<i>Term Duration</i>
Diocese of Toronto	\$976,887.50	5.95%	\$6,317.47	2 Yrs Short-Term Renewal - Dec 2026
Anglican Foundation	\$93,687	5%	\$584.59	25 Year Term Started: Feb 2023

Current Debt Distribution



Diocesan Debt - Discernment Options

Option A – Sell 264 College Street

Appraised value \$580,000 (February 2021); repairs & severance required; 50/50 split; loss of parking.

Option B – Sell St. Peter’s Court Apartments

Appraised value \$3,080,000 (January 2022); 50/50 split; (Unsolicited offer received - not approved by Diocese.)

Option C – Launch \$1,000,000 Capital Campaign

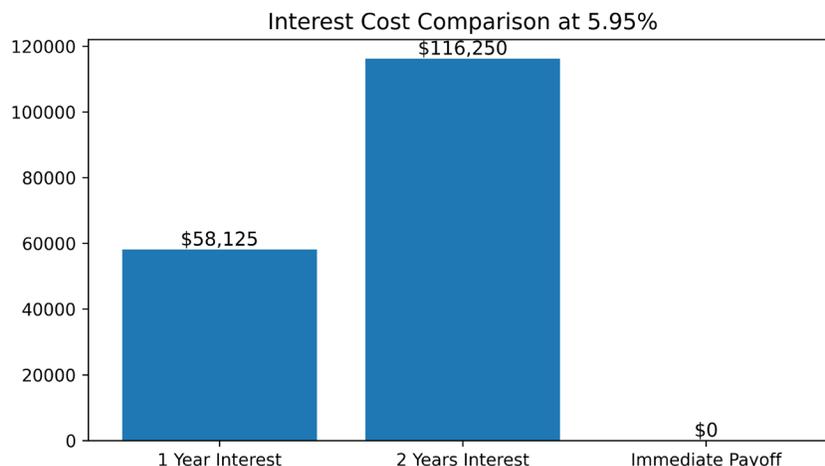
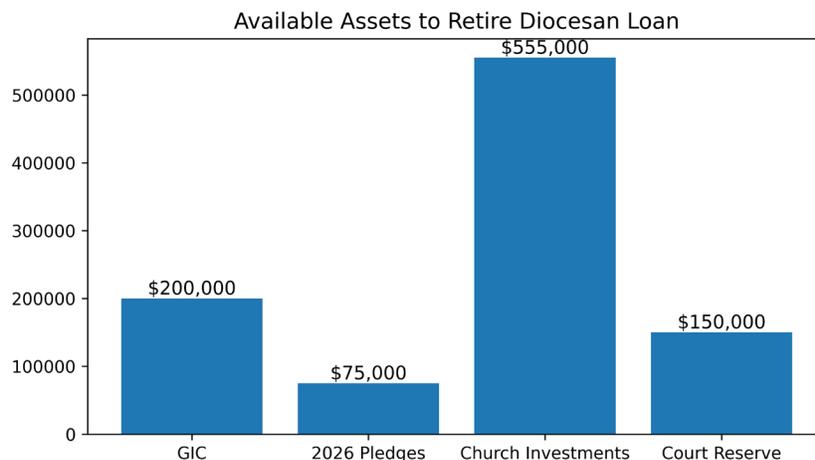
Parish-wide effort to fundraise and pay-off the Diocesan loan.

Option D – Maintain Status Quo

Continue \$6,317.47/mo. payments while further options are investigated; renegotiate date - Dec 2026.

Option E – Apply Investments & Reserves (\$980,000) -- (Recommended by Wardens)

Immediate retirement of Diocesan loan; interest savings realized. (Also, invite congregation to consider continuing campaign contributions to assist in paying down more quickly the Foundation Loan principal.)



Special Vestry Meeting to Vote: Sunday, March 15th 2026 (Held after 10:30 am Service)

In-depth Question and Answer Forum: Sunday, March 1st after 10:30 am Service – Open to All