

Board of Trustees
Upper New York Conference
Minutes of Called Meeting
December 11, 2014

The following persons attended and participated in the meeting:

Trustees: Steve Butler, Diana Cordes, Travis Dann, Colleen Delcore, John Jackson

Staff: Ted Anderson, Wayne Butler, Kevin Domanico, Bill Gottschalk-Fielding

Consultants: Scott DelConte, Tom Clemow

The meeting was called to order at 11:35 am by the president and opened with a prayer led by Wayne Butler.

Albion UMC

The building housing this church has experienced some structural deterioration which is being temporarily addressed with rented additional structural support. The trustees have been asked by the church to assist them with resolving this situation, the financial consequences of which seem to be huge.

Implementation of the following course of action was moved by Diana Cordes, seconded by Travis Dann, discussed, and unanimously approved:

- The church will be asked by the Genesee Valley district superintendent on behalf of the conference not to abandon the ailing building, as the term is used in paragraph 2549 of the *Book of Discipline of the United Methodist Church*. This is not intended to discourage the church from discontinuing its use of the building as may be deemed appropriate.
- The district superintendent will obtain from the church and provide to the Conference chancellor a copy of the church's certificate of incorporation.
- The district superintendent will have the church obtain such documentation as may be available or made available to confirm that the Office of Code Enforcement considers the building to be safe for occupancy. This is expected to be in the form of a Certificate of Occupancy and documentation of recent inspections.
- Colleen Delcore will notify the church of her intentions to discuss the building with the insurer of conference and church property, Church Mutual, after which she will advise Church Mutual of the physical condition of the church building. It is expected that Church Mutual will conduct an investigation of the condition of the building.
- Tom Clemow will seek a company and assist the church is selling the building at auction, if possible.
- The district superintendent will advise the church to make plans to quit using the building as soon as possible.

Travis Dann moved and Diana Cordes seconded a motion approving granting the church an additional \$1200 for another month of rental of the shoring being used to maintain the integrity of the building. The motion included a request that the church provide additional financial

information regarding its ability to meet all of its financial obligations, including those associated with the structural problems, and a church ministry plan.

Resolution for Property Management

The previously distributed resolution authorizing the appointment of trustees to manage assigned properties that are not abandoned or for sale was approved unanimously.

Discussion of other matters

Warming House

Attendees were briefed regarding a possible use of the former Showers UMC in Olean by Warming House, an organization affiliated with St. Bonaventure University with participation from Christ UMC. A “soup kitchen” plus, this mission has a need for a place to operate and we have a long-vacant church building. Consideration is being given as to the appropriateness of conveying this property on very favorable terms to St. Bonaventure for the use of Warming House. No action was proposed or taken at this meeting.

Henry Clay Property

The board was informed by Tom Clemow that we have been provided a draft report by the seller that indicates there is considerable asbestos in the Henry Clay property, much of it friable. A very preliminary and conditional estimate of the cost to abate the asbestos where required is between \$200K and \$500K. Tom is asked to contact the company that is the originator of the report we have and arrange for an update. He will also ask our proposed environmental contractor to propose an asbestos survey. It seems apparent that this situation will prove to require considerable environmental investigation and remediation. If it doesn't promise to be so extensive that we elect to abandon this purchase, it highly probable that it will require additional negotiation with the seller to address the costs involved. No action was proposed or taken at this meeting.

John A. Jackson, acting secretary