**Upper New York Annual Conference**

**Board of Trustees Meeting Minutes**

 **January 27, 2018**

Voting Members Present: Rev. Richard Barling, Ms. Pam Deckard, Mr. Hal Schmidt, Ms. Joyce Miller, Mr. Robert Dietrich, Mr. Peter Abdella, Mr. John Frary, Rev. Barbara Brewer, Rev. Cheryl Brown, Mr. Nathan Trost, Rev. Jack Keating.

Ex-officio Present: Mr. Kevin Domanico, Mr. Scott Delconte, Mr. Mike Huber, Rev. Bill Mudge, Rev. Everett Bassett.

This meeting was at the Conference Center and the Secretary determined that a quorum was present.

The meeting was called to order by President Richard Barling at 10:05am.

An opening devotion and prayer was offered by Rev. Jack Keating, based on the Parable of the Persistent Widow from Luke 18: 1-18.

**PREVIOUS MINUTES**

John Frary moved and Hal Schmidt seconded a motion to accept the 12/5/17 minutes as presented by the Secretary. The motion carried unanimously.

**CCRM PRESENTATION**

 Mike Huber made a presentation to the Board on property issues from CCRM that need to be addressed. Many of these are property line disputes, creation and termination of beneficial and servient easements, acquisition of strategic parcels of property and resolving ownership and title claims. Mike offered a Certificate of Resolution developed by the CCRM, with input from the Conference Chancellor, that could be presented to the Annual Conference session allowing some of this work to be completed by the Board of Trustees and Cabinet subject to the *ad interim* consent requirements set forth in Paragraph 2515 of the Book of Discipline. A long discussion took place about the possible interpretations of Paragraph 2515. Following this discussion, a motion was made by Hal Schmidt and seconded by Pam Deckard to authorize Mike Huber, Chancellor Scott Delconte and a committee appointed by the Board President to create a re-worked resolution to be acted on by e-mail so that it can be forwarded to the Cabinet at its 2/5/18 meeting. The motion was approved unanimously.

 Windfarm Lease – Scott Delconte updated the Board on the latest negotiations. After discussion about the anticipated benefits of approving the lease agreement, the Secretary read a Certificate of Resolution (attached) authorizing Richard Barling and John Frary to sign and execute the agreement. A motion was made by Hal Schmidt and seconded by Cheryl Brown to adopt the resolution as written and empower the Secretary to sign the Certificate of Resolution. The motion was approved by unanimous vote.

**SUB COMMITTEE REPORTS**

**PROPERTY**  Pam Deckard guided us through property updates that have occurred since our last meeting and as shown on Schedule A (attached). The updates include:

1. Former Starkey UMC – problems with the cemetery are being worked on.
2. Former Showers UMC – heating problems are being worked on to allow the sale to continue to move toward closing.
3. Former Hicks UMC- On the market for $19,900.
4. Former Morristown UMC – we are NOT in the position to hold a mortgage as requested by a potential buyer.
5. Former James Street UMC – a water damage claim is being worked on. Listed at $299,000.
6. Former Mineral Springs UMC – a possible buyer has expressed an interest in this property.
7. Former Lassellville UMC – we have an offer of $15,000 in hand.
8. Former Rensselear UMC – Pam has been working with our contact, Rev. David Smith.
9. Former Ellenburg UMC – no update available.
10. Former Kenyontown UMC – Hal Schmidt is working with DS Bill Mudge on this property.
11. Former Earlville UMC – we have active offers on both buildings at this location.
12. Former Blockville UMC – The assigned Trustees continue to work on marketing and selling this property.
13. Former Perrysburg Dayton UMC – We are waiting for the town to get back to us about their desire to purchase this building as a historical society.
14. Former Jamestown: New Beginnings UMC – DS Sherry Rood is working with this church and Barb Brewer will try to get a report from Rev. Rood about the current situation.
15. Former Lockwood UMC – the assigned Trustees will be in contact with the former church members about the recommendation for disposing of this building.
16. Former Rexford UMC – The Albany DS has had conversations with a group interested in purchasing this building. Since we are still awaiting closing documents from the Cabinet, no Trustees have yet been assigned to this location.
17. Former Smithville Center UMC – The former congregation is interested in purchasing this building and the assigned Trustees and DS are working with this group.
18. Former Cambridge UMC – a NFC is currently using this building and their ministry is going well. we will remove this property from our list.

**INSURANCE**

1. 1/1/2018 Renewal - Peter Abdella reported after an extensive negotiation a renewal with a 3-5% multi-peril premium increase was completed. The Subcommittee met with Church Mutual representatives in our Annual Safety Committee meeting in early January and we made several requests of Church Mutual for possible price-reducing changes. A follow-up call is scheduled for February 13th. We anticipate going out to bid for the 1/1/2019 renewal and that effort will begin in spring of 2018.
2. Past Due balances – As of 12/31/17 approximately $30,000 is owed as past due premiums by our local churches for policy year 2017. Final payments from local churches need to be made by 1/31/18.The Trustees will have to bear this cost if the premiums are not paid by the churches. The subcommittee did reach out to the Cabinet to see if they thought phone calls to these churches might be beneficial.

**FINANCE** Trustees Treasurer, Kathy King-Griswold was unable to attend this meeting but Peter Abdella and Jack Keating updated the Board on some of her concerns.

1. The 2019 Trustees budget request was reduced from $63,500 in 2018 to $12,500 in 2019. Conference Treasurer Kevin Domanico gave us some background on the budget development process and we had a long discussion on how the current funding model is not sustainable. We discussed that we may need to revisit the allocation of proceeds from closed and abandoned churches to allow us to do the work we are charged to complete.
2. Investment Funds Allocation – The Board of Trustees believes there are additional funds earmarked for our usage but since the Asset Allocation project has not been completed we do not have an accurate idea of what the value of those funds might be. An example of our dilemma is that while we need to purchase a district parsonage for the Adirondack District we have no idea of funds available for this purchase. Rich Barling is going to reach out to the Episcopal Office with our concerns on this situation and our Executive Committee is going to meet to discuss the funding allocation formula for closed churches.

**OLD BUSINESS**

1. UMC loan Situation - Peter Abdella updated the Board about meetings that have occurred between church representatives and Peter, Kathy King-Griswold and Kevin Domanico representing the Annual Conference Board of Trustees. This subcommittee is requesting permission to re-negotiate the loan with the church. A motion was made by Hal Schmidt and seconded by Nathan Trost to allow this subcommittee to renegotiate the current loan. The motion passed unanimously.
2. Former Cooper Plains UMC – The Board has received the church’s check for $58,476.89 to complete the settlement that was negotiated. Jack Keating moved and Barbara Brewer seconded a motion that these funds be turned over to the Conference Treasurer and be subjected to the same funding allocation as funds received for the sale of closed churches. The motion was approved unanimously.
3. UMC Loan request update – As was requested at our December meeting a letter was sent by the Trustees Secretary informing the church that the Board does not have funding available to offer loans and subsequently our conference loan fund remains suspended.
4. Former UMC update – Rich and Scott reported that we have had problems getting contact back from the attorney representing the Hagamann Fire Department which is interested in purchasing the property. We will continue to try to contact the attorney to move the sale forward.
5. Finger Lakes parsonage – Pam Deckard reported that the first fireplace has been repaired and the work on the second fireplace will begin soon. Pam also reported that there is a water leak on the roof of the back porch. Pam will request the district parsonage committee to get estimates for this repair.
6. Camp Findley Sale update - The Chancellor reports that we are moving closer to closing on this property and the buyer is currently working on nailing down the needed financing.
7. Adirondack District Parsonage – Rich Barling and Hal Schmidt are the two assigned Trustees on this purchase project and the Bishop is requesting having a parsonage available by June 15th.
8. Stecher Fund update – Scott Delconte updated the Board on previous discussions with one of the former beneficiaries and will be in contact with our assigned Trustee representatives to try to move this situation toward closure.

**NEW BUSINESS**

1. A UMC request – Peter presented a request received from the Board of one of our UMC congregations for relief from some past due obligations, in light of the circumstances within their congregation. After an act of embezzlement the church needs some help to get its financial house back in order. After discussion Jack Keating made the motion to forgive $7,207.72 in past due insurance premiums due to this church’s unique and painful situation. The motion was seconded by Cheryl Brown and passed unanimously.
2. New Faith Communities and insurance coverage – Peter Abdella update the Board of the situation concerning insurance coverage with our New Faith Communities. Some discussions have already taken place with our insurance carrier and we will be revisiting this issue again to make sure we are properly protected.
3. The Secretary read the Standing resolution allowing the Board of Trustees President to assign two Trustees to each location as needed and it was approved for signature for the upcoming year.
4. Upcoming meetings – The Board decided to change our telephone meetings to ONLY the first Tuesday of each month from 4:00-5:30pm. Our next in-person meeting will be held at the Methodist Conference Center on Saturday, April 28th from 10:00am – 3:00pm.
5. Joyce Miller updated the Board that the Milford UMC continues on its journey toward rebuilding their church following the fire in 2017.

The meeting was adjourned at 2:50pm, following a motion by Barb Brewer and second by Joyce Miller.

Respectfully submitted,

Jack Keating

Jack Keating

Secretary