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**Board of Trustees Meeting Minutes**

**April 27, 2019**

Voting Members Present: Rev. Richard Barling, Rev. Cheryl Brown, Mr. Robert Dietrich, Mr. John Frary, Mr. Ben Hill, Dr. Kathy King-Griswold, Ms. Joyce Miller, Mr. Hal Schmidt, Mr. Nathan Trost

Ex-officio Present: Mr. Bob Trask, Ms. Pat Toukatly

Absent: Rev. Barbara Brewer, Rev. Jack Keating, Chancellor Peter Abdella, Bil lGottschalk-Fielding

This meeting was held at Upper New York Conference Center and a quorum was present.

The meeting was called to order by President Richard Barling at 10:15pm. An opening devotion and prayer was offered by Rich Barling.

**PREVIOUS MINUTES**

John moved and Hal seconded a motion to accept the 03/05/19 minutes as presented by the Secretary. The motion carried unanimously.

**SUBCOMMITTEE REPORTS**

**PROPERTY**

1. Binghamton High Street: anticipating a price drop
2. Blockville: under contract with attorneys working on details
3. Cambridge: New Faith community; not anticipating sale currently
4. Cattaraugus: offer under contract for parsonage: two interested buyers excluding the Town
5. Danby: nothing currently
6. Ellenberg: seller backed out, no other interest currently; building downtown being transferred to the Town
7. Elmira: not previously well maintained with leak issues; given notice to Food Pantry to leave by 5/15/19. A stained glass mural was removed from the church and left a wall vacancy.
8. Friend: plan to contract a realtor
9. Former Albany District UMC: offer for $20,000; need to repair roof with an insurance claim filling. Hazmat spill still in litigation with fuel oil company where DEC could not locate the 200+ gallons of fuel oil.
10. Hicks: sold but no funds received since 12/31/18; Peter is handling.
11. McDonough: awaiting closing date; could be 2 weeks or so.
12. Mineral Springs: price lowered to $39,900; several through but comments too much work; anticipating lowering price. Held for 4 years now.
13. Morristown: offer for $25,000 and possibly a 2nd next week; may tie to land next door; held since 2013.
14. Former Mohawk District Federated Church: leaving UMC
15. Newcomb: sale contract for $70,000 plus a usage contract with current tenant until closing.
16. Open Meadows: $32,900 just on market
17. Palmyra: not officially closed until July; Jack has met; Greg Mott will be realtor as soon as church closes.
18. Perrysburg: title issue to resolve but under contract
19. Plymouth: closed Jan 2019; perhaps going to auction but Greg Wilson, realtor, contracted at $19,000 parsonage and church $39,000; attorneys handling abstracts, etc.
20. Rensselear: issues with masonry at church; parsonage has not been used in 15 years; church filled with garbage; neighbors concerned for brick threat and lining up for legal damages. Was under contract for sale to Muffin Man but Town has declared unsafe and cannot take ownership until UNYAC attains building safety.

*Motion: approve repairs of masonry with a cap of $40,000 with work effective upon receipt of contractor proposal to satisfy the Town Codes or demolition and asbestos abatement of building.*

*Provided by Hal and seconded by John, unanimously approved.*

1. Rexford: under contract for sale
2. West Ave: reaching out to be put on market
3. Smithville: leaving UMC
4. South Byron: coming to trustees June
5. Standards: fire; Church Mutual will provide funding; Chancellor handling litigation
6. Starkey: $5,000 offer but boundary issues; give cemetery to Yates County: give property to Yates County if unable to sell.
7. James Street UMC- realtor provided 60 days to sell
8. Kenyon Town: working with Town to take over as historical site
9. Former Crossroads District Community Church: leaving UMC
10. Utica Asbury: transfer property to New Hartford UMC
11. Vestal Calgary: parsonage under contract $130,000 with $2,000 in repairs; chimney and wall leak, ceiling and floors all patched; sale proceeds to Foundation UMC
12. Former Watertown Bethany UMC – The property is on the market with a $210,000 asking price.
13. Watervilet: repairs incurred plus masonry repairs to be done; realtor is showing regularly
14. Peasleeville: vacant since prior to 2010; Hal will contact Debbie to access immediately
15. No camp issues provided by Mike Huber.
16. Cornerstone DS furnace has been replaced.

Trustees are encouraged to work with District Buildings & Properties committee for closures and sales.

Cheryl brought up concerns for air conditioning in one of our District parsonages. Further research will be done to understand what can be incurred with $5,000 discretion. Cheryl will provide feedback on research at a future trustee conference call.

**INSURANCE**

1. Petition to AC regarding lead to require testing; trustees are researching with Church Mutual on an insurance policy to cover the lead testing.
2. Discussion about insured value of our churches which is at assessed value which is more than the resale/rebuild value.
3. Insurance committee will be reformed. Ben Hill and Jack Keating have been identified as members of the team.

**FINANCE**

1. Kathy provided detail on the net assets identified for trustees. Total net assets estimated at $2,046,003 before investment income incurred since 2010.
   1. Discussion for consideration by Trustees:
      1. How to alleviate the debit or deficit balance net asset funds; these include unrestricted, conference center and master insurance fund.
      2. Trustees should think about how to cover the master insurance plan since trustees do not have a funding stream.
      3. How are the church arrearages covered when closed, i.e. insurance, direct bills and ministry shares.
   2. Bob will provide increased detail on debit/deficit of unrestricted in the amount of $329,493.84.

*Motion: beginning 1/1/19, all arrearages except ministry shares from closed churches will be offset against sale proceeds. Motion provided by Nate and seconded by Cheryl, unanimously approved.*

*Motion: beginning 1/1/20, trustees will no longer supplement the insurance premiums for churches.*

*Motion provided by Hal and seconded by Nate, unanimously approved.*

*Motion: trustees reaffirm the use of the unrestricted designated funds of $942,350.92 for Upper NY Conference Center. Provided by Nate and seconded by Cheryl, unanimously approved.*

*Motion: trustees move to offset deficit balances of net assets to exclude 7481 Henry Clay Blvd. and Hydesville/Mineral Springs against unrestricted designated funds, total $942,421.81. Provided by John and seconded by Hal, unanimously approved.*

1. 2018 Trustees financial results to be presented at Annual Conference will include trustees P&L and balance sheet for 2018, reconciliation of funds transferred to New Beginnings Fund, and a listing of churches sold or pending sale from 2018.

**CCRM ISSUES**

1. Nothing reported

**OLD BUSINESS**

1. Nothing reported.

**NEW BUSINESS**

1. Bishop requested two trustees (Hal and Kathy) to participate on a team to support exit plans for closed churches or those leaving UNYAC. Time commitment estimate unknown.

Future in person meeting dates: July 20, 2019, October 26, 2019. Meeting dates for January 2020 and April 2020 will be determined based on location availability; Pat will research Conference Center as meeting location.

The meeting was adjourned at 3:00pm, following a prayer offered by Rich.

Respectfully submitted,

Kathy King-Griswold

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Treasurer