**Upper New York Annual Conference**

**Board of Trustees Meeting Minutes**

 **April 29, 2017**

Voting Members Present: Rev. Richard Barling, Mr. Peter Abdella, Ms. Pam Deckard, Mr. Howard Simonin, Ms. Kathy King-Griswold, Rev. Cheryl Brown, Ms. Joyce Miller, Mr. Hal Schmidt, Mr. Nathan Trost, Rev. Barbara Brewer, Rev. Jack Keating.

Ex-officio Present: Rev. Bill Mudge, Rev. Everett Bassett, Rev. William Gottschalk-Fielding, Mr. Michael Huber, Mr. Scott Delconte.

Guest Present: Mr. Matt Williams, Sky Lake Camp and Retreat Center

This meeting was held in the new Conference Center and the Secretary determined that a quorum was present.

The meeting was called to order by President Richard Barling at 10:00am. An opening devotion was offered by Rev. Bill Mudge based on John 20.

The April 4, 2017 minutes were corrected on line 3 of page 3 to change the wording from “A Nominating Team” to “A Trustees Leadership Team”. Following this correction, a motion was made by Nathan Trost and seconded by Cheryl Brown to approve the minutes of the April 4, 2017 meeting as corrected. Motion carried unanimously.

**PROPERTY UPDATES**

 Pam Deckard guided us through the “Status of properties” (Schedule A)for updates that have occurred since our April 4th meeting:

1. Former Lassellville UMC – This property, located in the Mohawk District, is in need of major updating. Howard Simonin has met with a realtor who is developing a market price estimate. Howard reported that prior flooding has produced mold problems in the former parsonage building.
2. Former Rensselear: First Emmanuel UMC – Rev. David Smith of the Albany District Church Location and Building Team has visited the property and is sending photos. We believe the building needs a lot of work.
3. Former Union Valley UMC – This building is in difficult shape and a $5,000 offer has been received from former members of the church. The possible buyer offers $4,000 at closing and a promissory note for the additional $1,000. A motion was made by Hal Schmidt and seconded by Joyce Miller to accept the $5,000 offer with terms of the promissory note to be determined by the 2 assigned Trustees in consultation with the Conference Chancellor. Motion carried unanimously.
4. Finger Lakes District Parsonage – Rich Barling reported that this home needs work, much of which appears to be quite costly. The 5000 square foot home is not ADA accessible and does not meet our current parsonage standards. The 2 assigned Trustees for this property are working with a realtor and a possible move of the district office might make the acquisition of a different district parsonage advantageous. Rich will update us further at a future meeting.
5. Oneonta District Parsonage – The Oneonta District DS, Rev. Everett Bassett informed us that an estimate for a needed storage shed has been received for approximately $3,000 including installation. By consensus we affirmed that since this amount is below the $5,000 limit previously established for district parsonage maintenance that can be approved by 2 Trustees, the 2 assigned Trustees can approve the expenditure.
6. Binghamton District Parsonage – Nathan Trost has received an estimate for approximately $5,000 for needed driveway work including repair and re-topping, which was not previously done. A second estimate is being secured and if the estimate is less than the established $5,000 limit the two assigned Trustees are authorized to make the repair expenditure.
7. Former Showers UMC – Pam reported that the current tenant is NOT interested in taking ownership of the building. It will go back on the real estate market.
8. New Conference Center building – Barb Brewer reported that a few “punch list” items remain to be completed and then a final financial accounting will be made available. We hope this information can be available and can be included in our Trustees report to the Annual Conference Session in Syracuse on 6/1-6/3.

**NEW BUSINESS**

1. CCRM Report – Mike Huber and Matt Williams led a discussion on a proposal from Bluestone/Calpine Wind farm. Conference Chancellor Scott Delconte joined the meeting, via conference call, to give additional background. The current two Trustees assigned are Peter Abdella and John Frary. After a long discussion and since the full Board of Trustees will need to vote prior to any signature authorizing a lease agreement, Peter Abdella moved and Barb Brewer seconded a motion to authorize that the two assigned Trustees and Staff, along with Scott Delconte and sub counsel, to continue to negotiate toward the potential signing of a lease. The motion was approved unanimously.
2. CCRM Report Continued – Mike Huber discussed the need for developing a Master Plan Strategy toward the continued operation of our camp and retreat centers to insure both missional impact and fiscal responsibility. Deferred maintenance and capital needs along with changes in societal expectations of our facilities and programs continue to present challenges to this board. It may be time to consider liquidating parts of our facilities that are not now in use to protect the parts of the facilities we are using. After a long discussion about this situation Hal Schmidt moved and Howard Simonin seconded a motion authorizing the Conference Chancellor and the two assigned Trustees to draft a resolution that might be presented to the Annual Conference session giving the Board of Trustees the ability make strategic decisions, with CCRM feedback and recommendations, on our camp and retreat properties. The motion carried with 2 abstentions.
3. Asbury Lakeside Lots – Following the recommendation of CCRM, Peter Abdella moved and Pam Deckard seconded a motion to put these properties back on the market after the assigning of 2 Trustees by the President. The motion carried unanimously.
4. Main Street Residence at Asbury – By consensus we agreed to assign 2 Trustees to manage this property and put the building on the market and back on Schedule A. The President will assign the 2 needed Trustees.
5. Camp Findley – Negotiations continue between the Findley Lake UMC team and a team representing the Board of Trustees. The Board of Trustees team will bring a report to our next conference call meeting so that we can develop a business action item to be brought to the Annual Conference session.
6. We set the 2017-2018 Board of Trustees meeting schedule as follows:

In person meetings: 6/17/17, 10/28/17, 1/27/18, 4/28/18 at the Conference Center. Telephone conference calls will continue on the first Tuesday of each month from 4:00-5:30pm and the third Thursday of each month from 7:00-8:30pm.

1. Insurance Subcommittee Chair Peter Abdella updated the Board on the current delinquency report for unpaid insurance premiums. We acknowledged that the amount of deficiencies are dropping every year (2014 -$34,000, 2015 -$31,000, 2016 -$17,000). The subcommittee will continue to gather information and report back further to the Board as necessary.
2. Former UMC – Jack Keating updated the Board on the current situation relative to a former UMC in the Mountainview District. After discussion, a motion was made by Barb Brewer and seconded by Kathy King-Griswold to allow the four person team of Rich Barling, Jack Keating, DS Nancy Adams, and Conference Chancellor Scott Delconte to negotiate and try to reach an agreement and accept that agreement on behalf of the Board of Trustees to address this Trust Clause situation. Motion carried unanimously.

**FINANCIAL UPDATE**

Trustees Treasurer Kathy King-Griswold provided the following updates:

1. A report of our year to date expenses vs. budget shows the Board of Trustees expenses are within budget and on track with prior years.
2. Loan Committee- The Loan Committee has acknowledged that we have $1,049,000 in current mortgage guarantees. This amount represents almost the entire amount that might be available for a conference loan program. Since we are in this position the committee is working on redesigning a loan program that will add an “emergency aspect” to any considerations we might make and will also suggest that no further mortgage guarantees will be offered. The committee will report again when they have additional information to share with the Board. Regarding the last 2 of these loans guarantees we were seeking information on… The Mohawk District UMC has provided the information we were seeking and Jack Keating is attempting to work with the Crossroads District UMC to get the information we need.
3. Stecher Fund – We are reaching out to an entity that no longer has an affiliation with the United Methodist Church but has continued to receive income payments. We are hoping to meet and receive the consent of that organization, Gateway-Longview, to our proposed court motion to restructure the fund.

**OLD BUSINESS**

1. Ongoing Legal UMC update – Rich reported that the DEC still has not yet finished their investigation and given us a final clearance needed to move to sale of this property. We are also pursuing legal action against another party for their negligence in causing this situation. We have no choice but to await more information from the DEC to allow us to bring this situation to a close.
2. Cornerstone District UMC – no update on this situation is available at this time.
3. AC report – Rich Barling will work with Conference Treasurer Kevin Domanico to make sure requested information on the costs and operation of the new conference center building is available and provided at Annual Conference to allow a resolution in the pre-conference materials to be withdrawn. Trustees Treasurer Kathy King-Griswold has already provided a comprehensive financial report that will be shared at Annual Conference and is in the preconference booklet materials.
4. Bill Gottschalk-Fielding brought thanks from the conference staff to the Trustees for the beautiful new Conference Center and gave particular thanks to Barb Brewer and Rich Barling for all their efforts to bring the building to completion.

**OTHER BUSINESS** – There was no other pressing business needing to be conducted at this time.

 Our next meeting is scheduled to be via conference call on Tuesday, May 2nd at 4:00pm. However we will **cancel this meeting** and meet again via conference call on Thursday, May 18th at 7:00pm. On the agenda for that meeting will be receiving an update on the negotiations regarding the possible future of Camp Findley and developing a possible action item to be brought to the Annual Conference session.

The meeting was adjourned at 2:15pm following a prayer offered by Rev. Bill Gottschalk-Fielding.

Respectfully submitted,

Jack Keating

Jack Keating

Secretary