



1 **Harvesting of Woodland**

2 several of our camp properties have extensive woodland which can be responsibly harvested  
3 from time to time. By consensus, **CRM is requested to propose a policy for how this process**  
4 **should be managed at the March 12 meeting.**

5 **Skye Farm Gift**

6 A substantial gift of property was made to the Saratoga Springs UMC with the provision that  
7 80% of the net proceeds of the sale be used by Skye Farm. By consensus, **the Board of**  
8 **Trustees would like the church to continue the process of selling this property. Deborah**  
9 **Byers will meet with the church and make recommendations for completion of this process.**  
10 Some items that were mentioned are insurance, appraisal, realistic expectation for sale price  
11 and real estate company.

12 **Camp Asbury Gift**

13 \$50,000 was given for use at Camp Asbury to complete the construction and furnishing of  
14 Asbury Manor. Since this project is complete, **Mike Humber will talk to the donor about**  
15 **another use for these funds.**

16 **Residence at Camp Asbury**

17 Mike Huber discussed the need for housing for a year round resident director or manager at  
18 Camp Asbury. Off-site rental housing is currently provided. Steve Butler moved and John  
19 Jackson seconded that **CRM should determine the status of resident Director/Manager at**  
20 **Camp Asbury and recommend to the Board of Trustees an appropriate solution for on-site**  
21 **housing.** The motion passed. It was noted that the former Director's residence, in its current  
22 configuration, can not meet Conference parsonage standards.

23 **Columbarium at Casowasco**

24 Mike Huber reported that there is a meeting scheduled with the county Department of Health  
25 concerning approval for the construction of a Columbarium at Casowasco. Providing approval  
26 is obtained, **Mike will provide a proposal to the Board of Trustees at our March 12 meeting,**  
27 **including quotes for the full project and for just the lower section of the project.**

28 **Casowasco Entrance Road**

29 The entrance road at Casowasco is in poor condition and is deteriorating. **Mike Huber and**  
30 **Sherri Mackey will bring a proposal for repaving the road including quotes and for funding**  
31 **this project.** A rough estimate of the cost is \$150,000 to \$200,000.

32 **Sky Lake and Hydraulic Fracturing**

33 The Board of Trustees was made aware of the fact that the Sky Lake property is located over  
34 the Marcellus shale formation. Neighboring property owners have sold their rights to the  
35 natural gas beneath their land. Since this drilling process entails horizontal drilling, the shale  
36 beneath the Sky Lake property will no doubt be drilled. In order to be better prepared on this  
37 issue, Board of Trustee members were asked to consider the pros and cons of selling rights in  
38 light of the potential income to be gained and our social principles. Dan Fuller who works for  
39 the DEC lived in Chenango Bridge. The Levene Gouldin & Thompson law firm in Binghamton as  
40 mentioned as a possible source of advice. UMW Environmental Justice Green Team may be

1 able to provide guidance. United Methodist, Bill McKibben would certainly have something to  
2 say on the matter.

3 **Sky Lake Deed**

4 **Our Conference Chancellor is reminded of the need to have the deed to Sky Lake (and others)**  
5 **transferred to the Conference.**

6 **CRM Capital Purchases**

7 CRM makes purchases of vehicles and major equipment such as dish washers. John Jackson  
8 moved and Steve Butler seconded **that CRM is requested to recommend the scope of their**  
9 **authority for capital expenditures and what decisions the Board of Trustees should make.**  
10 The motion passed.

11 **Funds for CRM**

12 CRM and the Board of Trustees need a listing of funds available for our Camp and Retreat  
13 Ministries including any restrictions on use. **Sherri Mackey will provide information on how**  
14 **we currently receive donations.** Mike Huber discussed the need to provide donors with  
15 periodic reports of the status of the funds they have given.

16 **Proceeds from Sale of Discontinued or Abandoned Churches**

17 Bill Gottschalk-Fielding reviewed the recommended allocation of net proceeds from  
18 discontinued and abandoned local church properties. It is intended to present a proposal to  
19 Annual Conference with Board of Trustees and Conference Leadership Team approval.  
20 Discussion included the idea that there should be more flexibility in the allocation between  
21 New Faith Community Development and Revitalization of Existing Congregations and the idea  
22 that this document can be a way of setting goals for these two uses. **Bill will be e-mailing a**  
23 **final draft to the Trustees soon for an electronic ballot.**

24 **Property**

25 The Board of Trustees Property Consultant, Tom Clemow, made his report. A copy is attached,  
26 Appendix A. **Tom will e-mail the Trustees instructions for accessing his drop box which**  
27 **contains all property reports.**

28 **Port Crane UMC**

29 John Jackson moved and Lee Mount seconded **that Tom should negotiate the sale of the Port**  
30 **Crane UMC property and deeply discount the asking price if necessary to expedite the sale.**

31 **Endicott Office Building**

32 The Endicott office building has been remodeled and is being used by the United Methodist  
33 Volunteers in Mission for flood remediation in the Southern Tier. They would like to have use  
34 of the basement, **Tom will arrange for the removal of unneeded material from the basement**  
35 **and consolidation of the remains in one room.**

36 **Fabius UMC**

37 Lee Mount moved and Essie Harding seconded that **the Fabius UMC title be transferred to the**  
38 **Cortland UMC for missional use and that the Board of Trustees will pay the legal cost.** The

1 motion passed. Sherri Mackey agreed to identify a source of funds to cover the approximate  
2 \$2,500 cost.

3 **Roland Avenue UMC**

4 By consensus **Jackie Kraft and John Jackson are authorized to sell the Roland Avenue UMC**  
5 **property.** Secretary's Certificate attached, Appendix B.

6 **Sidney Center UMC**

7 By consensus, **Essie Harding and Patricia Brown are authorized to sell the Sidney Center UMC**  
8 **property.** Secretary's Certificate attached, Appendix C.

9 **Investments**

10 The Investments Governance Team plans to have a recommendation for selecting an  
11 investment manager by the March 12 meeting.

12 By consensus, **Al Johnson was appointed to the Investment Governance Team.**

13 By consensus, **Jackie Kraft was appointed to the Investment Governance Team to work on**  
14 **designated and named funds.**

15 **Insurance**

16 The meeting with Walsh Duffield and Philadelphia Insurance Company went well. Philadelphia  
17 Insurance Co. agreed that we can insure churches that are for sale at market value. There was  
18 discussion around the idea that all churches be insured at market value or that all churches are  
19 given the option to insure at replacement or market value.

20 It is intended to have our insurance policies run from January to December rather than July to  
21 June.

22 **Next Meeting**

23 **Next meeting of the Board of Trustees will be on March 12, 10 a.m. to 3 p.m. in the**  
24 **Conference Center.**

25 **Closing**

26 Wayne Butler closed the meeting with prayer.

27 **Adjournment**

28 The meeting was adjourned at 3:47 p.m.

29 

30 Secretary

1 Appendix A

2 **PROPERTY MANAGEMENT CONSULTANT**  
3 **INTERIM REPORT TO THE UNYAC BOARD OF TRUSTEES**

4  
5 September 12, 2011  
6

7 Property Management: Site Visits  
8  
9

10 Conference Properties -

11 John Muir Drive - 7/6/

12 Purchase offer from VOCAL Technologies countered; awaiting response; sale approved  
13 pending purchaser agreement. Contract in the hands of their attorney. I am prepared  
14 to return to Buffalo and assist in the search for a new site to accommodate the District  
15 Office and the Resource Center.

16 Endicott Office - (Multiple trips)

17 Approved sale to United Methodist Homes fallen through. Homes withdrew offer  
18 based in part on possible environmental concerns. Property to be commercially  
19 marketed.

20 Niagara Frontier District Parsonage - 7/6

21 Multiple repair issues. Some of these have been both serious in terms of the well-being  
22 of the property and expensive.

23 Binghamton District Parsonage - 7/7 & 8/22

24 Sub-divide lot to provide a 26' strip for the adjoining Danielle House.  
25 Reviewed tree removal due to intrusion on neighboring property, and evidence of  
26 serious disease.

27 Mohawk District Parsonage - (Discussed with DS, District L&B Chair, Trustees)

28 Maintenance and repair issues. A number of projects completed; lawn care and snow  
29 removal require a consistent approach across the districts.  
30

31 Local Church Properties -

32 University Church (Buffalo) - 7/6 [Possible Office Site]

33 Visited to review former renovated District Office space as a possible alternative to  
34 John Muir. Not enough space.

35 Harris Hill UMC (Williamsville, NY) (Niagara Frontier District) - 7/7 [Loan Request]

36 Visited to review with pastor and trustee chair the renovation projects they plan to  
37 undertake and for which they seek to borrow from the Annual Conference. We are still  
38 waiting for a decision regarding loan funds and procedures for obtaining.

39 Van Etten - (Finger Lakes District) - 7/14 [Sale Pending]

40 With trustee Essie Harding visited and toured the property with former trustee chair  
41 and former administrative council chair. Pending offer from an independent church  
42 body approved. Offer of \$30,000.

43 West Genoa (Belltown UMC) - (Finger Lakes District) - 8/3 [To Be Sold; Cemetery Issue]

44 First visited in March. Visited this date to meet with Town Supervisor. We have a  
45 cemetery in terrible condition. Possible connection to be made with Town Historical

1 Society for control of cemetery. Now we learn there may be another congregation  
2 interested in acquiring the property. That contact is being explored this week.  
3 Port Crane UMC (Binghamton District) - 8/3 [Pending Sale in Jeopardy]  
4 Visited this property with Essie Harding to familiarize her with its location. I had  
5 previously served as DS for this congregation. We have had an on-going interest shown  
6 by the local Baptist Church. We arranged for a formal appraisal which took a very long  
7 time to receive. The current response from our contact at the Baptist Church has been  
8 that they are now looking at additional properties. I recommend taking this property to  
9 market.

10 Chilson UMC (Adirondack District) - 8/9 [Sale Pending]  
11 The Troy AC Trustees established an expectation that the property and a small amount  
12 of money (\$5000) would be transferred to the local cemetery association. We are in a  
13 position to sell the church for the nominal fee of \$1.00, but the available funds will need  
14 to underwrite the expense of the transfer. This was opposed by the leading  
15 spokesperson for the cemetery. I met with this individual, explained why we could not  
16 simply gift the funds outright. Arranged for them to be transferred to the conference,  
17 the residual to be returned after covering the costs of the transfer. Currently working  
18 on a valuation on this property.

19 Sidney Center UMC (Oneonta District) - 8/11 [Rebuilding Plan Rejected; Merge Possible]  
20 Authored letter at request of Bishop Matthews responding to public criticism of District  
21 and Conference denying the congregation to rebuild on their terms. (I had led the  
22 original Par 312 study with this congregation after its arson fire in 2009. DS is using my  
23 letter in a broad appeal to local leaders and others to help them work with the District  
24 in a more acceptable plan; possibly a merger with Unadilla (now flooded out for the  
25 second time in five years).

26 Cato (former church site) (Crossroads District) - 8/12 [Former Lot Sale Incomplete]  
27 We were contacted by an attorney representing a couple who had initiated the  
28 purchase of this site back in 2004. They paid the asking price through the previous N/C  
29 AC Chancellor, but the sale was never properly recorded and no fees had been paid. I  
30 met the buyer and discussed the steps we will probably have to go through to complete  
31 this transaction. He lives on the adjoining property and has been treating this site as if  
32 he owned it since, mowing, planting and generally giving it care. He agrees to pay all  
33 transaction costs. Current question is whether the Conference ever received the  
34 money he paid through the attorney (now deceased).

35 State Street UMC (Fulton, NY) (Crossroads District) - 8/12 [Consultation on Options with Older  
36 Structure]  
37 Responded to a request generated by the news article of my appointment to discuss  
38 potential future of this very large property, including the currently vacant parsonage.  
39 Toured the property from attic to sub-basement. Many significant issues. Discussed  
40 options with leaders meeting with me. Made full report to DS.

41 Fabius UMC (Fabius, NY) (Crossroads/Finger Lakes Districts) - 8/12 [Current Mission Site  
42 Review; Deed Issue]  
43 This property, after discontinuance, was made available to Greg Forrester and the VIM  
44 program as a mission support site. The covenant was renewed in 2010 and again in  
45 2011. While physically in the Crossroads District, the project is supervised by the  
46 Cortland UMC and they seek to acquire this property as a second ministry site. There is  
47 an issue with the deed which appears to separate the adjacent parsonage site, but

1 which may not in fact be the case. More research is being done. The project at present  
2 appears quite successful and the equivalent of some \$10,000 of renovations have thus  
3 far been accomplished.

4 Schuyler Lake UMC (Oneonta District) - 8/23 [Fire]

5 Photographed this property which has been secured following the fire which heavily  
6 damaged the building. Have not begun working with the DS on the status of this  
7 congregation or its property. Worship is currently held in the nearby UU Church.

8 North Steuben (Mohawk District) - 8/23 [Church and Cemetery; Property Transfer Pending]

9 Visited this site to determine the status of the building and the adjoining cemetery.  
10 Isolated location. Both properties in good repair. We have a blueprint from Chancellor  
11 to place this property with the local Cemetery Association. We are attempting to  
12 negotiate this in a way which will not have the costs accruing to the Conference. Lead  
13 person in this transaction is Rev. Robert Wollaber.

14 Westerville UMC - (Mohawk District) - 8/23 [Discontinued; to be Marketed]

15 Visited to assess status of this church which we officially discontinued in June. Took  
16 steps to arrange to remove materials, secure building, and remove insignia. Will be  
17 working to market this property.

18 Columbia Center / North Columbia UMC (Mohawk District) - 8/23 [Sale Pending]

19 Visited both sites and toured facilities. These churches are withdrawing from the  
20 denomination and setting up separate independent corporations to hire their previous  
21 UMC Local Pastor. The negotiations had been difficult. We have agreed to their  
22 nominal sale, but seek recovery of the costs of the property transfers. That  
23 arrangement has now been agreed to.

24 Cameron Mills UMC (Mountainview District) - 9/6 [Inquiry Regarding Preservation Funds]

25 Virtual visit through Google. A presumed attorney from San Francisco was directed to  
26 me by Conference Staff requesting possibilities for preserving the currently active  
27 church at Cameron Mills. Responded asking him to contact me directly for discussion.  
28 He has not yet done so.

29 Tomhannock UMC (Pittstown, NY) - (Albany District) - 9/7 [Sale Pending; Cemetery Issue]

30 Visited and discussed arrangements for sale to the Town of Pittstown which will also  
31 likely agree to take responsibility for the cemetery until former Troy Trustee, Paul  
32 Wiley, can establish a Cemetery Association to take control. Sale offer: \$25,000. Paul  
33 has consented to the use of the sale proceeds to cover the costs of the property  
34 transfer; residual to be placed with the new Cemetery Association.

35 Grafton UMC (Albany District) - 9/7 [Sale Possible; Price to Be Set]

36 Visited this site which we discontinued in June. Property in excellent shape. A value  
37 has not been determined. There are two parcels, one containing the church, the other,  
38 across the road, unimproved. A local realtor has contacted me saying he has a potential  
39 buyer. We have asked the same agent handling N. Hoosick to help us set an asking  
40 price. This may move quickly.

41 North Hoosick (Albany District) - 9/7 [On Market]

42 I visited this site to assess current status of property. Currently on the market.  
43 Deteriorating condition. Had the keys and so could tour interior and exterior. Agent  
44 indicates a desire to lower price (currently set very high). We will discuss this week.

45  
46 Camps -

47 Asbury - 7/5

- 1 Findley - 7/5
- 2 Casowasco - 8/3/11
- 3 Skye Farm - 8/9
- 4 Aldersgate - 8/24
- 5 Sky Lake - (Scheduled for 9/20)

6  
7 Long Range Issues:

- 8 1) Site-Specific Program Focus - What is our ministry to be? What is our market? At what
- 9 cost? (CRM issue)
- 10 2) Facilities - What structures are currently on site? What capital projects do they
- 11 present? Which no longer serve the purpose for which they were built? What facilities
- 12 do we lack?
- 13 3) Real Estate - What property do we own that we do not use? Does that property have
- 14 market value? Should such property be sold?
- 15 4) Funding - What funding sources currently support each site/the entire CRM ministry?
- 16 What funding streams exist that are not currently being explored? If we sell holdings,
- 17 how would the proceeds be invested?

18 Short Range Issues:

- 19 1) Director's residence at Asbury
- 20 2) Two shore-line properties currently being listed for sale
- 21 3) Former staff house to be razed
- 22 4) Decision regarding plans to rehab two older structures which may not serve the
- 23 program and marketing needs at Findley.
- 24 5) Individual Property Leases at Findley
- 25 6) Multiple structural issues at Casowasco
- 26 7) Director's residence at Aldersgate
- 27 8) Pending capital gift vs. current retreat center plans at Skye Farm

28  
29 Insurance Issues -

- 30 Arranging to meet with the team with the Philadelphia Insurance Company Reps.
- 31 Noting that Property Values in the current master list seem higher than they should be in a
- 32 number of instances with which I have become familiar.
- 33 Concern for the nature of the claim-response which will be forthcoming from the Company for
- 34 the flood claims.

35  
36 Records -

- 37 Begun the development of a data-base.
- 38 Photographic file
- 39 Determining the value of the insurance locator number as a file key

1 Appendix B  
2 **ROLAND AVENUE UMC**

3 **UPPER NEW YORK ANNUAL CONFERENCE**  
4 **OF THE UNITED METHODIST CHURCH**

5 **SECRETARY'S CERTIFICATE OF**  
6 **RESOLUTION OF THE BOARD OF TRUSTEES**

7 I, Lee Mount, Secretary of the Upper New York Annual Conference of the United  
8 Methodist Church, a New York Religious Corporation, hereby certify that the following is  
9 a true summary of Resolutions adopted by the Conference's Board of Trustees on  
10 January 30, 2012.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate formerly  
12 known as the Roland Avenue United Methodist Church, which is an abandoned  
13 local United Methodist church under the provisions of The Book of Discipline of The  
14 United Methodist Church, and located at 168 Roland Avenue, Lackawanna, NY 14218  
15 and it is further

16 RESOLVED, that Jackie Kraft and John Jackson, as Trustees, are authorized to sell  
17 this real estate in whole or by parts in accordance with the market conditions, and are  
18 further authorized to retain and employ real estate agents and others to assist them in  
19 the marketing and sale; and it is further

20 RESOLVED, that Jackie Kraft and John Jackson, as Trustees, shall execute and  
21 deliver any and all documents, including, but not limited to, a deed, and take all other  
22 necessary actions to convey and sell the real estate.

23 I further certify that there is no provision in the Certificate of Incorporation or The Book  
24 of Discipline limiting the power of the Trustees to pass upon the foregoing matter, and  
25 that the same is in conformity with the provisions of the Certificate of Incorporation and  
26 The Book of Discipline.

27 I do further certify that the above matters have not been altered, amended, repealed or  
28 rescinded.

29

30 IN WITNESS WHEREOF, I have executed this Certificate on the 3rd day of February,  
31 2012.



34 Secretary

1 Appendix C  
2 **SIDNEY CENTER UMC**

3 **UPPER NEW YORK ANNUAL CONFERENCE**  
4 **OF THE UNITED METHODIST CHURCH**

5 **SECRETARY'S CERTIFICATE OF**  
6 **RESOLUTION OF THE BOARD OF TRUSTEES**

7 I, Lee Mount, Secretary of the Upper New York Annual Conference of the United  
8 Methodist Church, a New York Religious Corporation, hereby certify that the following is  
9 a true summary of Resolutions adopted by the Conference's Board of Trustees on  
10 January 30, 2012.

11 RESOLVED, that the Board of Trustees shall sell and convey the real estate formerly  
12 known as the Sidney Center United Methodist Church, which is an abandoned  
13 local United Methodist church under the provisions of The Book of Discipline of The  
14 United Methodist Church, and located at 10562 Cty Hwy 23, Sidney Center, NY 13839  
15 and it is further

16 RESOLVED, that Essie Harding and Patricia Brown, as Trustees, are authorized to sell  
17 this real estate in whole or by parts in accordance with the market conditions, and are  
18 further authorized to retain and employ real estate agents and others to assist them in  
19 the marketing and sale; and it is further

20 RESOLVED, that Essie Harding and Patricia Brown, as Trustees, shall execute and  
21 deliver any and all documents, including, but not limited to, a deed, and take all other  
22 necessary actions to convey and sell the real estate.

23 I further certify that there is no provision in the Certificate of Incorporation or The Book  
24 of Discipline limiting the power of the Trustees to pass upon the foregoing matter, and  
25 that the same is in conformity with the provisions of the Certificate of Incorporation and  
26 The Book of Discipline.

27 I do further certify that the above matters have not been altered, amended, repealed or  
28 rescinded.

29 IN WITNESS WHEREOF, I have executed this Certificate on the 3rd day of February,  
30 2012.

31



34

35 Secretary