

1 **Board of Trustees**  
 2 **Upper New York Annual Conference of the United Methodist Church**  
 3  
 4 **Meeting Minutes**  
 5

6 A previously announced teleconference meeting of the Board of Trustees was held on  
 7 June 27, 2012, the President being in the chair and the Secretary being present.  
 8

9 The President determined that a quorum was present and called the meeting to order at  
 10 9:05 a.m.  
 11

12 **Board Members Present**

13 Patricia Brown	17 Wendy Deichmann	21 Jackie Kraft
14 Steve Butler	18 Essie Harding	22 Lee Mount
15 Deborah Byers	19 John Jackson	23 Paul Wiley
16 Brooke Conklin	20	

24  
 25 **Board Members Excused**

26 Tom Wolfe  
 27 Al Johnson  
 28

29 **Ex-Officio Members Present**

30 Wayne Butler	31 Bill Gottschalk-Fielding	32 Sherri Mackey
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33  
 34 **Others Present**

35 Tom Clemow	36 Sean Keenan
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37  
 38 **Opening**

39 Deborah opened the meeting with prayer.  
 40

41 **Insurance Proposal**

42 Sean Keenan reviewed the Walsh Duffield proposal for insurance and answered  
 43 questions. At the end of the presentation, Sean left the meeting.  
 44

45 **Deliberations on Insurance**

46 Wendy Deichmann moved and Paul Wiley Seconded that **we approve the proposed**  
 47 **insurance for a term of 6 months, if possible, and if not, for a term of 18 months.**  
 48 Motion passed (Secretary's note: It was subsequently learned that Philadelphia  
 49 Insurance can not offer a 6 month contract.)

50 **John Jackson and Deborah Byers will complete the negotiations with Walsh**  
 51 **Duffield.**

52 Following discussion of insurance options, **Lee Mount (convenor), John Jackson and**  
 53 **Deborah Byers were appointed to review insurance issues and report back at the**  
 54 **next meeting. Tom Clemow will assist in this task and Tom Kraft will be asked to**  
 55 **help.** Items to be discussed include insuring churches at other than replacement value,

1 review of losses, safe sanctuaries training, risk management and Camp and Retreat  
2 Ministries property.

3  
4 **Approval of Minutes**

5 **The minutes of March 12, 2012 were approved as corrected.** Approved minutes will  
6 be sent to meeting participants and posted on the conference web site.

7  
8 **Leadership for 2012/2013**

9 **Wendy Deichmann, Patricia Brown and Jackie Kraft were appointed to a**  
10 **Leadership Nominating Committee.**

11  
12 **2012/2013 Meeting Schedule**

13 **Trustee meetings were scheduled for September 18, December 18, March 19, and**  
14 **June 18. The September meeting will be at the Conference offices from 10 to 4.**  
15 **Conference call meetings will start at 9 a.m.**

16  
17 **Investment Managers**

18 In addition to the bulk of funds being managed by Wespath it was decided that  
19 **Approximately \$5 Million will be managed by Hugh Johnson Associates and**  
20 **approximately \$5 Million will be managed by Wells Fargo/Estabrook.**

21  
22 **New Beginnings**

23 Based on a proposal from Sherri Mackey and Bill Gottschalk-Fielding, it was decided  
24 that **\$754,192.08 from appropriate former Conference funds will be allocated to the**  
25 **New Beginnings Fund of which 20% will be administered by Camp and Retreat**  
26 **Ministries and 80% will be administered by the Conference Leadership Team or**  
27 **it's designee. The \$170,075.93 DeWitt Settlement Fund will be used for**  
28 **Revitalization and New Faith Communities.** The proposal is attached, Appendix A.

29  
30 **Funds for CRM**

31 **A list of funds designated for Camp and Retreat Ministries, presented by Sherri**  
32 **Mackey, was approved.** The list is attached, Appendix B.

33  
34 **Loan Forgiveness**

35 A proposal that loans to churches from former Annual Conferences be forgiven was  
36 discussed. **It was decided to ask the Financial Assets Group to recommend action**  
37 **at a future meeting at which time a list of churches and outstanding loan amounts**  
38 **will be available.**

39  
40 **CRM/Trustee Memo of Understanding**

41 A draft memorandum of understanding developed by Jackie Kraft, Lee Mount, Mike  
42 Huber, Jackie Bellamy and David Little was reviewed. **It was decided to approve the**  
43 **memorandum as revised.** A copy of the revised draft is attached, Appendix C.

44  
45 **Asbury Director Apartment Lease**

1 **A renewal of the lease for an apartment for the Camp Asbury director was**  
2 **approved.**

3  
4 **Asbury Director House**

5 Based on a recommendation by Camp and Retreat Ministries, **it was agreed that the**  
6 **waterfront properties at Asbury be taken off the market.** This property would be  
7 well suited as a location for a director's residence. Camp and Retreat Ministries will be  
8 asked to provide a recommendation for the construction of a director's residence at  
9 Camp Asbury.

10  
11 **Silver Lake Institute**

12 **It was agreed that the Conference will not pay the \$8,000 fee requested by the**  
13 **Silver Lake Institute.**

14 **It was agreed that Lee Mount will initiate conversations with the President of the**  
15 **Silver Lake Institute aimed at improving the relationship between Camp Asbury**  
16 **and the Conference. The Conference Chancellor will be included in these**  
17 **discussions.**

18  
19 **Johnson House at Camp Findley**

20 It was approved that we **accept the donation of the Johnson house at Camp**  
21 **Findley.**

22  
23 **Property Management Consultant Report**

24 The Property Management Consultant's report is attached, Appendix D. Debora Byers  
25 expressed the Trustees appreciation to Tom Clemow for the fine work he has done  
26 during the past year.

27  
28 **Albany Street UMC**

29 **Steve Butler and Paul Wiley were authorized to handle the sale of the Albany**  
30 **Street UMC.** A Secretary's Certificate is attached.

31  
32 **John Muir Drive Building**

33 An acceptable bid for the John Muir Drive building has been received. Archives and  
34 History will be contacted by Bill Gottschalk-Fielding regarding relocation of the archives  
35 material currently in this building. Tom Clemow is looking into options for housing  
36 functions currently in this building.

37  
38 Tom Clemow announced that he will be relocating to Webster, NY in the near future.  
39 He will keep the same phone and e-mail.

40  
41 **Closing**

42 Jackie Kraft closed with prayer.

43  
44 **Adjournment**

45 **The meeting was adjourned at 12:30 p.m.**  
46

1 **Next Meeting – September 18, 10 a.m. to 4 p.m. in the Conference offices.**

2

3

4

5 Lee Mount, Secretary

1 **Appendix A**  
2

TRIAL BALANCE SUMMARY FOR 2010  
IDENTIFICATION OF INITIAL NET ASSET ACCOUNTS FOR NEW BEGINNINGS

Propose: Place all noted funds in the care of the teams and task forces established to use New Beginnings Funds under the direction of the Director of Connectional Ministries.

Consolidate funds designated by former conferences for new church starts, church development, and transformation to establish New Beginnings Fund.

Account	Structural Ownership -		Descriptions	Preliminary	Movement of	Final Location
	Initial	UNY Structure Proposed		Ending Balance 12/31/2010 (Dr) Cr	Net Assets Proposed	
10-60-345-100-4000	NONE	Create New Fund - transfer from other funds	NEW BEGINNINGS FUND		\$ 754,192.08	\$ 754,192.08
10-60-350-100-6053	Spiritual Formation and Leadership Development MOT	Move to NEW BEGINNINGS FUND	TRANSFORMATIONAL MINIST RESERVE FOR BEGINNINGS FUND	\$ 380.00	\$ (380.00)	\$ -
10-60-574-100-0000	New Church Starts	Move to NEW BEGINNINGS FUND	Church Start New Designated Reserve Fund	\$ 7,836.78	\$ (7,836.78)	\$ -
30-70-574-102-7008	New Church Starts	Move to NEW BEGINNINGS FUND	Church Starts New Unrestr Funds	\$ 722,123.97	\$ (722,123.97)	\$ -
30-70-574-103-7008	New Church Starts	Move to NEW BEGINNINGS FUND	Church Devel New Fund Frdn	\$ 22,376.61	\$ (22,376.61)	\$ -
10-60-340-100-0000	Empowering Local Churches MOT	NEW BEGINNINGS	Church Dev Local	\$ 1,474.72	\$ (1,472.72)	\$ -
30-70-900-101-8131		Maintain separate fund to be used for Revitalization and New Faith Communities	DeWitt Settlement Fund Unrestr Funds	\$ 170,076.93		\$ 170,076.93

3

1  
2 **Appendix B**

**TRIAL BALANCE SUMMARY FOR 2010  
IDENTIFICATION OF INITIAL NET ASSET ACCOUNTS FOR CAMP AND RETREAT MINISTRIES WORK**

PROPOSAL: Leave all net assets identified below assigned to the care of the CRM Ministry Team. Based upon further review and research, Treasurer in consultation with CRM to re-structure net assets for most efficient and effective work.

Note: As other conference net assets are researched, additional CRM related items may be identified. These items will be proposed for movement to CRM at that time.

<u>Account</u>	<u>Structural Ownership - Initial</u>	<u>UNY Structural Ownership - Proposed</u>	<u>Description</u>	<u>Preliminary Ending Balance 12/31/2010</u>
30-70-504-101-2499	CRM	CRM	VERIZON L UN Unrestricted Board Designated	4,930.22
30-70-504-101-2500	CRM	CRM	COTTAGE PRINCIPAL RESERVE FOR	-
10-60-504-100-2520	CRM	CRM	Casowasco Campership Designated Reserve Fund	-
50-80-504-110-2520	CRM	CRM	CCRM Caso Dining Hall Inc Recd	(1,815.00)
10-60-504-100-2540	CRM	CRM	Skye Farm Campership Fund	-
10-60-504-100-2541	CRM	CRM	Skye Farm Operating Reserve	-
10-60-504-100-2555	CRM	CRM	CCRM - Special Need Campership Reserve	(10,109.00)
10-60-504-100-2556	CRM	CRM	CCRM Special Gifts Designated Reserve Fund	(1,548,437.87)
10-60-504-100-2557	CRM	CRM	Casowasco Special Gifts Designated Reserve Fund	(624,453.01)
10-60-504-100-2558	CRM	CRM	Aldersgate Special Gifts Designated Rerserve Fund	(63,377.91)
30-70-504-102-2568	CRM	CRM	Casowasco Scholarship Unrestr Funds	(6,078.45)
30-70-504-101-2569	CRM	CRM	Alger Casowasco Restr Endow	(87,267.31)
30-70-504-101-2570	CRM	CRM	Casowasco Endw Fund Fund Fndn	(0.40)
30-70-504-102-2571	CRM	CRM	Templeton Camp Aldg Fund Restr Gifts	(10,566.86)
30-70-504-102-2572	CRM	CRM	Marian Melcher Estate Camping Fund Fndn	(0.26)
30-70-504-102-2573	CRM	CRM	Camping Campership Fund Restr Gifts	(15,179.84)
30-70-504-102-2574	CRM	CRM	CCRM Samuel Davis Funds Fndn	0.34
10-60-504-100-2575	CRM	CRM	Campership fund - SL TEMP RESTRICTED	(178,621.00)
10-60-504-100-2576	CRM	CRM	Capital Fund - SL TEMP RESTRICTED	(32,577.00)
10-60-504-100-2578	CRM	CRM	Capital Campaign - SL TEMP RESTRICTED	(1,989.00)
10-60-504-100-2579	CRM	CRM	Capital Impr Unrestricted Board Designated NA -	(6,506.15)
10-60-504-100-2580	CRM	CRM	CCRM Purchases Unrestricted Board Designated NA -	(4,582.95)
10-60-504-100-2581	CRM	CRM	CCRM New Lodge Unrestricted Board Designated NA -	(30,597.47)
10-60-504-100-2582	CRM	CRM	BOD Des V Unrestricted Board Designated NA -	(10,244.49)
10-60-504-100-2583	CRM	CRM	CCRM North Coun Unrestricted Board Designated NA -	(864.36)
10-60-504-100-2584	CRM	CRM	\$100 Holiday Unrestricted Board Designated NA -	(156.11)
10-60-504-100-2585	CRM	CRM	Computer F Unrestricted Board Designated NA -	(846.60)
10-60-504-100-2586	CRM	CRM	Cans for Ca Unrestricted Board Designated NA -	(323.72)
10-60-504-100-2587	CRM	CRM	Green Fund Unrestricted Board Designated NA -	(723.33)
10-60-504-100-2588	CRM	CRM	CCRM Sailboat Re Unrestricted Board Designated NA -	(948.30)
10-60-504-100-2589	CRM	CRM	\$100 Holiday Temporarily Restricted NA -	(455.57)
10-60-504-100-2590	CRM	CRM	CCRM North Country Missi Temporarily Restricted NA -	(1,131.10)
10-60-504-100-2591	CRM	CRM	CCRM Rhodes Scholarship Restricted NA -	(204.08)
10-60-504-100-2592	CRM	CRM	Ultimate Frisbee Temporarily Restricted NA -	(55.62)

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Note: As other conference net assets are researched, additional CRM related items may be identified. These items will be proposed for movement to CRM at that time.

<u>Account</u>	<u>Structural Ownership - Initial</u>	<u>UNY Structural Ownership - Proposed</u>	<u>Description</u>	<u>Preliminary Ending Balance 12/31/2010</u>
10-60-504-100-2593	CRM	CRM	Adult Loder Outdoor Temporarily Restricted NA -	(660.00)
10-60-504-100-2594	CRM	CRM	CCRM Scalon/Smith 2007 S Temporarily Restricted NA -	(213.17)
30-70-504-101-2595	CRM	CRM	Dunkel/Ledger ?? S Permanently Restricted NA -	(20,396.20)
10-60-504-100-6032	CRM	CRM	CAMP ASBURY ADVANCE RESERVE FOR	(7,582.24)
10-60-504-100-6033	CRM	CRM	Camp Findley Gifts Designated Reserve	(13,545.14)
10-60-504-100-6034	CRM	CRM	CAMP FINDLEY REPLACEME RESERVE FOR	(45,440.34)
10-60-504-100-6035	CRM	CRM	CAMP FINDLEY FRIENDS OF RESERVE FOR	(132.40)
10-60-504-100-6037	CRM	CRM	Findley reserve BEGINNING BALANCE TRAN	(10,100.00)
10-60-504-100-6038	CRM	CRM	Cap Amp Fd Asbury	(170.00)
30-70-504-101-6083	CRM	CRM	Aldersgate Hill Elevator Fund	(22,685.87)
10-60-504-100-6104	CRM	CRM	Skye Farm \$100 Holiday Fund	-
10-60-504-100-6105	CRM	CRM	Skye Farm Cans for Campers Fund	-
10-60-504-100-6106	CRM	CRM	Skye Farm doris Dunkleberger Fund	-
10-60-504-100-6107	CRM	CRM	Skye Farm Graydon Taylor Scholarship Fund	-
10-60-504-100-6108	CRM	CRM	Skye Farm Jimmy Halligan Fund	-
10-60-504-100-6109	CRM	CRM	Skye Farm Ultimate Frisbee Fund	-
10-60-504-100-8005	CRM	CRM	Kanaar Gouldin Fund - SL TEMP. RESTRICTED	(34,800.00)
30-70-504-102-8049	CRM	CRM	CAMP FINDLEY SCHOLARSHIP RESERVE FOR	(7,344.23)
30-70-504-102-8154	CRM	CRM	Nancy Clarke Camping Memorial	(49.44)
30-70-504-101-8165	CRM	CRM	EQUITY ENDOW Unrestricted Board Designated	(79,221.14)

1 **Appendix C**

2 **Board of Trustees and Camp and Retreat Ministries**  
3 **The Upper New York Annual Conference of the United Methodist Church**  
4 **Memorandum of Understanding**

5  
6 Pursuant to *The Book of Discipline of the United Methodist Church*, the Board of Trustees  
7 (Trustees) is responsible for all conference owned property and all financial and property  
8 donations to the conference. Under the Annual Conference's current program and ministry  
9 structure, Camp and Retreat Ministries (CRM) provides supervision of the camping and retreat  
10 programs and operations. It is the intent of CRM and the Trustees to work together in support  
11 of the camp and retreat ministries program.

12  
13 1. The Trustees are responsible for the receipt and administration all financial and property  
14 donations on behalf of the annual conference. The Trustees will execute contracts, deeds, bills  
15 of sale, mortgages or other necessary written instruments pursuant to the provisions of the  
16 *Discipline*. The Trustees will take necessary steps to safeguard and protect the interests of the  
17 annual conference relating to property in accordance with the *Discipline*, including acquiring  
18 appropriate insurance coverage for camp and retreat operations.

19  
20 2. CRM is responsible for, among other things, the use, care and maintenance of camping and  
21 retreat equipment, property and facilities and contracts related to the CRM program.

22  
23 3. Communication between the Board and CRM is facilitated by periodic meetings between the  
24 Chair of the CRM Team, the Associate Director of Connectional Ministries for CRM, two  
25 Trustees and the Conference Treasurer. The Trustees and CRM may designate a contact  
26 person from their organizations.

27  
28 4. The Trustees must approve purchase and sale of real property and contracts for  
29 construction, renovation and demolition or real property. The Trustees must also approve the  
30 receipt of gifts which impact on real property. Renovation is defined as a project costing in  
31 excess of \$10,000.

32  
33 5. Unless otherwise directed or further restricted by the Trustees, CRM is authorized to use  
34 conference funds designated for maintenance of camping and retreat property and/or for the  
35 purchase of any equipment necessary to carry out the camp and retreat program of the  
36 conference. CRM will provide the Trustees with a report on the use of these funds by January  
37 31 of each year.

38  
39 6. Unless otherwise directed or further restricted by the Trustees, CRM is authorized to accept  
40 gifts designated for CRM purposes. CRM will acknowledge such gifts to the donor and provide  
41 the Trustees with report listing date, donor, intended purpose and amount by January 31 and  
42 July 31 or each year.

43  
44 7. CRM will initiate written proposals when Trustee action is needed. The Trustees will act on  
45 such proposals as quickly as possible consistent with Paragraph 1.

46  
47 This memorandum represents the current understanding of the working relationship between  
48 the Trustees and CRM. It may be modified or amended, in whole or in part at any time, at the  
49 discretion of the Trustees in consultation with CRM.

- 1 \_\_\_\_\_ President, Board of Trustees
- 2
- 3 \_\_\_\_\_ Chair, Camp and Retreat Ministries Team

1 **Appendix D**

2  
3 **PROPERTY MANAGEMENT CONSULTANT**

4  
5 **REPORT OF PROPERTY STATUS: June 25, 2012**  
6 **(all properties listed are currently insured)**  
7

8 SPECIAL ISSUE: The formation of a separate “holding corporation” into which to temporarily  
9 transfer title to cemetery properties. Are we going to pursue this?

10 **PROPERTIES UNDER TRUSTEE OVERSIGHT:**

11 **375 Colvin Ave., Buffalo, NY – Korean UMC:** The Buffalo Korean UMC vacated this  
12 structure six years ago; placed it for sale; a local developer entered into a contract to purchase it;  
13 that purchase moved through the courts; the developer then backed out of the deal. The building  
14 had been repeatedly and continuously ravaged by neighborhood gangs; the realtor made several  
15 efforts to secure the structure; the neighborhood it was learned had filed numerous grievances  
16 concerning its condition and the illicit activity occurring there. The Board of Trustees took  
17 responsibility for managing the property under Par. 2512.4 DS Wayne Butler and I made a first  
18 visit to the property on March 21<sup>st</sup> and found the building seriously vandalized and deteriorated.  
19 On April 14<sup>th</sup>, I was notified from the scene by Attorney Tim Cashmore that a three alarm fire  
20 was being fought at the church which resulted in significant damage to the sanctuary and  
21 adjoining spaces. Since then I have been working closely with the City of Buffalo Office of  
22 Permits and Inspections to conform to the city code regarding vacant structures. We contracted  
23 with Gary DeCarlo to fully enclose the building following the fire. We contracted with Bryan  
24 Bowers of AECC to perform the required environmental analysis. This resulted in findings of  
25 asbestos and other contaminants. AECC prepared specifications for bidding abatement and  
26 possible demolition. Philadelphia Insurance assigned adjuster Peter Denz to this project. He  
27 conducted materials evaluations and renovation costs. The City set forth its requirements for  
28 handling the vacant structure. At this writing we have received bids for abatement and  
29 demolition ranging from \$400,000 + to \$200,000 +. These are being reviewed for thoroughness  
30 by AECC. Results will be forwarded to Philadelphia. My recommendation is to seek the  
31 demolition of the structure and the sale of the property.

32 **ABANDONED OR DISCONTINUED PROPERTIES:**

33 **2215 Atwater Rd., King Ferry, NY – W. Genoa (Belltown UMC):** Remains vacant and  
34 damaged by occupation of raccoons. This property includes a burial ground which is sadly  
35 compromised by neglect. If we can separate title, we can market the building and seek a local  
36 entity to take over the cemetery. Current issue is removing the wildlife and cleaning the facility;  
37 is this a trustee expense? Only interest shown in this property has been that of an independent  
38 Baptist preacher whose congregation had rented it prior to merger, but that group is no longer  
39 together and we have not accepted his request to lease it until he can build a congregation anew.  
40 I suspect that the current growing season has seen the entire property substantially overgrown at  
41 this point. I recommend securing the services of a cleaning service and a grounds-keeping crew.

42 **Putts Pond Road, Ticonderoga, NY – Chilson UMC:** After failing to secure Division of  
43 Cemetery’s approval for acquisition of this church building by the Cemetery Association, our  
44 original plan, the same individuals have formed a separate NFP and we are developing a  
45 Purchase Agreement with them. The current issue is the handling of the former UMC fund  
46 (approximately \$5,000). As church funds, rather than as cemetery funds held by the church, the

1 principle in this transfer seems the same and could go forward under the same auspices. I have  
2 so recommended, the assigned trustees have concurred and Scott is pursuing.

3 **6994-6996 Route 31, Cicero, NY – Cicero Center UMC:** There were three structures on  
4 approximately eight acres of land at this location: the church, dating back to the civil war, the  
5 parsonage, deteriorated, vandalized and collapsing, and the parish hall, built in the late seventies,  
6 which has also been vandalized and is deteriorating. On May 21-22, Abscope completed its  
7 contract for the controlled demolition of the parsonage and the re-grading of the site. The local  
8 historical society has shown interest in several of the artifacts of this church, including the bell.  
9 The assigned Trustees have recommended selling the property and I have begun contacting  
10 agents to provide proposals for services to list and market this property. There is an outstanding  
11 tax lien on this property.

12 **CR East 18, Columbia Center, NY – Columbia Center UMC:** Awaiting final court action  
13 and closing on this transfer to the congregation as an independent entity.

14 **Elizabethtown Road, Illion, NY – North Columbia UMC:** Awaiting final court action and  
15 closing on this transfer to the congregation as an independent entity.

16 **126 Route 140, Ephratah, NY – Ephratah UMC:** This property is currently listed for sale  
17 with Prudential Blake Atlantic Realty. It is on the market for \$29,000. The property is  
18 abandoned and in deteriorating condition. The Abstract being developed has encountered  
19 significant problems and is reportedly the most difficult the title company has ever encountered.  
20 The church as declared abandoned nearly twenty years ago and was believed leased or sold to a  
21 Baptist group. That transaction was never consummated, and we “discovered” we still held title  
22 to this property, subject to whatever tax obligations may prove to go with it!

23 **7818 Main St., Fabius, NY – Fabius UMC:** By action of the former NCAC and by renewal by  
24 UNYUMC this property has been under the oversight of the Cortland UMC and the VIM  
25 program coordinator Greg Forrester. I has been developed as a VIM training and sending center.  
26 It also houses an independent nursery school program. The plan is to transfer title to the  
27 Cortland UMC. Some deed anomalies are being investigated at present. The conditional transfer  
28 reserves to the UNYAC reversion should the Cortland UMC no longer wish to hold title to the  
29 property.

30 **Route 2 at South Road, Grafton, NY – Grafton UMC:** This property is currently in active  
31 sale through Prudential Blake Atlantic. The buyers, from NYC, plan to turn it into a residence.  
32 Inspections have been completed. Financing has been reported to being confirmed. The  
33 Purchase Agreement has been signed. Scott DelConte is handling the sale for us.

34 **3081 Route 11, Mooers Forks, NY – Mooers Forks UMC:** This property stands abandoned  
35 following action resulting from a failed merger attempt with Mooers UMC. The building is to be  
36 listed with the CDC Realty Company of Plattsburg at an asking price of \$34,000. The building  
37 is of frame construction, with a pronounced leak and resulting interior damage under the bell  
38 tower, flaking leaded paint throughout the sanctuary from the molded tin ceilings and wall  
39 coverings, and a sagging flagstone foundation wall in the basement rooms. There is no water or  
40 septic on site. The disputed boundary line was settled with the neighbor to the right and rear of  
41 the property. Scott has ordered an abstract and when that is in hand, he will prepare an  
42 agreement to formally settle the agreed upon boundary lines.

43 **Factory Hill Road, North Hoosick Falls, NY – North Hoosick UMC:** This property has been  
44 listed with Prudential Blake Atlantic for some time now, and we have lowered the price once and  
45 plan to do so again. The building stand winterized. There have been a few showings. Our  
46 agent, Rich Kessler, will be pushing it again in this summer market.

1 **8618 Buckhill Road, North Steuben, NY – North Steuben Church and Cemetery:** This  
2 building is being transferred to the Cemetery Association and the agreement rests with the  
3 attorneys at this point.

4 **36 Pine St., Port Crane, NY – Port Crane UMC:** This building is bordered on the left and rear  
5 by the Port Crane Cemetery. The lower left portion of the cemetery actually falls within the deed  
6 of the church, though always maintained by the Cemetery. The building sits on rails with a dug  
7 out furnace room. It is a two story structure with a one storey addition containing the fellowship  
8 hall, restrooms and kitchen. There are three small rooms on the second floor of the sanctuary  
9 building. We discontinued talks with the person interested in leasing for a Montessori School,  
10 when the terms were either not met or changed. We approached the Town of Fenton and the  
11 Cemetery Association about acquiring the property. They are will to assume title should we  
12 dispose of the building. The building may not be used for residential or commercial purpose and  
13 no new building is likely to be approved in that proximity to the cemetery. A decision about the  
14 building will be needed.

15 **1081 W. State St., Olean, NY – Showers UMC and Parsonage:** These properties were last in  
16 use by the Mountainview District for offices with the house rented. Olean is now in the  
17 Cornerstone District. The church has undergone some repairs to the bell tower roof and the  
18 second floor landing windowsills which were reset. Both the Roman Catholic Church in Olean,  
19 and the Salvation Army, has expressed interest. No action to date. The property is listed with  
20 the Fenner Real Estate Company. I have queried whether a price reduction to be appropriate.

21 **Lakemont-Hinman Road, Starkey, NY – Starkey UMC:** This property is currently listed with  
22 Castles and Cabins Real Estate in Watkins Glen, NY. An Abstract is being drawn up, but the old  
23 deeds are not at all clear, including one which was never recorded. As of Monday there have  
24 been new showings of the property, however the agent reports significant overgrowth of the  
25 property with only the frontage mowed by the neighbor, and a fallen fir tree in the cemetery. I  
26 recommend hiring a local provider for grounds keeping and the removal of the fallen tree.

27 **97 Tomhannock Road, Tomhannock, NY – Tomhannock UMC and Cemetery:** These  
28 properties are currently being sold to the Town of Pittstown, NY. The fall election brought new  
29 persons to office and the process of transfer of title is moving forward under Scott's oversight.

30 **11 North Main St., Van Etten, NY – Van Etten UMC:** Following many months with little  
31 performance on the part of the buyer's attorney, finally action has consummated in the filing of  
32 the court order in Chemung County and the closing date for the sale of this property to an  
33 independent church body is finally moving forward.

34 **9251 Main St., Westernville, NY – Westernville UMC:** This property has been listed with the  
35 Clemmons-Beckly Agency of Rome, NY. Several showings have taken place. There is an  
36 expressed interest in acquiring the property. I am awaiting further word from our agent.

37 **924 Albany St., Schenectady, NY – Albany Street UMC:** This property was declared  
38 discontinued by the past session of Annual Conference. I have made one visit to review the  
39 exterior and photograph the structure. This is a large multifaceted brick construction dating from  
40 1900. It requires the assignment of Trustees. I will need to obtain keys and other data  
41 preparatory to a full inspection of the premises.

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43  
44 LAND HOLDINGS:

1 **Cato:** This parcel, once containing a church structure, was reportedly sold prior to the uniting of  
2 the Conferences. That sale was not consummated. Scott is working with the buyer's attorney to  
3 work toward conclusion on this deal.  
4 **Cicero Center:** (See above)  
5 **Brainard:** Site of former church. Purchase Agreement being negotiated with the "Save the  
6 Bell" Committee of Brainard who will purchase the now empty lot and create a memorial site  
7 displaying the top of the steeple and the bell. Closing on this purchase has been set for  
8 September 26, 2012.  
9 CEMETERIES:  
10 **Starkey:** (see above)  
11 **W. Genoa:** (see above)  
12 **Tomhannock:** (see above)  
13 **N. Steuben:** (see above)  
14 **Brackle:** Nothing new to report other than its addition to the insurance master list.  
15 CONFERENCE PROPERTIES:  
16 **131 John Muir Drive, Amherst, NY – Niagara Frontier District Office:** We are in the final  
17 stages of closing a deal with STAR Adoption for the purchase of this property for an agreed  
18 upon price of \$625,000. Contingent issues being negotiated at this writing. Hunt Comercial  
19 contracted to locate possible leased space for the District Office, Resource Center, etc., with the  
20 Commission on Archives and History to begin developing a plan for the relocation of the former  
21 WNY archive.  
22 CAMPS AND RETREAT MINISTRIES PROPERTIES  
23 Refer to report from CRM/Trustees  
24  
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