

THE UNITED CHURCH OF CANADA

**MEETING OF THE SUB-EXECUTIVE OF THE GENERAL COUNCIL
DRAFT MINUTES
October 18, 2007
(Teleconference Call)**

The Sub-Executive of the General Council of The United Church of Canada met from 11:00 a.m. until 12:35 p. m. on Thursday, October 18, 2007, by teleconference call. The Past Moderator, The Very Reverend Peter Short, presided.

ATTENDANCE

Voting Members

Debra Bowman, Anne-Marie Carmoy, Cindy Désilets, Dwaine Dornan, Fannie Hudson, Amber Ing, Heather Leffler, Nora Sanders, Chuck Scott, Peter Short.

Regret: David Giuliano, Paul Reed, Allan Sinclair

CONSTITUTING THE MEETING

The Past Moderator began the meeting with prayer and constituted the meeting with the following words:

"Au nom de Notre Seigneur, Jésus-Christ, seul chef souverain de l'Église, et par l'autorité qui m'a été conférée par le 38ième Conseil général, je déclare ouvert, par la présente, le sous-exécutif du Conseil général et ses travaux dans l'intérêt du Royaume de Dieu."

"In the Name of Jesus Christ, the head of the Church, and by the authority vested in me by the 38th General Council, I hereby declare this meeting of the Sub-Executive of the General Council to be in session for the work that may properly be brought before it to the glory of God."

PROCEDURAL MOTIONS

Motion: Nora Sanders/Heather Leffler

2007-10-18-188

That Ian Fraser, Bruce Gregersen, Carol Hancock, Cynthia Gunn, Harry Oussoren, and Janet McDonald be corresponding members for this meeting, and that Joan MacGillivray be the recording secretary for this meeting of the Sub-Executive.

Carried

Minutes of the Sub-Executive of the General Council

Motion: Nora Sanders/Dwaine Dornan

2007-10-18-189

That the Sub-Executive of the General Council approve the minutes of the Sub-Executive of the General Council meeting held on September 21, 2007.

Carried

United for Justice Network

The Sub-Executive of the General Council reviewed the request for a delegation to the Executive of the General Council from the United for Justice Network in a letter dated October 12. A

further request to allow a delegation from the United for Justice Network to address the Executive was received from Middlesex Presbytery (September 12) and Hamilton Presbytery (September 26). Related correspondence was also received from Montreal Presbytery (September 12). This correspondence is posted to the Executive on-line community.

Some comments included:

- Concern that not all the signators of the original letter knew the contents or had the concerns expressed in the letter.
- The Moderator's correspondence to the United for Justice Network could include a definition of what an observer is.
- Ask to share with the Executive information on their constitution, who representing, how organized, membership.
- Corresponding privileges could be given for a specified period of time.
- Could invite to be present at the sessional committee when their correspondence is being addressed within a specified time limit.
- Request the General Secretary to propose how the Executive of the General Council will address items (b) to (g) in the United for Justice Network letter of October 12.
- Permanent Committee on Governance, Planning and Budgeting Processes be invited to bring forward a policy regarding roles of resource persons at Sessional Committees and a policy on correspondence.

Motion: Heather Leffler/Amber Ing

2007-10-18-190

That the Moderator invite Brian McIntosh and one other representative of the United for Justice Network to attend the entire meeting of the Executive of the General Council as observers on November 16-19, 2007

and to address the court early in the meeting for a total time of 15 minutes.

Carried

Real Property

Bamfield Property, Bamfield, B.C. (British Columbia Conference)

Harry Oussoren reviewed the background of this property. (Appendix A)

Motion: Nora Sanders/Cindy Désilets

2007-10-18-191

That the Sub-Executive of the General Council approve in principle the eventual sale of the Bamfield property considering the following values:

- The Bamfield community's interests and need to continue using the church sanctuary and hall building, including continuing access and parking for vehicles and water access;
- Honouring of the Huu-ay-aht First Nation community's concerns and interests in the cultural, spiritual, historic, and community importance of the property for the First Nation
- Ensuring that the property contributes to the economic development of the Bamfield community in an ecologically sensitive manner
- Meeting the Church's concern for good stewardship by taking into account the appraised value of the property
- Encouraging a collaborative approach to attending to these values and others that may emerge, in the process leading to the eventual disposition of the property.

and that a final proposal for the sale of the property be presented to the Sub-Executive of the General Council for approval.

Carried

Albright Gardens, Beamsville, ON (Hamilton Conference)

Harry Oussoren reviewed the background of this property. (Appendix B)

Motion: Nora Sanders/Debra Bowman

2007-10-18-192

That the Sub-Executive of the General Council approve in principle the eventual sale of the Albright Gardens real property to a yet-to-be incorporated ministry of The United Church of Canada

and authorize the General Secretary, General Council to continue planning with the Albright Centre for the renewal of the Albright Gardens cottages in order to ensure that housing for seniors continues to be provided on the Albright property for seniors in general, and, as possible, specifically for pensioners of The United Church of Canada.

Carried

Windsor Elms, Windsor, N.S. (Maritime Conference)

Harry Oussoren reviewed the background of this property. (Appendix C)

Motion: Nora Sanders/Dwaine Dornan

2007-10-18-193

That the Sub-Executive of the General Council, authorize Windsor Elms, The United Church Senior Citizens' Home in Windsor, Nova Scotia to proceed with the securing of funding for property and mortgage of up to \$40,000,000 (forty million) for the new facility project as arranged with the Nova Scotia Ministry of Health by increasing Windsor Elms' indebtedness to \$40,000,000.

Carried

The Past Moderator thanked the members of the Sub-Executive for their time, participation, and thanked all who care for those who look after the interests of the church.

The meeting adjourned at 12:35 p.m.

Past Moderator, Peter Short

General Secretary, Nora Sanders

Appendix A

Bamfield property, Bamfield BC (BC Conf)

The Real Property Fund of the General Council owns the 6.6 acre Bamfield United Church property, located in the town of Bamfield on the west coast of Vancouver Island, BC. The Comox-Nanaimo Presbytery disbanded the congregation there several years ago. The property

has on it a useful church + hall building and a run down manse. The remainder of the property is undeveloped. Water access is provided for by a float owned with the property. Road access is also available.

The community has been consulted about their interests in the property. Their preference would be to have the property handed over to them for a nominal price. Given that a formal appraisal reports that the property is valued at just under \$1.5 million dollars, such a gift to the community would be questionable stewardship, especially in light of the many needs to improvement in the Real Property portfolio of the General Council. However the community has invested significantly in the property, both as congregation and as residents of the community and it is important that their interests and “investment” be honoured.

Several other interested parties have expressed interest and/or formal offers in purchasing the property, including the HUU-ay-aht First Nations band, regional property developers, and the local community itself in partnership with investors. Real estate agents have called frequently to offer their services in listing and selling the property. This activity demonstrates that the property is valued and valuable.

Because of the interested parties and the needs to honour specific values in the GC process of divesting itself of this property, it seems wise to not simply list the property for purchase by the highest bidder, but to identify specific goals and values the General Council would wish to uphold and engage an suitable agent to develop a strategy and plan for the eventual sale of the property. Because BC Conference is dealing with Colliers International and has had good experience in this relationship, it is recommended that this firm be engaged to undertake the project.

The values identified in the process of consultation leading up to this report include:

- The Bamfield community’s interests and need to continue using the church sanctuary and hall building, including continuing access and parking for vehicles and water access;
- Honouring of the HUU-ay-aht First Nation community’s concerns and interests in the cultural, spiritual, historic, and community importance of the property for the First Nation
- Ensuring that the property contributes to the economic development of the Bamfield community in an ecologically sensitive manner
- Meeting the Church’s concern for good stewardship by taking into account the appraised value of the property
- Encouraging a collaborative approach to attending to these values and others that may emerge, in the process leading to the eventual disposition of the property.

By policy, the approval of the Executive or Sub-Executive of the General Council is required for disposition of properties valued in excess of \$1 million. A previous meeting of the Sub-Executive considered the possibility of selling off the property to an interested buyer, but agreed that further research was required to establish the best way forward. This work has been completed.

Appendix B

Albright Gardens, Beamsville, ON (Hamilton Conference)

The Board of Albright Centre, Beamsville, ON (an Incorporated Ministry of the UCC under Manual section 429) manages the General Council-owned Real Property named Albright Gardens. Albright Centre is an integrated and visionary Seniors community providing a continuum of care for seniors through its Manor, Edelheim Apartments, and Albright Gardens.

Albright Gardens is a little community of 40-plus cottages built in the 1950s and 1960s to accommodate pensioners of the UCC. The land was a gift of the Rev. Raymund Albright with no restrictions as to use. In practice the land has been and is used for ministries of care and housing with seniors. Initial cottages were built with a \$100,000 donation of Elsie Watt, then a member of St. Andrew's UC, Toronto. The cottages are "worn out" and have come to the end of their useful life. It is proposed that they be replaced as they become vacant by new, cottages where seniors can "age in place" - more suited to seniors' independent living today. Very careful planning has gone into the design and planning for this replacement project. Because the land is on the Niagara Escarpment rigorous planning requirements must be met.

CECM has worked with the staff of Albright Centre toward this project realizing that doing nothing would eventually result in vacant cottages that would become a burden for the Real Property Fund. On a cost-recovery basis, planning and development money has been provided from the RPF. The new cottages would be marketed as they are built. Life-lease is the form of purchase, with the Albright Centre Board managing the process.

In order to ensure that the cottages could be marketed, it would be required that the affected parcel of land would effectively be turned over to a yet-to-be created Incorporated Ministry dedicated to this particular project. The value of the land asset would be partially recovered by the GC as the life-lease agreements and payments are made. A yet-to-be determined and secured portion of the initial purchase price would be netted by the GC Real Property Fund for use as may be determined, including the possibility of buying several of the new cottages in order to continue providing some rental accommodation in the Gardens. As well, pensioners of the United Church would be alerted first to the possibility of cottages that come on the market.

(It should be noted that rental apartments are available at reasonable cost in the Albright Centre's Edelheim Apartments and it would be possible to ask the Albright Centre Board that priority be given to pensioners of the UCC for a number of these units.)

Appendix C

Windsor Elms – Windsor, NS (Maritime Conference)

In 2006 the Sub-Executive of the general council provided pre-approval for the purchase of land, to a maximum amount of \$800,000 and approval to proceed with its facility planning project based on estimated cost in the amount of \$45,050,000 with the understanding that this does not authorize any borrowing in the name of The United Church of Canada or authorize any extra appeal in the name of the United Church of Canada without specific consent of the appropriate courts of the church. (2006-12-07-103)

Subsequently a request has been received from Windsor Elm for legacy status.

This request for legacy status cannot be responded to at this time since policy development and approval for the manner in which the transition of ministries incorporated under the former Appendix IV of *The Manual* will be handled.

Therefore, Windsor Elms wishes to proceed under existing practice and has requested authority to increase its indebtedness to \$40,000,000.

The Sub-Executive of Maritime Conference, as supervising court, by motion on October 9, 2007 passed the following:

That Maritime Conference grant administrative approval to the Board of the Windsor Elms, The United Church Senior Citizens' Home, Windsor, Nova Scotia in order to proceed with the securing of funding for property and mortgage of up to \$40,000,000 for the new facility project by increasing its level of indebtedness to \$40,000,000 and to forward this request for the consideration of the General Council immediately and request immediate action from the General Council.

Administrative approval of the next higher court (the Executive or Sub-Executive of the General Council) is required.

(Legal counsel of the General Council has reviewed the matter and finds it satisfactory)