

Executive
Antler River Watershed Regional Council
OF THE UNITED CHURCH OF CANADA
Holding and Encouraging Communities of Faith

9:30 a.m. Tuesday, July 9, 2019 via Conference Call

Present: Joyce Payne (President), Karlene Brown-Palmer, Doug Cameron (Treasurer), Richard Dalton, Elizabeth Dunn, Louise Hall, Doreen Hewitson, Bill Rothernel, Marie Santos, Diane Skomash, Carey Wagner

Staff Support: Cheryl-Ann Stadelbauer-Sampa, Executive Minister
Sue Duliban, Executive Assistant

Regrets: Deanna Gibson, Kenji Marui

Welcome, Constitute Meeting & Acknowledgement of Territory: Joyce Payne welcomed all, constituting the meeting and acknowledging the territory. She then led the commission in prayer.

Fairmont United Church

Cheryl-Ann explained that the conference call meeting was to follow-up on items relating to the agreement with Middlesex United Church Council, Metropolitan United Church and Fairmont United Church. She provided some background. Located in the southeast end of London, Fairmont has been a small congregation and they reached a point when they realized they were running out of energy. And out of that, Fairmont said they would like to close and hand the building over to the region and they were prepared to forfeit their input over what happens to the building in order not to have the responsibility. So it was determined that the regional council would accept the building and handle the sale.

Subsequently, an opportunity presented itself in terms of a partnership forming between Metropolitan United, the Middlesex United Church Council, and ourselves. Metropolitan United Church will bring the oversight and the management and the investment to develop a new church plan looking at a Wednesday worship. The Middlesex United Church Council is prepared to invest funds in the development of the building and the support of that ministry. The regional council will bring the building and the insurance for the 3 years of the experimental project. Information is required on the following to proceed.

a) Trustees

The regional council needs to enter into an agreement with the General Council to hold the property for us, (a regional council doesn't have the authority to hold property).

It was anticipated that, until the time the agreement was in place and we were ready to do the legal transfer, the regional council would operate in conjunction with the Fairmont trustees.

But the trustees of Fairmont are finding it difficult to realize that there is a shift in where they take direction. Cheryl-Ann therefore suggested that as of next Monday (July 15, 2019), new trustees be appointed to serve on that behalf so that we relieve the current trustees of the responsibility from which they had asked to be relieved (the care of the building).

MOTION by Carey Wagner / Richard Dalton that the current trustees be relieved of their duties and that Murray Faulkner, Louise Hall and Kenji Marui be appointed as the trustees of the Fairmont United Church property effective Monday, July 15, 2019.

CARRIED (Louise Hall abstained)

The trustees will only be needed as long as ARW Regional Council holds title. Cheryl-Ann said she anticipates that within short order a transfer will be able to be executed and the property will then be held in the name of the denomination.

b) Assessment criteria

Cheryl-Ann noted that there are some loose terms in the agreement the regional council needs to pin down. It would be helpful to identify criteria upon which the project will be assessed; acknowledging that it is difficult to set criteria when something has not done been done before.

Possible criteria were reviewed, including:

Growth: Examining community engagement by the number of people regularly attending and involved at the Fairmont site and working towards a growth rate of approximately 20% per year.

Financial strength: By the end of the first 3 years, suggest that the project should cover 70% of their own expenses and have a plan to handle a shortfall.

How the ministry benefits the community should be a major quantifiable. Cheryl-Ann suggested that there is a way to do that with a halo assessment organized through EDGE that would give us a clear tool of the impact of the ministry.

The Antler River Watershed regional council executive **agreed by consensus** that the criteria to be used will be community engagement, financial strength, and the community impact of the project and the measurement of these criteria will be determined throughout the life of the project.

Cheryl-Ann will proceed with creating a final document, based on the guidelines suggested, to be brought back to the executive for review.

c) Agreement with Middlesex United Church Council

Terms for the agreement with Middlesex United Church Council need to be developed.

Under the property policy, if a congregation disbands, approximately 1/3 of the assets are directed by the congregation. What we agreed to in this case is that the approximate 1/3 would go to the Middlesex Council as a partner up to the amount of the grant they had invested if the project does not succeed beyond 3 years.

Cheryl-Ann suggested the following conditions extending beyond the 3 years be put into place.

A diminishing rate of the congregational portion would go to the Middlesex United Church Council in the next 7 years (after year 3) at the rate of 14.25% per year. In the next 7 years if for any reason the congregation ends and disbands, the Middlesex Council has a claim on a portion of their asset out of recognition of their investment in this.

The same would apply re: amalgamation. If an amalgamation resulting in the sale of the building, over the period of the 7 years, it would not just be the Middlesex Council, but the entire net sale price, after legal and real estate costs, would be treated as if disbanding property at the declining rate of 14.25% over 7 years.

The question was asked, can this arrangement be renegotiated. Cheryl-Ann noted that these are guidelines to put in the agreement. As this stage, having now got everyone at table, need to think about the regional council's asset and protection. This changes what would happen from years 4 to 10, the rest has been agreed to.

Note: After 10 years, it would fall under the policy for any other congregation - doesn't get cashed out unless the property gets sold.

Antler River Watershed Regional Council Executive **agreed by consensus to the guidelines suggested.**

Once the agreement is drafted, it will be brought forward to the executive.

d) Legal counsel

Cheryl-Ann advised that she might also have to come to the executive to seek authorization to retain new legal counsel. She is hopeful current counsel can continue to work for all three regions, but just in case. It was suggested that speaking to the other regions to get input into possible counsel would be helpful.

Meeting adjourned.