

**ANNUAL MEETING OF THE BRITISH COLUMBIA CONFERENCE
PROPERTY DEVELOPMENT COUNCIL OF THE UNITED CHURCH OF CANADA AND THE
METROPOLITAN COUNCIL OF THE UNITED CHURCH OF CANADA IN THE
LOWER MAINLAND OF BC**

May 27, 2016 – Nelson United Church, Nelson, BC

- PRESENT** Derry Bott, Ken Fanning, Ian Fraser, Doug Goodwin (Secretary), Murray Gordon, Judith Hardcastle, Ray Jones, Jean Macdonald, Kathy MacKean, Carol Martin, Jeff Seaton, Keith Simmonds, Tayana Simpson, Rob Smith, Ruth Stebbing, Cheryl Swedburg, Jim White
- REGRETS** Graham Brownmiller, Cari Copeman-Haynes, Wayne Hughes, Everest Kao, Nancy O’Higgins, Robert Young
- STAFF PRESENT** Doug Goodwin, Katie Purych (Recording Secretary)
- AUTHORITY** Ken Fanning, Chair, called the meeting of the British Columbia Conference Property Development Council of The United Church of Canada and the Metropolitan Council of The United Church of Canada in the Lower Mainland of BC to order. A quorum was present.
- PRAYER** Jeff Seaton opened the meeting in prayer.
- AGENDA** *M/S/C (Goodwin/ Simmonds)*
that the Agenda as presented be adopted.
- MINUTES** *M/S/C (Goodwin/Simpson)*
that the Minutes of the March 14, 2015 Annual General Meeting and the July 23, 2015 Extraordinary Meeting of the Property Development Council be adopted.
- CONSTITUTIONAL CHANGE** Doug Goodwin reminded the meeting that on April 5, 2016 the Society unanimously, by Special Resolution, changed the constitution of the PDC.
Added to “Article II – Objects” is:
(g) To provide affordable housing for low and moderate income households.
Added as Article IV is:
Directors, officers and Executive Committee members shall serve without remuneration, and directors, officers and Executive Committee members shall not receive, directly or indirectly, any profits from their positions as directors, officers or Executive Committee members but may be paid reasonable expenses they incur in the performance of their duties. This provision is unalterable.
- DIRECTORS’ REPORT** Doug Goodwin presented a printed Directors’ Report (Appendix I, pages ___) which highlighted the activities and decisions of the Property Development Council in 2015 and early 2016.
Affordable Housing: Doug updated the meeting on the plans to provide an affordable housing ministry with a financial partnership with BC Housing. The present phase calls for a \$71 million development project in conjunction with three congregations: Brechin (Nanaimo), Brighthouse (Richmond), and Como Lake (Coquitlam). This meeting

will be presented with a borrowing resolution which will enable a \$3 million loan from BC Housing to finance pre-development planning.

Development Plans: Work is proceeding on seven development projects in which the Conference is directly involved:

Congregation	City/Municipality	Development Partner
West Burnaby	City of Burnaby	Townline (Market Condos)
Oakridge	City of Vancouver	Townline (Market Condos)
First (White Rock)	City of White Rock	McNicholl Inc. (Residential Care Facility operated by Origins)
Brighthouse	City of Richmond	United Church as Developer
Brechin	City of Nanaimo	United Church as Developer
Como Lake	City of Coquitlam	United Church as Developer
St. Andrew's (Port Moody)	City of Port Moody	United Church in a Joint Venture with Catalyst (Rental)

Other Property Matters: The Property Resource Team is also assisting with several other property matters:

- St. Andrew's, North Vancouver (Heritage Revitalization Project)
- Gibsons (Divestiture and Lease)
- Trinity, Vancouver/Heartwood Café (Lease and Possible Acquisition)

Burton United Church: With the disbanding of the St. Andrew's United Church in Burton, BC, it is likely that the property will be transferred to the PDC in the near future. It will not if a local transfer is arranged quickly.

List of Properties:

<u>Long-Term</u>	<u>For Resale or Development</u>
Camp Fircom	Oakridge
Rock Lake Camp	West Burnaby
Camp Pringle	Brechin
Koolaree Camp	First, White Rock
Longhouse Ministries	Brighthouse
First United Church (Vancouver)	

Costs: The net costs of the Property Resource Team in 2015 were \$\$147,992.

M/S/C (Smith/Hardcastle)
that the Directors' Report be accepted.

**SPECIAL
 RESOLUTION ON
 BORROWING**

Doug Goodwin reminded the meeting of the work of the Property Resource Team in conceiving and starting to put in place an affordable housing ministry. Central to that ministry is a relationship with BC Housing. BC Housing is prepared to finance the pre-development work of the present phase of the ministry. This will cost just under \$3 million. In order to receive that loan, the PDC first needs to formally approve it.

M/S/C (Simmonds/ Stebbing)
Be it resolved as a special resolution of the members ("Members") of the BC Conference Property Development Council of The United Church Of Canada (the "Society") that:

- a. *the Society borrow up to \$3 Million (the “Loan”) for the purposes of further developing the proposals for the redevelopment of three congregational redevelopment projects (Brighthouse, Brechin and Como Lake United), the aim being to build new church facilities and also provide affordable and low end of market rental housing at each location;*
- b. *as security for the repayment of the Loan, to grant in favour of British Columbia Housing Management Commission such security as the Lender may reasonably require, without limitation, a Mortgage over the Society’s real property located at 8131-8151 Bennett Road, Richmond), 2020 Estevan Road, Nanaimo and 1110 King Albert Avenue, Coquitlam.*

The meeting expressed its appreciation for the work of Terry Harrison who has been instrumental in developing the relationship with BC Housing so an affordable housing ministry could begin.

AUDITED STATEMENTS 2015

Ken Fanning reported that the Audit Committee met with the auditors on May 12, 2016 to review the audited financial statements 2015 and the audit statement. He noted that the auditors gave an unqualified opinion.

*M/S/C (Simpson/Rob Smith)
that the Property Development Council accept the audited financial statements 2015.*

APPOINTMENT OF FINANCIAL AUDITOR 2016

It was noted that the firm of Rolfe Benson has been auditing the financial records of BC Conference since the 2012 audit and has been building up expertise working with the Conference and PDC.

*M/S/C (Swedburg/White)
that Rolfe Benson be requested to conduct the audit of the 2016 financial statements.*

ELECTION OF BOARD OF DIRECTORS

Doug Goodwin reminded the meeting that Directors of the PDC are elected annually. A minimum of five Directors is needed.

*M/S/C (Jones/Gordon)
that Graham Brownmiller, Cari Copeman-Haynes, Ken Fanning, Doug Goodwin, Jean Macdonald and Ruth Stebbing be named as Directors of the PDC.*

SIGNING AUTHORITY

*M/S/C (Swedburg/ Smith)
that any two Directors of PDC are hereby authorized and directed to sign and deliver all documents required to sell, assign and transfer lands to the Buyer and to ratify and approve all acts and deeds as may be required to fulfill any of PDC’s obligations pursuant to a purchase or sale contract.*

ADJOURNMENT

*M/C (Jones)
that the Annual General Meeting of the Property Development Council and Metropolitan Council of the Lower Mainland Society adjourn.*



Ken Fanning, Chair

Rev. G. Douglas Goodwin, Secretary