

**SPECIAL MEETING OF THE BRITISH COLUMBIA CONFERENCE  
PROPERTY DEVELOPMENT COUNCIL OF THE UNITED CHURCH OF CANADA**

**October 12, 2012**

**BC Conference Office, Burnaby, BC and Telephone Conference Call**

- PRESENT IN OFFICE** Doug Goodwin
- PRESENT BY TELEPHONE** Graham Brownmiller, Ian Fraser, Murray Gordon, Linda Gunn, David Martyn, Karen Medland, Nancy O’Higgins, Phillip Spencer, Shelley Stickel-Miles
- REGRETS** Dave Anderson, Jenny Carter, Alvin Dixon, Albert Fowler, Robyn Green, Barb Gregg, Mark Paetkau, Jim White
- STAFF PRESENT** Jacob Black-Lock, Doug Goodwin, Scott Reynolds
- CHAIR** In the absence of the Chair, Mark Paetkau, Doug Goodwin made a motion to appoint a Chair for this meeting.  
*M/S/C (Doug Goodwin / Graham Brownmiller)  
that David Martyn serve as Acting Chair for this meeting of the Property Development Council.*
- AUTHORITY** The Rev. David Martyn, Acting Chair, called the special meeting of the British Columbia Conference Property Development Council of The United Church of Canada to order. A quorum was present.
- PRAYER** The Acting Chair opened the meeting in prayer.
- INTRODUCTION** The Acting Chair introduced the purpose for this special meeting: to consider and make a decision on accepting or rejecting an offer to purchase the St. John’s, Clinton, property.
- AGENDA** *M/S/C (Nancy O’Higgins / Shelley Stickel-Miles)  
that the Agenda as presented be adopted.*
- CLINTON PROPERTY PURCHASE OFFER** The Acting Chair confirmed that those present had received and reviewed the Offer Summary and had opportunity to view the Contract of Purchase and Sale (Appendix I). Doug Goodwin reminded the meeting that the details of the purchase should remain confidential until the sale has been finalized, out of respect for the purchaser.  
The highlights of the offer to be considered:
- Legal Description: PIN 016-169-077, Lot 111, Township of Clinton
  - Purchaser: The High Bar First Nation – Llenlleny’ten
  - Purchase Price: \$90,000
  - Initial Deposit: \$10,000
  - Completion Date: November 12, 2012
- Discussion followed on the offer. There is an old oil tank buried on site that the Conference will be responsible for removing before the sale can be completed.
- MOTION** *M/S/C (Ian Fraser / Graham Brownmiller)  
that the British Columbia Conference Property Development Council of The United Church of Canada approve the sale of the St. John’s, Clinton, property to the High Bar*

*First Nation – Llenlley’ten as per the provisions of the Contract of Purchase and Sale, executed September 25, 2012.*

**LAKE COWICHAN**

Doug Goodwin reported that the Lake Cowichan congregation disbanded on October 8, 2012. The property of the congregation is now the responsibility of BC Conference.

A meeting of the Conference Executive, duly called, is needed to transfer the property from the Conference to the PDC.

*M/S/C (Phillip Spencer / Nancy O’Higgins)  
that the Property Development Council receive the transfer of the Lake Cowichan property from the Trustees of the Lake Cowichan United Church as soon as possible after approval of the transfer by the BC Conference Executive.*

**SIGNING  
AUTHORITY**

*M/S/C (Murray Gordon / Karen Medland)  
that any two Directors of the PDC be and they are hereby authorized and directed to execute all documents required to sell, assign and transfer the Lands to the Buyer and sign, seal and deliver all instruments and to ratify and approve all acts and deeds as may be required to fulfill any of the PDC’s obligations under the Purchase Contract.*

**OTHER PROPERTY  
MATTERS**

Doug Goodwin updated the meeting on the work being done with the General Council office to transfer the property titles held by the General Council at Camp Fircom and First United Church, Vancouver, to the PDC. The PDC is taking on the titles at Camp Fircom in order to consolidate all of the titles in one place. Taking on the property at First United will help the Conference to redevelop the site more effectively, though this will likely result in an additional expense for the Conference.

Doug Goodwin also explained that the PDC constitution is not compliant with the Manual 429 regarding Corporations since it was written long before the Manual regulations were developed. In order to satisfy the due diligence needs of the General Council regarding property transfers to the PDC an agreement between the PDC and General Council is being prepared which would stipulate the disposition of PDC assets should the society disband.

In response to a question from Murray Gordon about whether or not most Conferences have a Property Development Council, Ian Fraser confirmed that this is usually a Presbytery vehicle. Doug Goodwin explained that it exists at the Conference level in BC for historical reasons.

**ADJOURNMENT**

*M/C (Nancy O’Higgins)  
that the Special Meeting of the Property Development Council adjourn.*




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Rev. David Martyn, Acting Chair

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Rev. G. Douglas Goodwin, Secretary