

**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**

March 15, 2014 – BC Conference Office, Burnaby, BC

- PRESENT** Alyssa Anderson, Jacob Black-Lock, Graham Brownmiller, Jenny Carter, Michael Caveney, Alvin Dixon, Ian Fraser, Doug Goodwin (Secretary), Robyn Green, Ray Jones, Shelagh McKinnon, Karen Medland, Jay Olson, Mark Paetkau (Chair), Jeff Seaton, Phil Spencer, Jim White
- REGRETS** Gary Gaudin, Murray Gordon, Barbara Gregg, Linda Gunn, Jake Highfield, David Martyn, Nancy O’Higgins
- STAFF PRESENT** Doug Goodwin, Katie Purych (Recording Secretary)
- AUTHORITY** Mark Paetkau, 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** Jay Olson opened the meeting in prayer.
- INTRODUCTION** Doug Goodwin introduced the Property Development Council, its legal standing, its purpose and job, and how it functions within the Conference.
- AGENDA** *M/S/C (Goodwin/Carter)*
that the Agenda as presented be adopted.
- MINUTES** *M/S/C (Goodwin/Medland)*
that the Minutes of the March 16, 2013 Annual General Meeting of the Property Development Council be adopted.
- DIRECTORS’ REPORT** Doug Goodwin presented a printed Directors’ Report (Appendix I, pages ___) which highlighted the activities and decisions of the Property Development Council in 2013 and early 2014.
- Doug reported that the transfers of property at Fircom Camp, First United Church (Vancouver), and Cahilty had all been completed in 2013.
- He reported that a sale offer had been received for the Lake Cowichan property (to be dealt with later in the meeting) and that the Pilgrim United property in Victoria was on the market.
- The Property Resource Team has been busy working with congregations and other ministries on their property issues related to sale or development. A major part of their work has been the establishment of a “portfolio” of six congregations which would be developed as one combined development project. Townline will be the developer. Negotiations are underway with Townline to determine the agreements which will guide the development. The six congregations are presently transferring their property titles to the PDC in preparation for the future development.

It was noted that the development plans have been well received in some Presbyteries but has caused some concern in others. One of the learnings from this project is the need to involve the Presbyteries at an earlier and more comprehensive level.

Doug reported that the PDC holds eight pieces of property throughout the Conference, two of which are for immediate resale. He also presented a complete list of properties and legal title identification names (Appendix II, page ____).

M/S/C (McKinnon /Swedberg)
that the Directors' Report be accepted.

**APPOINTMENT OF
FINANCIAL
AUDITOR 2014**

It was noted that the firm of Rolfe Benson has been appointed to audit the 2013 financial records of BC Conference.

M/S/C (Medland/Swedberg)
that Rolfe Benson be requested to conduct the audit of the 2014 financial statements.

**AUDITOR'S
STATEMENT**

Doug Goodwin noted that the audit of the 2013 financial statements has not yet begun. The auditor's report will be examined by Finance Council members and Executive Secretary. Mark Paetkau recommended that a special committee be established to formally receive the audited statements on behalf of the PDC.

M/S/C (Brownmiller/Fraser)
that Mark Paetkau, Ian Fraser, and Jenny Carter be authorized to review the final audited statements when received in order to accept them on behalf of the Property Development Council or to do otherwise as they deem appropriate.

**SALE OF LAKE
COWICHAN**

Doug Goodwin presented the sale agreement for the Lake Cowichan United Church property.

Purchaser:	Lake Cowichan Christian Fellowship
Purchase Price:	\$600,000
Acceptance Date:	Feb 27, 2014
Completion Date:	Oct 31, 2014

Doug reported that the sale offer price is lower than originally anticipated but the market has been very slow. The goal of the PDC is not to hold properties for very long if they are for resale.

M/S/C (Caveney/Green)
that the British Columbia Conference Property Development Council of The United Church of Canada approve the sale of the Lake Cowichan United Church, Lake Cowichan, property to the Lake Cowichan Christian Fellowship as per the provisions of the Contract of Purchase and Sale, executed February 27, 2014.

**ELECTION OF
BOARD OF
DIRECTORS**

M/S/C (Jones/Anderson)
that Ian Fraser, Gary Gaudin, Doug Goodwin, Barbara Gregg, David Martyn and Mark Paetkau be named as Directors of the Property Development Council.

**SIGNING
AUTHORITY**

M/S/C (Spencer/White)
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 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 pursuant to a purchase or sale contract.

THANK YOU

The meeting expressed a "thank you" to the Directors who have worked on behalf of the Council over the last year. There were also expressions of appreciation for the philosophy of linking the less developable properties to the developable ones, demonstrating the attempt to provide benefit to communities and congregations where property vales are not as high as in the Lower Mainland and Victoria.

ADJOURNMENT

M/C (Brownmiller)

that the Annual General Meeting of the Property Development Council and Metropolitan Council of the Lower Mainland Society adjourn.



Mark Paetkau, Chair

Rev. G. Douglas Goodwin, Secretary