

Motions and Policies relating to Property, Assets and Ministry
- for discussion at February 10, 2010 Executive meeting

Over the last two years the Conference has passed, un-passed and thought again about a variety of motions related to property and assets. Any motions passed by the current Executive would supplant any previous actions. An procedural motion is presented at the end of this report.

Any policies named in motions would be prepared and submitted to the Executive for final approval at the April 14, 2010 meeting of the Executive.

Definition of church development

Motion passed on May 13, 2009:

...that Toronto Conference expand its definition of church development to include redevelopment and revitalization, and eliminate the separation between the two. Church development/redevelopment will refer to the work of any congregation or congregations working together to redevelop property or programs to meet the needs of the community they serve. This could include but would not be limited to amalgamation, specialized ministries such as youth, seniors and community ministries, and it may or may not involve property.

Suggested action at this meeting: minor re-wording of previously-passed motion and inform the Presbyteries

MOTION by ___/___ that Toronto Conference define church development to include redevelopment and revitalization, and eliminate the separation between the two. Church development/redevelopment will refer to the work of any congregation or congregations working together to redevelop property or programs to meet the needs of the community they serve. This could include but would not be limited to amalgamation, specialized ministries such as youth, seniors and community ministries, and it may or may not involve property.

And that this action be forwarded to the Presbyteries of Toronto Conference.

Initiation of church development projects

Motion passed on May 13, 2009:

...that Toronto Conference understands that Presbyteries and Congregations are responsible for initiating a church development project.

Suggested action at this meeting: inform the Presbyteries

MOTION by ___/___ that Toronto Conference inform the Presbyteries within its jurisdiction that Toronto Conference understands that Presbyteries and congregations are responsible for initiating a church development project.

Funders and Service Providers List

Motion passed May 13, 2009:

...that Toronto Conference develop an Approved (but not exclusive) Funders and Service Providers list. This list will be produced with input from Congregations, Presbyteries and the General Council.

Suggested action at this meeting: take no action

MOTION by ___/___ that no action be taken on the May 13, 2009 motion to develop an Approved Funders and Service Providers list.

Viability of church development projects

Motion passed May 13, 2009:

...that Toronto Conference request that any of the four new Presbyteries that have an ongoing church development project, review the project(s) and determine its viability by June 30, 2010, the results of these reviews to be provided to the Conference Executive.

Suggested action at this meeting: request Presbyteries to provide a status report

MOTION by ___/___ that Toronto Conference request the Presbyteries to provide a status report on their review of church development projects and the viability of those projects, and that the Presbyteries report to the April 14, 2010 meeting of the Conference Executive.

Information and resources

Motion passed May 13, 2009:

...that the Conference develop a repository of information and resources regarding church development and redevelopment. This would include (but is not limited to):

- Names of individuals within the Conference with expertise in church development or areas involved in church development (e.g.: building congregations, developing business plans, real estate, project management, etc.)
- Names of organizations in Canada and the U.S. offering church development training, leadership training, etc.
- Results of all church development project reviews within the Conference, including lessons learned.
- Sources of funding that the Conference has previous experience with (may include institutions NOT recommended)

Suggested action at this meeting: take no action

MOTION by ___/___ that no action be taken on the May 13, 2009 motion to develop a repository of information and resources regarding church development and redevelopment.

Policy on distribution of assets

Motion passed May 13, 2009:

...that a Commission be formed after restructuring has taken effect, to develop and recommend a policy for the distribution of the proceeds from surplus property within the Conference, the Commission to include representation from each of the four new Presbyteries and from the Conference. The Commission should consider the responses to the Church Development and Property Questionnaire and should further consult with the new Presbyteries and others in developing their proposed policy.

Suggested action at this action: take no action on appointing a Commission; deal with the following motion:

MOTION by ___/___ that the Conference Executive take no action on establishing a Commission to develop a policy for distribution of the proceeds of surplus property.

The task group recommends that the policy on surplus property achieve three goals: 1. set up a fund to be used for Conference purposes, similar to the funds that will be established for each Presbytery, and that there be a cap on the fund; 2. bring the Conference into compliance on its contingency policy; i.e. surplus funds would bring the funding level to where it should be, rather than achieving compliance by increasing assessments; and 3. after the Conference fund has achieved its cap and the contingency is in all, all further funds received would be split equally amongst the four Presbyteries.

This motion also calls for the establishment of a Conference Fund similar to the Funds expected to be established for each of the four Presbyteries as a result of the assets task group's recommendations. This Conference Fund would replace the previously-discussed Inter-Presbytery Fund.

MOTION by ___/___ that Toronto Conference adopt a policy that allows for the establishment of a Conference Fund with a cap, maintain compliance with the contingency policy, and equal distribution to the four Presbytery funds held by the Presbyteries of Toronto Conference Corporation, and that terms of reference for the Conference Fund be presented for consideration at the April 14, 2010 meeting of the Conference Executive.

Disposition of property

Motion passed May 13, 2009:

...that the Conference Executive Secretary and Finance and Property Administrator make recommendations regarding the disposition of Conference property and any other property matters.

Suggested action at this meeting: develop policy

MOTION by ___/___ that the executive secretary draft a policy regarding disposition of property and any other property matters, and that the Executive consider this policy at its April 14, 2010 meeting.

Proceeds to Inter-Presbytery Fund

Motion passed May 13, 2009:

...that the proceeds from surplus property and sale of property continue to be deposited into the Inter-Presbytery fund until such a time as a policy has been developed for the distribution of these funds.

Suggested action at this meeting: take no action

MOTION by ___/___ that the Executive take no action on the motion to establish an Inter-Presbytery Fund.

Naming Commission members

Motion passed May 13, 2009:

...that the president and executive secretary name the members of the Commission on property policy with the Commission report in the fall.

Suggested action at this meeting: take no action

MOTION by ___/___ that no action be taken on the motion to name members of a Commission on property policy.

Assets

Funding commitments

MOTION passed December 3, 2008:

...that Toronto Conference...

make provision for the funding of current financial commitments for a period not to exceed five years with funding sources to be determined in consultation with current Presbyteries, current Presbytery Corporations and the Toronto United Church Council; and

request that all current Presbyteries, current Presbytery Corporations and Conference not undertake any new financial commitments prior to June 30, 2009 that would extend beyond that date.

Suggested action at this meeting: There have been many, many charts outlining five-year funding commitments; a new chart has been prepared using the latest available figures, so the Executive will be asked to adopt this latest chart as its base for Decision-making. The task group suggests that the Executive request the two corporations and the Conference to fund the commitments for 2010, and that funding beyond 2010 be handled by the four Presbyteries with the exception of the five commitments to TUCC re church development.

MOTION by ___/___ that Toronto Conference...

1. receive for information the chart of funding commitments (Appendix ___) as the basis for Decision-making on commitments made in the previous Conference/Presbytery structure;

2. request the Toronto West Presbytery Corporation and Tri-Presbytery Corporation to provide funding in 2010 for ministries which have traditionally received funding through those corporations identified on the chart which accompanies this motion;
3. secure funding in 2010 for those ministries identified on the chart not funded by the Toronto West Presbytery Corporation and the Tri-Presbytery Corporation; and explore use of the St. Enoch's Fund for funding commitments to ministries previously supported by Toronto South Presbytery;
4. provide the funds necessary to complete the current church development projects (North Star, Painswick, Holly, Pathways and New Hope) unless these Missions or Congregations are deemed not to be viable by the new Presbyteries;
5. inform all ministries on the chart that funding beginning January 1, 2011 will be done through the Presbyteries to which those ministries are accountable.

Presbytery assets to fund commitments, setting up Presbytery funds, establishing a technology fund, and funding extra restructuring costs

Motion passed January 21, 2009; later reconsidered and defeated May 13, 2009

...that the assets of the current nine Presbyteries, the Toronto Conference, the Tri-Presbytery Corporation and the Toronto West Presbytery Corporation be used to fund the commitments agreed to in the motion of December 3, 2008 and that the balance of these assets be distributed to the new Presbyteries as follows:

New SW Presbytery Assets	27% (plus \$70,000 Comart Fund)
New SE Presbytery Assets	27%
New NE Presbytery Assets	23%
New NW Presbytery Assets	23%

Suggested action: division of the assets be done on a rough percentage of the amount of commitments made in the December document

...that, should any of these commitments no longer require funding due to closure or a change in Presbytery priorities, the remaining balance will be deposited into the fund that has been established for that Presbytery or into the Inter-Presbytery fund

Suggested action at this meeting: handle the same as surplus money mentioned earlier

MOTION by ___/___ that the balance of assets from the former nine Presbyteries, the Toronto Conference, the Tri-Presbytery Corporation and the Toronto West Presbytery Corporation provide equal distribution to the four Presbytery funds held by the Presbyteries of Toronto Conference Corporation after taking into consideration the request of the former Toronto West Presbytery that the Jane-Finch and Davenport-Perth Community Ministries receive committed funding for up to eight years beginning in 2009.

Motion passed January 21, 2009; later reconsidered and defeated May 13, 2009, and approved again on May 13, 2009

...that a technology fund in the amount of \$100,000 be established to allow Pastoral Charges and Outreach Ministries to purchase necessary computers and internet services in order that they may communicate electronically (based on the recommendation made by the Communications Task Group in the Conference Communication Strategy).

Suggested action at this meeting: take from Cedar Glen Fund

MOTION by ___/___ that a technology fund in the amount of \$100,000 be established to allow Pastoral Charges and Outreach Ministries to purchase necessary computers and internet services in order that they may communicate electronically, and that the source of funds be the assets of the Cedar Glen Fund.

Motion passed January 21, 2009; later reconsidered and defeated May 13, 2009

...that a Conference Restructuring fund, in the amount of \$180,000 be established, this fund to be used for ongoing and/or unanticipated restructuring costs including (but not limited to): costs associated with the setup of a corporation to administer the assets (if deemed necessary), training programs and workshops and costs associated with attending these, for new staff, the Conference Executive and others, professional legal, accounting, investment or consulting advice, etc., with any balance left in this fund on June 30, 2010 to be transferred to the Inter-Presbytery fund.

Suggested action at this meeting: take no action

MOTION by ___/___ that the Conference Executive take no action to establish a restructuring fund.

Inter-Presbytery Fund

Motion passed May 13, 2009:

...that an Inter-Presbytery Fund be established to receive the proceeds of surplus property and sale of property until such a time as the Conference has developed a new property policy.

Suggested action at this meeting: take no action

MOTION by ___/___ that the Conference Executive take no action on the motion to establish an Inter-Presbytery Fund to receive the proceeds of surplus property and sale of property until such a time as the Conference has developed a new property policy.

Assets of the nine Presbyteries

Motion passed May 13, 2009:

...that the assets of all the existing nine Presbyteries held as of June 30, 2009 be divided equally among the four new Presbyteries creating four Presbytery funds.

Suggested action at this meeting: take no action because this action has already been dealt with by earlier motions and by the action of the task group on assets.

MOTION by ___/___ that the Conference Executive take no action on the motion that the assets of all the existing nine Presbyteries held as of June 30, 2009 be divided equally among the four new Presbyteries creating four Presbytery funds.

Technology fund

Motion passed May 13, 2009:

...that a technology fund of \$100,000 be created using money from the Cedar Glen Fund to allow Pastoral Charges and Outreach Ministries to purchase necessary computers and internet services in order that they may communicate electronically.

Suggested action at this meeting: already dealt with; this motion is redundant

MOTION by ___/___ that the Executive take no action on the ___ motion that a technology fund of \$100,000 be created using money from the Cedar Glen Fund to allow Pastoral Charges and Outreach Ministries to purchase necessary computers and internet services in order that they may communicate electronically.

Current church development projects

Motion passed May 13, 2009:

...that the Conference provide the funds necessary to complete the current church development projects (North Star, Painswick, Holly, Pathways and New Hope) as defined in Appendix C and E of the "Steering Group Report on the Toronto Conference Assets and Funding Implementation" report unless these Missions or Congregations are deemed not to be viable by the new Presbyteries.

Suggested action at this meeting: retain; note that this wording has been included in a previous motion.

New policy to be developed

When the Conference receives surplus funds, it is required to consult with the relevant Presbytery before disposing of the assets. The Conference needs to prepare some plan for how to deal with requests from the Presbyteries.

MOTION by ___/___ that Toronto Conference...

1. develop a policy on how to respond to Presbytery requests on surplus funds;
2. consider such a policy at its April 14, 2010 meeting; and
3. not dispose of any surplus funds in response to Presbytery requests until the policy has been approved.

Procedural motion

MOTION by ___/___ that Toronto Conference adopt policies based on the motions related to property, assets and ministry passed at this February 10, 2010 meeting, and that these new policies supplant all previous policies related to property and assets.