

1 Corporate Reports

2 BOARD OF TRUSTEES

3 **James W. Perkins, President**

4 BOARD OF TRUSTEES MEMBERS: James W. Perkins, Esq., President; Rev. Brian Bodt, Vice-President; Rev.
5 William Pfohl, Secretary; Kevin Mulqueen, Treasurer; Rev. David Ball, Assistant Treasurer; Tiffany French,
6 Al Hanson, Rev. David Henry, Rev. Angela Redman, Glenn Sohm, Colette Stanford, Esq. and Claude Stuart,
7 Esq.

8 +Legal Counsel: Lawrence McGaughey, Esq., Conference Chancellor

9 +Financial Consultant: Ross Williams, Conference Treasurer/CFO

10 +Property Manager: Daniel Servelli

11 +Liaisons: Rev. Denise Smartt Sears, Cabinet; Claude Stuart, Camping & Retreat Ministries, CF&A.

12 101. For the reporting year 2019-2020, the Trustees are comprised of a group of experienced professionals
13 equipped to address the variety of issues within Trustees' purview, including managing and selling closed
14 church properties, conducting ongoing property maintenance and evaluating new ways that Conference
15 assets can be most efficiently and effectively used to serve the Church. This past year, Trustees oversaw
16 the operation, maintenance and disposition of the Conference's real estate assets including receiving,
17 selling, maintaining, renovating and repurposing the various properties that fall under Trustees'
18 stewardship. The Trustees also provide oversight of a significant portfolio of cash and securities, which
19 are principally invested in the financial markets through Wespath. Given the variety of issues that come
20 before them, the Trustees are called upon to employ their various skills, including knowledge of real
21 estate, construction, finance, investment, law, the Book of Discipline and operations of the Conference.
22 The current Board of Trustees comes from diverse backgrounds with diverse skills, making it a formidable
23 body to accomplish the many tasks that come before it.

24 102. During this term, we welcomed the Rev. Angela M. Redman, Esq. as new Trustee. Pastor at New Rochelle
25 United Methodist Church or "UMC." Pastor Angela also has a law degree and various experiences in
26 judicial administration and business that provide a critical skill set to assist in Trustees' decision-making.

27 103. This year marks one of transition for the Trustees with Al Hanson announcing his relocation, my coming
28 off Trustees to assume new responsibilities in the Conference and Larry McGaughey retiring as Conference
29 Chancellor. We are grateful for their service in representing the Trustees and the Conference over many
30 years.

31 104. The Board of Trustees has the task of representing the Conference in matters of property, insurance,
32 investment, and legal issues, under the authority of the Annual Conference (Discipline para. 2512). The
33 role of Trustee requires a significant time commitment and devotion to furthering the work of the
34 Conference and the United Methodist Church. In addition to our bi-monthly Board meetings, there are
35 numerous committee meetings, teleconferences and emails to perform the tasks with which we have
36 been charged. The commitment of the Trustees to participate in these many levels of activities and to
37 make themselves available at a moment's notice is remarkable and a sign of the commitment to their
38 responsibilities as Trustees and to the Conference.

39 105. We are grateful to have the guidance of a number of professionals, including Larry McGaughey, as
40 Conference Chancellor, Ross Williams Conference Treasurer, on financial matters and his providing input
41 on Conference staff operations, and Daniel Servelli, who serves as property manager of the various real
42 property assets managed by the Trustees.

- 1 106. The Trustees are thankful for the leadership of our Bishop Thomas J. Bickerton, and our Cabinet Liaison
2 Rev. Denise Smartt Sears, who attend the Trustees meetings to give the Trustees insight into Conference
3 priorities and direction. We are also thankful for the ministry and service of Rev. David A. Gilmore who
4 Trustees worked with closely in identifying productive use of Conference properties for new church
5 growth and ministry.
- 6 107. **Investments.** The investment management of the funds for which the Board of Trustees has fiduciary
7 responsibility continues to be performed principally by Wespath. Trustee's investments meet United
8 Methodist guidelines for socially responsible investing including environmental, social and governance
9 factors. Kevin Mulqueen as Treasurer, and Rev. Ball as Assistant Treasurer interface with Wespath to
10 ensure the Trustees investment goals are furthered through prudent investing. The Trustees annually
11 submit its report indicating that its investment objectives include eliminating fossil fuel-oriented
12 investments from the portfolio.
- 13 108. **The Property Manager.** With an increasing number of closed churches in recent years, the Conference
14 Trustees have increasingly taken on the role of managing and disposing of real property assets of the
15 Conference. Daniel Servelli continues to provide excellent service to the Trustees and the Conference as
16 Property Manager, including by working with contractors and by oversight, property operation,
17 maintenance, renovation and disposition.
- 18 109. **Trust Funds.** Local churches and other organizations within the Conference may deposit their funds, within
19 the constraints of the original bequest, through the Board of Trustees. Opening balance for the trust
20 portfolio in 2019: \$1,458,710; Year-end balance: \$1,486,436.
- 21 110. **Trustees General Fund.** This fund contains money received from older sales of discontinued churches as
22 well as recent bequests. The funds are used to support the operational expenses of the Trustees as well
23 as a portion of the costs of our Property Manager. Opening balance of the fund: \$124,331; Year-end
24 balance: \$25,262.
- 25 111. **Perkins Learning Center Fund.** This fund has underwritten activities of the Learning Center and the
26 William H. Perkins Lecture Series delivered at Annual Conference. It will also underwrite the study of
27 issues around tolerance and compromise. Opening balance: \$79,990; Year-end balance: \$96,103.
- 28 112. **Permanent Endowment Fund.** At the 2002 annual conference session, this fund was established to
29 attract and receive gifts and bequests to the Conference. Funds are to be used for operating needs of the
30 Conference. Opening balance: \$18,428; Year-end balance: \$0. This fund was combined into the Trustees
31 general fund due to lack of activity.
- 32 113. **Young Clergy Debt Assistance Fund.** Established by the late Bishop Martin D. McLee, the Young Clergy
33 Debt Assistance Program provides a gift of up to \$5,000 to individual young clergy to help repay their
34 college and seminary debt. Trustees hold these funds. Opening balance: \$325,205; Year-end balance:
35 \$372,385.
- 36 114. **Dorothea H. Dier and Raymond Dier Trust Fund.** Rev. Raymond Dier, a former Elder of the Conference
37 provided the Conference with a gift totaling approximately \$3.8 Million, which it received upon the death
38 of his wife Dorothea. The trust provides that the income will be divided 1/4 to Methodist affiliated
39 colleges with primarily black students for tuition aid, 1/4 to UMC missions with Native American children
40 and youth for assistance with their education, and 1/2 to the Conference to support new churches and
41 church growth. This year, the Trust Fund gave approximately \$38,000 supporting both the Black College
42 Fund and a learning initiative of the Shinnecock Indians in Montauk, Long Island. Opening balance:
43 \$4,313,244; Year-end balance: \$5,132,110.

- 1 115. **Proceeds of Church Property Fund.** This fund was established in 2011 and holds the Trustee’s portion of
2 proceeds from the sale of unused, abandoned or discontinued church property for which the Conference
3 owns or has taken title. Trustees previously allocated \$1.5 million from this Fund and the “Epworth -
4 Other Capital Fund” below toward the Conference Center renovation project. Opening balance: \$249,640;
5 Year-end balance: \$26,509.
- 6 116. **Epworth - Camp Capital Fund.** This fund contains money received from the sale of Camp Epworth in 2014.
7 The funds are used to support the capital needs of Camp Quinipet and our Kingswood campsite. Opening
8 balance: \$459,730; Year-end balance: \$65,603.
- 9 117. **Epworth – Other Capital Fund.** This fund contains money received from the sale of Camp Epworth in
10 2014. The funds are used to support the capital needs of properties held by the Board of Trustees
11 including the Conference Center, the Episcopal Residence and our six district parsonages. Opening
12 balance: \$331,849; Year-end balance: \$398,699.
- 13 118. **South Norwalk UMC Fund.** This fund is now overseen by the Cabinet and contains money received from
14 the sale of the South Norwalk UMC Parsonage in 2009 and the South Norwalk UMC Church in 2014. The
15 funds are to be used to support current and future UMC ministries in the South Norwalk, CT area. It is
16 now under management of the Frontier Foundation and the indication that the account value has gone to
17 \$0. reflects this transfer. Opening balance: \$1,836,913; Year-end balance: \$0.
- 18 119. **Danke Trust Fund.** In 2011, a probate court transferred to the Conference a prior bequest that had been
19 made to the First UMC in South Norwalk. At the time of transfer, the bequest of Herman M. Danke was
20 valued at approximately \$600,000. The trust makes required minimum distribution of 4.75% of average
21 market values or approximately \$25,000-\$30,000 annually. Opening balance of the fund: \$574,024; Year-
22 end balance: \$654,195.85.
- 23 120. **Trustees Investment Fund.** This fund was established with a traditional brokerage to facilitate the receipt
24 of stock from charitable donations. Opening balance of the fund: \$63,621; Year-end balance: \$0. This
25 fund was combined into the Trustee general fund due to lack of activity.
- 26 121. **Sale of Property.** In October 2019, Trustees sold the West Taghkanic UMC church property in West
27 Taghkanic, NY, for a total purchase price of \$130,000.
- 28 122. **Purchase of Property.** The Trustees purchased no real property in 2019.
- 29 123. **Legal Matters.** The following civil litigation is active for the Conference:
- 30 124. *Pineda v. NYAC*, Supreme Court Suffolk County -- Guest of camp contract user injured in fall from retaining
31 wall. Case is in pre-trial phase. Both the camp user and the Conference moved for summary judgment
32 which was denied. Both defendants have appealed the decision. Aside from our own insurance, we have a
33 contract with an indemnification clause with the camp user. This case is not expected to exceed insurance
34 coverage.
- 35 125. **Property Manager.** Daniel Servelli serves as a full-time employee and has day to day responsibility for the
36 management of Conference property in coordination with the Trustees and Cabinet.
- 37 126. **Conference Properties List.** The following is a list of known properties in which title is in the Conference,
38 or abandoned or discontinued properties in which the Conference may have a real property interest:
- 39 Properties with title in NYAC
40 Conference Center, 20 Soundview Ave, White Plains, NY
41 Episcopal Residence, West Harrison, NY

1 Quinipet Camp and Retreat Center, Shelter Island, NY

2 Kingswood Camp and Retreat Center, Hancock, NY

3 127. Properties which have been declared abandoned and in which the Conference has a trust interest but
4 which are not covered by Conference insurance (they are active local churches that carry their own
5 insurance):

6 Church of the Redeemer UMC, Brooklyn, NY (1/01)

7 128. Abandoned/Discontinued and vacant Properties with title not in the Conference name, in which the
8 Conference has a trust clause/real property interest:

9 Dover Plains UMC, Dover Plains, NY

10 Germantown, NY, Cemetery

11 Carpenter Memorial UMC, Glen Cove, NY

12 La Resurreccion, Bronx, NY

13 Lake Mahopac UMC, Lake Mahopac, NY

14 Mt. Hope UMC, Mahopac Falls, NY

15 First Newburgh UMC and parsonage, Newburgh, NY

16 St. Matthews UMC, Ossining, NY

17 United UMC, Ossining, NY

18 Parksville UMC, Parksville, NY

19 Pleasantville UMC and parsonage, Pleasantville, NY

20 Rye Manor, Rye, NY

21 (This is an interfaith housing corporation once associated with the Rye UMC. Rev. John
22 Carrington remains on the board of this agency on behalf of the Board of Trustees).

23 Smithtown Landing UMC, Smithtown, NY

24 St. Johns UMC, Ridgewood, NY

25 Tarrytown UMC, Tarrytown, NY

26 129. District parsonages (Title Held by District Trustees, not necessarily in current District name):

27 Connecticut, Hamden, CT

28 New York/Connecticut, Mahopac, NY

29 Catskill/Hudson, Woodstock, NY

30 Long Island East, Hauppauge, NY

31 Long Island West, East Williston, NY

32 Metropolitan, Scarsdale, NY

33 Rev. Brian Bodt and Claude Stuart, Esq. are the Trustee liaisons with the District Trustees.

34 130. Properties in which the Conference holds a legal reverter (renewal/end date)

35 Cochection Center, NY (October 28, 2023-2026)

36 West Settlement/Ashland, Ashland, NY (2012-2020)

37 Stained glass windows at First UMC, South Norwalk, CT (2014-2021)

38 Property in which NYAC may hold mineral rights:

39 Morehouse Parish, LA

40 Washington Township, OH

41 131. Properties owned by separate legal entities in which the Conference has a controlling interest:

1 Asbury Cemetery, Saugerties, NY; title held by “NYAC Asbury Cemetery, Inc.” Insurance provided by NYAC.
2 132. **Other.** 2020 marks my last year serving as President of the Board of Trustees and on the Board. My time
3 of service on Trustees has been a richly rewarding experience, particularly the opportunity to work with
4 such a group of devoted United Methodists. Rev. Angela Redman succeeds me as President and I wish her
5 great success in this role. It is my hope that in 2020, and in the years following, the Trustees will find new
6 and creative ways to assist the Conference in Kingdom building here on earth, and they will continue as
7 good stewards of its assets.