

The Presbytery of Westminster met in Regular Session on Tuesday, June 16, 2020 at 7:00pm via Zoom Video Conferencing due to the CoVid-19 restrictions on in-person meetings. Worship was led by Cal McLeod.

CONSTITUTION

The Moderator, Cal MacLeod constituted the Court and opened the meeting with prayer at 7.34 pm.

The Moderator welcomed the following guests from Vancouver Chinese PC: N. Chan, D. Wong, G. Sze, A. Wong and V. Ling.

DOCKET

It was moved by Victor Kim seconded by Paddy Eastwood that the consent agenda below be adopted.

Victor Kim noted that at 8:30pm the Administrative Committee will give their report and by approving this motion attendees agree to the breakout groups and prayer.

CARRIED

Consent Agenda:

- that the Docket be as indicated,
- that the attendance be recorded as noted in the Roll Record Book,
- that regrets and requests for permission to withdraw be noted as sent to the clerk of presbytery,
- that the minutes of the regular meeting held on May 5, 2020 be adopted,
- that the correspondence be dealt with as indicated,
- that reports without recommendations be received "for information."
- that reports with recommendations be received and their recommendations considered,
- that the presbytery treasurer be permitted to speak to financial issues.

If the Court is agreed, these motions will be adopted at the beginning of the meeting. Any member may ask for an issue on the consent agenda to be withdrawn from this list before the agenda is adopted.

ROLL

Constituent Roll:

M. Baxter, H. Botha, L. Deacon, P. Dutcher-Walls, P. Eastwood, M. Fontaine, B. Fraser, S. Goble, V. Kim, R. Lockhart, C. MacLeod, B. Paul, R. Simpson, B. Skelding, R. Topping, W. van de Wall, M. Wong

N. Abramson, M. Adams (Alt Knox), A. Bauman, A. Beattie, J. Con, B. Dennehy, B. Feick, L. Gorman, R. Harry (Alt Coquitlam), M. Herczeg, D. Jennings, K. Kim, A. Lin, R. Miller, K. Patrick, K. Sewell, B. Shepansky, G. Shields, J. Sonachansingh, S. Stacey, E. Wilson, P. Wong, M. Zaine

Appendix:

A. Aicken, G. Davis, B. Garvin, R. Ross

Students:

A. Perrett

REGRETS

T. Hsieh, T. Kim, R. Watson, I. Evans, K. Jordon

Permission to withdraw given to: none

CORRESPONDENCE: 04-28-20 through 06-07-20

04-28-20	Marjorie Copeland	E&R Candidates Update	Noted
04-28-20	Treasurer of Central PC	Submission of 2019 Statistical and Financial Reports for Central	Received and forwarded to PCC
04-28-20	Rebecca Simpson	Articles from Ministry Architects regarding the slow climb back to church, what to consider, plan and what's available now	Distributed
04-29-20	Rebecca Simpson	Invitation for congregational treasurers to attend a Zoom meeting with professional bookkeeper Paul Burns to review online donations, government funding programs, etc.	Distributed
05-01-20	Bob Astop	Notification that Bob Astop will be Rep Elder and Sandy Gaudette will be Alternate for City Center Church for the year 2020/2021	Noted
05-01-20	Ruth Chueh	Receipts for VTPC Communications equipment grant	Received and forward to POW Treasurer
05-01-20	Larry Eastwood	Question regarding if Camp Douglas and Hummingbird Ministries are eligible for Communications Grant	Received and responded
05-04-20	VST	At a Glance – May 2020 VST newsletter	Circulated
05-05-20	Brian Fraser	Lease with Petits Genies for final approval	Forwarded to P&F
05-05-20	Linda MacLeod	Central PC's Trustees remain the same: D. Han, T. Hannah, M. Sportsman, L. Bernard	Noted
05-05-20	Bernie Skelding	Communications Grant Application for Coquitlam PC	Received and forwarded to treasurer
05-06-20	Terrie-Lee Hamilton	GA – Interim reports are posted online at https://presbyterian.ca/2020/05/06/interim-reports/ if interested	Noted
05-06-20	Marjorie Copeland	Memorial Records for “yearbook” are requested	Noted and responded
05-06-20	Larry Eastwood	POW April 2020 Financial Statements	Received
05-07-20	Bob Paul	Question about retirement from SAH and standing at Presbytery. Expected date of retirement June 30	Received

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05-08-20	Susan Stacey	Signed Call documents for Richard Watson delivered to Clerk	Received
05-12-20	Ross Lockhart	Enquiring about the procedure for Stephen Bell's ordination during COVID	Received
05-12-20	Reid Chudley	Details regarding Stephen Bell's Call and confirmation of duties prior to Ordination	Received
05-12-20	Jennifer Astop	Special Projects and Chisholm Fund Applications (Hummingbird Ministries - \$3,000 for Anti-bullying program) approved	Noted
05-13-20	Janet Eastwood and Daniel Martinez	Update on Camp Douglas Summer 2020	Noted and distributed
05-13-20	Jennifer Astop	Avonbloem Fund Application for Fairview Presbyterian Church has been declined.	Noted
05-14-20	Dennis Howard	Letter of Retirement as Minister from Langley PC effective October 1, 2020	Forwarded to Ministry Committee
05-14-20	Bob Paul	Motion for June POW meeting regarding Bob Paul's request for retirement	Noted
05-14-20	Marjorie Copeland	Requesting reply to E&R Candidate Status for Samuel Silwamba	Responded
05-14-20	Gordon Shields	Communication Grant Application for Haney PC	Received and forwarded to treasurer
05-16-20	VST	VST at a Glance Newsletter – Early Bird Registration extended	Distributed
05-18-20	Teresa Charlton	2020 Synod Assessments readjusted	Distributed
05-18-20	Paddy Eastwood	Concerns on "fake emails"	Response distributed
05-19-20	Blair Bertrand	Letter of thanks for nomination to Presbyterian College Principal	Circulated
05-19-20	Maggie Leung	Presbyterians Sharing Reports for April 2020	Received
05-20-20	Paddy Eastwood	Email Scam Alert – Article from the UCC regarding protecting your church from scammers	Distributed
05-20-20	Larry Eastwood	Requesting authorization from clerk to close Presbytery Account at Scotiabank	Completed
05-21-20	Michael Pettem	Presbytery of Montreal extract of minutes regarding the transfer of the care of Dale Woods to Westminster	Received
05-21-20	Mavis Ho	SAH announces new Dean – the Rev. Dr. Ross Lockhart beginning July 1 st , 2020	Circulated
05-21-20	Ross Lockhart	Thank you to the POW for nomination as Dean of SAH and Announcement for a new certificate program for missional leadership taking place at SAH in September 2020	Distributed
05-21-20	Calvin Crichton	Question on election of elders	Received and

			Responded
05-22-20	Jackie Czegledi	Error on Statistical Report for WE250 Langley PC	Responded
05-22-20	Kathryn Muir	Updating Congregation and Minister Primary Address List	Received and Responded
05-23-20	Glen Davis	Guaranteed Basic Income information for review by clerk	Received and distributed 06-20-20
05-23-20	Miklos Szigeti	Notice of major health issue, but is recuperating	Distributed
05-25-20	Lydia Bae	Requesting Letter of Permission stating Lydia is member in good standing so that she can apply for a Military Chaplaincy Position	Completed
05-25-20	Richard Watson	Signature of Clerk required for Pension and Benefits form	Completed
05-25-20	Kathryn Muir	Dale Woods contact information and confirmation of date of transfer to POW	Received and responded
05-26-20	Reid Chudley	Forwarding thank you letter from Ross Lockhart and information about SAH and how their programs might benefit those involved with Synod Planning	Noted
05-26-20	Victor Ling	Thank you Letter from VCPC for Clerk's participation in VCPC's congregational meeting	Noted
05-27-20	Gabriel Snyman	Requesting update on communication grant status for City Centre church	Responded
05-28-20	Bob Paul	Signature of clerk required for Application for Retirement Form once approved by Presbytery at June 16 meeting.	Noted
05-28-20	Anita Fast/VST	Confirmation letter that Stephen Bell has graduated from VST	Received
05-30-20	Lori Hastings	Treasurer for Langley confirming contact information correct with POW	Noted
05-30-20	Stephen Bell	Accepts the Call to Knox Presbyterian in Sooke and would like to move forward with ordination arrangements at City Centre	Received
05-31-20	Teresa Charlton	Letter from Synod Executive re: cancellation of in-person Synod for 2020	Received and distributed
06-01-20	Jackie Czegledi	Outstanding congregational Statistical Reports for 2019	Received and responded
06-01-20	Paddy Eastwood	Suggestion to hold a Presbytery-Wide Service during Advent or the Season of Christmas	Received
06-01-20	Miklos Szigeti	Lorand Tarko is no longer Rep Elder for First Hungarian. Csilla Zathureczky will be interim Rep	Noted

06-01-20	Miklos Szigeti	Will complete 2019 Statistical Report for First Hungarian as soon as possible	Noted
06-01-20	Willem van de Wall	Will resend 2019 Statistical Report for Cooke's PC	Noted
06-01-20	Larry Eastwood	May 2020 POW Financial Statements	Received
06-01-20	Ron Miller	Submission of First PC 2019 Statistical Report	Received
06-01-20	Bob Garvin	Update on Hans Kouwenberg	Received and distributed
06-02-20	Willem van de Wall	Cooke's PC submission of 2019 Statistical Report	Received
06-02-20	Rebecca Simpson	Submission of Camp Douglas communication grant request	Received and forwarded to treasurer
06-02-20	Miklos Szigeti	Submission of First Hungarian 2019 Statistical Report	Received and forwarded to PCC
06-03-20	Bev Feick	Young Tae's Choi phone number in directory is incorrectly entered – it should be 604-773-6495	Noted
06-03-20	Marjorie Copeland	Acknowledgement of Memorial Minutes	Noted
06-04-20	Marjorie Copeland	E&R Candidate: Sung Yeol Jung	Circulated
06-04-20	Marjorie Copeland	E&R Update regarding Shirley Carleton	Received
06-04-20	Marjorie Copeland	E&R Update regarding Chanil Lee	Received
06-04-20	Paddy Eastwood	Updated Pulpit Supply List	Received
06-06-20	Janet Eastwood	Camp Douglas has opening for Online Worship Director and Program Director. Applications available online	Distributed
06-06-20	Graeme Illman	Requesting to be added to the Pulpit Supply List	Noted
06-07-20	Gabriel Snyman	City Centre Church Ordination Service for Stephen Bell has been changed to a 3pm start time	Noted
06-07-20	Blair Bertrand	Available for pre-recorded Pulpit Supply if colleagues are interested.	Noted
06-07-20	Yimei Chang	Confirmation received from PCC regarding Richard Watson registration into the Pension and Benefits Program	Noted

Break out Groups for Fellowship and Prayer were attempted but connection was unsuccessful.

REPORTS

STRATEGY AND LEADERSHIP COMMITTEE REPORT

*The report was presented by David Jennings Strategy and Leadership Committee Convenor.
All motions, unless otherwise noted, moved by David Jennings, seconded by Rebecca Simpson.*

REPORT OF STRATEGY AND LEADERSHIP COMMITTEE

June 16, 2020 Presbytery Meeting

Strategy and Leadership Committee (“SLC”) has divided its duties, with the former Property & Finance committee continuing in its previous tasks and those members not involved in P&F matters focusing on the broader strategic and generative questions for the Presbytery. Since the last Presbytery meeting, SLC members have met once for broader strategic issues and three times related to the proposed VCPC development and P&F met once for general property and finance matters. The following provides highlights of those meetings, decisions made and recommendations advanced to Presbytery.

A. Vancouver Chinese Presbyterian Church- Presbytery Review of Proposed Project Redevelopment

Vancouver Chinese Presbyterian Church has proposed a \$32 million redevelopment of its sanctuary into a seven story building that includes a new sanctuary, space for daycare and pre-school facilities, and 20 near-market rental apartments.

By now Presbytery is well aware of the background, issues and analysis surrounding that proposed redevelopment as it has been exhaustively discussed at prior meetings. The April 2020 SLC report contained 6 pages of background description and the December 2019 P&F report contained a 9 page report on VCPC’s redevelopment proposal. For those who wish to review that material, please see Appendix A and Appendix B, respectively.

At the April 2020 Presbytery meeting, Presbytery stated its approval for any redevelopment project would require the following:

- *The congregation (as is required by the Book of Forms) receive a fulsome description of the proposed redevelopment along with the alternatives of a renovation of the existing building or a sale of the existing property and a purchase of another church property (that may require a renovation). The congregation could then either meet in person or instead meet by Zoom with a mail in ballot.*

The leadership of VCPC chose, in light of the pandemic, to host a Zoom congregational meeting with a mail-in ballot. The Zoom meeting occurred on May 20 and the ballots were all received by June 6. The congregation voted 95% in favour of the proposed redevelopment.

- *Once a congregational vote was taken and the results of that congregational vote known, SLC would meet to discuss the strategic issues involving the redevelopment and come to a subsequent Presbytery meeting with a positive or negative recommendation on the VCPC redevelopment proposal itself.*

SLC met on June 9 after the congregational vote and discussed at length the missional purposes and strategic issues identified by the congregation. Based on the congregational Zoom meeting (at which members of SLC were invited to attend) SLC was satisfied that the congregation understood the myriad issues and risks the proposed redevelopment would impose on the congregation. The strong support for

that redevelopment gave assurance to SLC that VCPC congregants will continue to support the redevelopment despite the risks and dislocation over the next few years.

- *Certain legal title issues would require the creation of separate legal entities to address the housing and the day care activities, all subject to subsequent Presbytery approval.*

Preliminary legal advice has been obtained and there does not appear to be any reason that such legal matters would hinder the redevelopment.

- *Registered notice would need to be placed on title to the VCPC property that there could be no transfer of ownership of the rental apartments (or the sanctuary) in the future.*

Legal counsel will be requested to prepare and register on title the necessary paperwork if Presbytery approves the redevelopment.

- *Binding contracts with the Omicron as external project manager, Bird Construction as construction manager and Miller Thomson as legal counsel on the terms and conditions previously discussed between P&F and VCPC would need to be executed by all parties.*
- *P&F would need to be granted power to issue by Presbytery for the myriad of development and construction issues that will arise over the coming few years that require timely response by Presbytery. P&F will report on its use of the power to issue at subsequent Presbytery meetings.*

Recommendation

SLC reviewed the congregation's work related to the missional purposes and strategic goals of VCPC as well as the issues previously identified at Presbytery meetings (see Appendix A and B for greater detail). Over the course of the review process these past two years, outside experts were identified and have assisted in the reduction of many risks to the project, including (i) the creation and review of a more realistic budget, (ii) the identification and resolution of legal issues, and (iii) robust communication of matters with the congregation. As a result of the collaboration and hard work of all the parties, SLC's review, and the improvements to the initial application, SLC recommends to Presbytery that it authorize the VCPC redevelopment, substantially in the form and content previously disclosed to VCPC's congregation and as outlined in various recent Omicron's reports to Presbytery. SLC prayerfully anticipates God's leading as the project moves towards completion.

Recommendation No. 1

WHEREAS the Congregation of Vancouver Chinese Presbyterian Church has, pursuant to Section 162.1 of the Book of Forms, approved, with a majority of 95% of the votes cast, a \$32 million redevelopment of its sanctuary into a seven story building that includes a new sanctuary, space for daycare and pre-school facilities, and 20 near-market rental apartments, all as detailed in submissions to the City of Vancouver and described in reports to Presbytery from Omicron (the "Redevelopment"), after the congregation receiving an information package that laid out the terms of the Redevelopment and two alternatives and specifying the risks for and responsibilities of the congregation for such a Redevelopment;

AND WHEREAS Presbytery is satisfied that Vancouver Chinese Presbyterian Church's missional purposes are consistent with those of the Presbytery and reasonable strategic goals that the congregation can achieve with the Redevelopment;

AND WHEREAS Vancouver Chinese Presbyterian Church has represented that it has approximately \$29 million available for funding the Redevelopment, including the amounts held in escrow with the Presbytery, and that a mortgage of approximately \$3 million ("Mortgage") would be charged against the property;

AND WHEREAS Presbytery has received independent advice from Omicron showing both a strong likelihood of the Redevelopment not costing materially more than the budgeted amount presented to Presbytery and that the cash flow life cycle of the new facilities being cash positive and able to address the mortgage and additional possible indebtedness of the Redevelopment;

AND WHEREAS Presbytery is satisfied that Presbytery will not be burdened with any financial or polity risks as a result of the Redevelopment or the Mortgage;

BE IT RESOLVED THAT Presbytery authorize, pursuant to Sections 114.6, 150, and 200.14 of the Book of Forms, the Standing Orders of Presbytery, and the trust deed of Vancouver Chinese Presbyterian Church, the Redevelopment by Vancouver Chinese Presbyterian Church on the terms and conditions described in the Redevelopment, subject to (i) any Mortgage being for a principal amount not greater than \$4 million unless otherwise approved by Presbytery, (ii) any transfer of title to the property or encumbrance other than the Mortgage be approved by Presbytery and that such a requirement be registered with the Land Title Office, and (iii) Omicron being retained as external project manager, Bird Construction being retained as construction manager and Miller Thomson being retained as legal counsel and that a joint retainers with the Presbytery be signed so that Presbytery receives ongoing reporting from those service providers. **CARRIED**

Recommendation No. 2

BE IT RESOLVED THAT Presbytery authorize, pursuant to Sections 151 and 200.8 of the Book of Forms, the Standing Orders of Presbytery, and the trust deed of Vancouver Chinese Presbyterian Church the creation of the Mortgage (in an amount not to exceed \$4 million) and its charging the real property of Vancouver Chinese Presbyterian Church.

CARRIED

Recommendation No. 3

BE IT RESOLVED THAT Presbytery authorize the creation of an entity to hold title to the rental apartment component of the Redevelopment, subject to the entity being accountable to Presbytery, the title being non-assignable without Presbytery's written prior approval, and Presbytery approving the incorporating documents of the entity after obtaining a legal opinion.

CARRIED

Recommendation No. 4

BE IT RESOLVED THAT Presbytery authorize the creation of an entity to address the operations of the proposed day care component of the Redevelopment, subject to the entity being accountable to Presbytery, any title being non-assignable without Presbytery's written prior approval, and Presbytery approving the incorporating documents of the entity after obtaining a legal opinion.

CARRIED

Recommendation No. 5

BE IT RESOLVED THAT Presbytery register with the Land Title Office an encumbrance on title to all the property Vancouver Chinese Presbyterian Church (whether held by the congregation or other entities) stating that there could be no transfer of ownership of such property without prior Presbytery approval, subject to Presbytery obtaining a legal opinion.

CARRIED

Recommendation No. 6

BE IT RESOLVED THAT Presbytery enter into agreements with Omicron as external project manager, Bird Construction as construction manager and Miller Thomson as legal counsel on the terms and conditions to be settled between Strategy and Leadership Committee and Vancouver Chinese Presbyterian Church and those parties, to ensure Presbytery has access to and receives regular reporting from those independent parties.

CARRIED

Recommendation No. 7

BE IT RESOLVED THAT Presbytery grant power to issue to Property and Finance Subcommittee, through Strategy and Leadership Committee, to address operational issues that may arise from time to time with respect to the Redevelopment that require timely response on behalf of Presbytery, with Property and Finance Subcommittee to report back to Presbytery through SLC on its use of power to issue.

Moved by Kiekoon Kim, seconded by Jon Con to add the words "*subject to an appeal by Vancouver Chinese Presbyterian church to the Presbytery of Westminster*" following the final words 'report back to Presbytery through SLC on its use of power to issue' .

Amendment defeated

Original recommendation **CARRIED**

The moderator took a moment and prayed for the future VCPC and the work that will be forthcoming by not only the session of VCPC, the presbytery but also the outside companies and groups that will be involved in this gigantic project.

B. Central Presbyterian Church-Title Transfer and Related Matters

At the April 2020 Presbytery meeting a detailed analysis was provided from an independent report revealing Central's long term building and operational structural deficits of an estimated \$4 million to \$16 million and the likelihood of a loss of that property to the developer Bosa Properties if ongoing capital and maintenance costs cannot be paid by Central. That report was necessary as Presbytery considered if it should approve Central's entering into a long-term lease (the funds from which were included in the deficit calculation). SLC recommended that a commercial lease of the street level space at Central Presbyterian Church be no longer than three years unless and until a fulsome strategic plan, reviewed and endorsed by the Presbyter of Mission and Vision, had concluded that the highest and best use for that space missionally is a commercial lease to fund other missional work of Central. Presbytery amended that recommendation to allow a lease for up to five years.

SLC reports that a five year lease with the bulk pet food company in its street level space was executed this past month on favourable terms. Any renewal of that lease will require further Presbytery approval in 2025. Legal counsel has noted the requirement for Presbytery approval in case a renewal of the lease is sought at that time.

Much work remains to address the transfer of title from the congregation to a housing society and a charitable foundation to hold the commercial lease. That work will soon be underway with legal counsel. As well, the new interim moderator for Central, Rev. Cal McLeod, is working with the Session on starting the process to plan the congregation's future and SLC remains available to assist on strategic matters where requested. SLC believes Presbyter of Mission and Vision could have an important role at Central in the coming year.

C. St. John's, White Rock

St. John's White Rock notified P&F to request that due to low congregational givings during the pandemic when the congregation has not met, the congregation may need to draw on its Legacy Trust Fund to pay operational costs. Such a draw of funds requires a congregational vote with two-thirds of congregants attending supporting the draw.

Again, due to the pandemic the congregation may not be able to meet to hold such a vote. Thus, St. John's is requesting that it be allowed to borrow up to \$20,000 from its Manse Fund, to be repaid from its Legacy Trust Fund once a congregational vote occurs, notice to the PCC Consolidated Fund has been given and funds received. The balance of the Manse Fund as of May 7, 2020 was \$82,996.12. The balance of the Legacy Trust Fund as of May 7, 2020 was \$314,731.25. P&F recommends that such a loan from the Manse fund be permitted, subject to a congregational meeting being called to approve such actions within 30 days after the congregation once again gathers in person for worship and the repayment to the Manse Fund bearing an annual interest rate of 5% if not repaid on or before January 15, 2021.

Recommendation No. 8

BE IT RESOLVED THAT Presbytery authorizes St. John's White Rock to borrow from its Manse Fund up to \$20,000, subject to a congregational meeting being called to approve such actions within 30 days after the congregation once again gathers in person for worship and the repayment to the Manse Fund bearing an annual interest rate of 5% if not repaid on or before January 15, 2021.

CARRIED

D. Presbyter of Mission and Vision

In the midst of numerous changes our Presbytery has experienced during this pandemic, SLC is preparing for the arrival and orientation of Rev. Dr. Dale Woods as our Presbyter of Mission and Vision. Scheduled to begin in August, many of the original plans (arranging for a house on a separate trip in April! Meeting with congregations in the autumn!) are being re-evaluated in light of the pandemic to maximize Dale's effectiveness in the Presbytery in the coming year. Much more will be reported to Presbytery prior to the next scheduled Presbytery meeting.

E. Power to Issue

SLC and its P&F subcommittee has been and continues to be a very busy committee. P&F is aware that many requests for Presbytery approval arise quickly and are time-sensitive. Given that the next regularly scheduled meeting of Presbytery is not until mid-September, P&F through SLC requests being granted power to issue for matters that properly come before it that in the opinion of P&F cannot await consideration at the September 2020 Presbytery meeting.

Recommendation No. 9

BE IT RESOLVED THAT Presbytery grant power to issue to Property and Finance Subcommittee, through the Strategy and Leadership Committee, to address matters on behalf of Presbytery that properly come before it prior to the September 2020 Presbytery meeting.

CARRIED

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*Respectfully Submitted,
David Jennings, Convener*

The Clerk announced that this will be the final meeting for David Jennings as Convener of the Strategy & Leadership Committee and on behalf of Presbytery thanked David for his unending commitment to the work of presbytery. It was moved by Victor Kim and seconded by Brian Fraser that a note of thanks be generated and recorded in the minutes.

CARRIED

Victor Kim

APPENDIX A

VCPC EXTRACT FROM REPORT OF STRATEGY AND LEADERSHIP COMMITTEE- April 7, 2020 Presbytery Meeting

“Vancouver Chinese Presbyterian Church- Presbytery Review of Proposed Project Redevelopment

P&F has continued its review of Vancouver Chinese Presbyterian Church’s plan to redevelop its sanctuary into a seven story building that includes a new sanctuary, space for daycare and pre-school facilities, and 20 near-market rental apartments. At the December 2019 Presbytery meeting, P&F presented its analysis of the proposed VCPC redevelopment, noted material questions that remained unanswered and made a recommendation that VCPC hold a congregational meeting with specific requirements set out in the recommendation. After presentations from VCPC representatives raising concerns about P&F’s analysis, the matter was referred back to P&F to review and report back at a subsequent Presbytery meeting. It was noted at that time the delayed decisions could adversely affect the pricing of construction if ultimately the VCPC congregation and Presbytery approved the redevelopment, but the VCPC representatives thought such a delay was acceptable.

Since that Presbytery meeting, P&F sought additional information from the congregation and its development manager Omicron, having had a P&F member work closely with both Omicron and VCPC these past few months and the entire committee having met with both of them. SLC separately considered the strategic issues involved in such a large redevelopment. Having had the questions raised by P&F answered satisfactorily in a recent report from Omicron and VCPC representatives, P&F is now able to provide the following summary of its analysis and to recommend that a congregational meeting be called to consider the proposed redevelopment with all the latest information (some of which was only available in mid-March) and with its results reported at a subsequent Presbytery meeting. It would be at that Presbytery meeting, after considering the results of the congregational vote, a final vote for the redevelopment would be taken by Presbytery. Given the present coronavirus pandemic, the recommendation in this report addresses how that congregational vote could occur in a timely manner.

Background

Much of the information below was presented in the materials for the December 2019 Presbytery meeting. However, new information has been provided and included in this report that clarifies some of the questions P&F had raised in December.

Retainer of Independent Experts

In January 2019, VCPC and Presbytery established the terms of reference for a development coordinator and the process by which a redevelopment proposal could be advanced, including VCPC putting to tender bids for a project manager and legal counsel. In April 2019 VCPC and the Presbytery jointly engaged the services of Omicron as project manager to analyze VCPC’s proposed development project, testing the assumptions used in VCPC’s redevelopment application and to provide analysis on various matters including the management of project risks. Omicron tabled that report in November. Similarly, in July 2019 VCPC and the Presbytery jointly engaged the services of Miller Thomson LLP as legal counsel to advise on the legal structure and risks associated with such a redevelopment. Miller Thomson has provided an interim and updated memorandum to both parties.

As project manager, Omicron provided tremendously important services as it directed the retainer of a construction manager and other consultants for the pre-construction phase, reviewed and verified (and ultimately undertook the accounting for) the pre-construction expenses, prepared a pro forma budget (that is, a theoretical future budget based on present expectations) reviewed and then managed the entire budgeting

process, including a control budget and options for potential financing of the project.. When the cost of the project exceeded the stipulated parameters, Omicron engaged in the revision of the redevelopment plans and budgeting to bring the costs closer in line with expectations. The feasibility report addressed the regulatory risks (few, given how far the project was advanced), marketing risks (fairly few, given there are only 20 rental units), financing risks (relatively few, given financing is largely from cash and the operating loan will not be significant), and construction development risks (usual risks for a project of this complexity). The biggest risk is, as is usually the case, potential cost overruns.

The legal counsel, being the same law firm that has acted for St. Andrew's Hall, VST and Central Presbyterian Church on their respective property redevelopments, has provided excellent advice and comfort regarding potential legal structures to achieve the proposed VCPC project redevelopment. Like Central's project, legal counsel is recommending that different related structures be set up to address CRA requirements and risk management, some of which would need to occur before any commencement of the redevelopment.

Description of the Proposed Redevelopment

So what, exactly, is being proposed by VCPC? The existing structure of sanctuary, administrative offices, and daycare will be demolished and a new seven story mixed-use development incorporating (i) a sanctuary and associated office and amenity space on the ground and second floors prepared to a modest finish (no "bells and whistles"); (ii) a nursery school and child daycare located within or adjacent to the sanctuary space on the ground floor and/or second floor prepared to a modest finish; and (iii) 20 housing units on the upper five floors which will be operated as near-market rental apartments. What was not clear in December 2019 was whether the redevelopment could proceed without either the day care or the housing units. It is now clear, based on analysis by Omicron, both the day care and the rental housing units are a requirement of the City of Vancouver for any approval of the redevelopment and any reapplication without both of those aspects of the redevelopment could delay the redevelopment by years. In short, whatever concerns one has about the material construction cost and missional value of the housing units and the day care, they both are required if a redevelopment (as opposed to a renovation) of VCPC's building is to occur in the foreseeable future at the present location.

The cost of the proposed redevelopment project is estimated (within 15%) to be approximately \$31.9 million (including costs incurred to date), which includes a \$2.5 million contingency. The congregation advises that between the proceeds of selling the two ancillary properties for net \$27.3 million and other donations from the congregation, it has almost \$30 million on hand, thus requiring a loan of approximately \$2.0 million to complete the development (any increase or decrease in actual construction costs will amend the loan on a 1:1 basis) if the entire contingency is used and no additional costs are incurred. Based on the above assumptions, the project is expected to provide annual revenue from the apartments on a net operating basis of \$320,000 (a 4% return on cost) and after accounting for the cost of expected continuing debt at 3% annually and the rental of two manse apartments) annual revenue of approximately \$140,000 (a 1.75% return on cost). Based on these estimates and various market assumptions, VCPC could absorb a loan of between \$4 million and \$6 million by using the new rental revenue to cover the interest incurred on loans for above-budgeted construction costs. It is unlikely, especially in light of the present downward economic indicators due to the pandemic and the Canadian economy generally, that there would be cost overruns in excess of both the budgeted contingency and an additional \$4 million. However, in that unlikely event, any increase of the development costs above approximately \$36 million would mean the congregation would have to pay the debt costs from alternative sources (mostly increased donations).

The costs exclude the value of the present land, which BC Assessment has set at \$12.2 million and Omicron estimates to be approximately \$13.0 million. After the redevelopment, the imputed value of the building and

land would be approximately \$33 million. If the imputed cost of the land was included in the project costs, the return on the proposed development would be less than 0.5% (half of one percent). As noted by the consultants, this project would not be approved commercially. But it should be noted most sanctuary buildings are not feasible commercially. The question remains whether the project is appropriate from a missional basis and if it bears too much financial cost and risk for the missional value the building could provide.

P&F Analysis

The principal work of the proposed redevelopment was initiated and continued within the congregation for several years in consultation with an architect the congregation had retained. In the past year, consultants have been jointly retained by Presbytery (via P&F) and VCPC to provide expertise, experience and independence to analyzing if the redevelopment project is feasible and making proposed changes to meet budgetary goals. Over the past two years P&F has been regularly involved as well as it engaged VCPC on factual, planning and polity issues and reviewed the consultants' work and progress.

P&F, having reviewed the materials provided and the due diligence performed with legal counsel and the project manager, is comfortable assuring Presbytery that excellent work by the consultants has been done and rigour applied to maximize the benefits and manage the risks of such a large redevelopment. If the proposed redevelopment project is approved by Presbytery, P&F expects the project to be executed well using the parties now under contract and that neither VCPC nor Presbytery would face material risks not associated usually with any construction project. The one caveat: construction costs in Vancouver are notoriously difficult to establish and firm contracts have not yet been obtained (which is appropriate given approval from Presbytery has not been obtained). However, with a budget estimate allowing for a 15% variance and with a budgeted contingency of about 8.5% and the revenue from apartment rentals able to carry an additional 13.6% cost increase, the congregation is unlikely to find itself with interest costs that could not be covered by the project's revenues. A fixed price construction project could be obtained, but that would increase the fees from the construction manager and that option has not yet been considered by VCPC.

There is one planning issue that should be highlighted. There had been some discussion by VCPC representatives that the 20 housing rental units could be sold to a third party for an upfront cash payment, although those representatives stated they had no intention to make such a sale in the near future. This idea has been more widely discussed now that consultants have confirmed VCPC will be required to carry debt if the proposed redevelopment occurs. P&F would strongly recommend that VCPC not be allowed to conduct such a potential sale, because if title to those rental units were surrendered to a third party, VCPC and Presbytery would lose control over any future redevelopment or reimagining of the VCPC property's use. Title would be held by others and contracts and charges to VCPC's title would require present use to continue in its present configuration and any default could result in losing the entire building to the third party rental unit owners. P&F would not recommend the proposed redevelopment project if it included the possibility of present or future sale of the rental units to a third party.

It would be naïve to ignore the present turbulence within the denomination regarding Remits B and C from the 2019 General Assembly and how it might affect the congregation immediately prior to one of the most expensive redevelopments in the denomination's history. In 2016 the congregation, along with 35 other congregations across the country submitted an overture to General Assembly seeking "gracious dismissal" that would allow congregations to leave the denomination with their property if the definition of marriage was changed. Any decision by General Assembly is now postponed until 2021 with the cancellation of the 2020 General Assembly. The general concern would arise if a material number of VCPC members and or elders left the congregation if the Remits passed (or if tired waiting for the resolution of the matter) while the construction project was underway

and left the redevelopment project without leadership or continuing congregational financial support. VCPC representatives recognized the concern but noted that even in the shadow of the present uncertainty surrounding who might control congregational property, many congregants continued to donate money for the redevelopment and supported the redevelopment. VCPC representatives committed to follow the leading of the Holy Spirit as expressed within the denomination's polity and expressed their commitment to advancing this project within the PCC.

The Role of SLC

Through VCPC's application process for redevelopment, some members of Presbytery and VCPC have questioned the role of Presbytery in the approval process, and even why such approval is required. Under our denomination's rules, a congregation "owns" its land, buildings and assets subject to trust obligations owed to the congregation, Presbytery and the national denomination, so that a congregation is given restricted stewardship as long as the congregation exists. That stewardship role requires, among other actions, seeking the approval of Presbytery if any extraordinary actions or changes are to occur within a congregation, whether it be the calling of a minister or a redevelopment or sale of a property. Presbytery's approval is not merely to "rubberstamp" whatever a congregation wants, but requires Presbytery to discern if the land, buildings and assets are being used well for Kingdom purposes. Presbytery, like all courts of the church, has at times failed to exercise its duties effectively. There have been recent examples where building projects were approved by Presbytery that ultimately did not have the support of all the leadership or most of the congregation, and strife ensued that damaged the congregation and its witness to its community. In the present situation, VCPC, like many of our congregations, is facing difficult issues such as involving the potential adoption of Remits B and C from the 2019 General Assembly, future leadership changes, dwindling numbers of members, and potential property taxes and other financial stresses, among other challenges. Our past failings should not be an excuse for Presbytery to forego due oversight but rather should cause us to perform that duty well to ensure that the redevelopment is a wise and faithful act of stewardship by the congregation, which includes ensuring Presbytery knows the congregation and its leadership are fully supportive of the project.

In light of the information above, SLC believes it is reasonable to require that it obtain evidence that the congregation has, with all the updated information now available, performed a serious analysis of the missional goals of the redevelopment and considered other missional alternatives. Those goals were presented in written form through the March 2020 Omicron report. That report, summarizing representations made to the consultant by VCPC representatives, highlighted that the congregation's present activities exceed the limited space of the present building and require renting space in neighbouring buildings, and the lack of congregational space is believed by VCPC to limit future potential missional work. SLC has expressed interest in having missional alternatives placed before the congregation as it considers whether to vote in favour of the proposed redevelopment.

Alternatives that SLC believes the congregation should be aware of in light of the present and updated information:

1. Spend approximately \$6 million to renovate the present building to the studs: invest the monies raised by the sale of the ancillary properties and monies raised by the congregation, less pre-construction expenses to date and the renovation costs (net approximately \$22 million) that should generate about \$1.1 million annually for use for missional purposes of the congregation (VCPC's 2018 operating budget was approximately \$330,000). This would not increase the size of the building envelope but it may be made more efficient and updated and eliminate the mould problems.

2. Sell the present sanctuary property to move to a missionally strategic location, just as the congregation had done previously in the early 1980s. The BC Assessment value of the sanctuary property is \$12.2 million and Omicron estimates to be approximately \$13.0 million. With those funds, together with the present \$28 million the congregation could consider multiple opportunities for missionally focused ministries, including amalgamating with another PCC congregation, purchasing a church sanctuary in a strategically important place in the city that is for sale, the rental of facilities, a joint ministry with other organizations, or other alternatives determined by the congregation.
3. Redevelop the property as set out in the Omicron report.

This is a significant proposal by the congregation, being one of the largest property redevelopments in our denomination's history. Given (i) a decision of this magnitude, (ii) the length of time the project has taken from initial congregational input until today and the numerous changes in Cambie real estate, construction costs, and the congregation itself in that time, and (iii) the great constraints required by the City of Vancouver and the financing realities of such a large project, it is appropriate to present to the congregation (as is required by the Book of Forms) a fulsome description of the proposed redevelopment and the alternatives set out above, with a simple question if the congregation supports the project as described or rather one of the alternatives. SLC recognizes that the present pandemic makes such a meeting impossible for now. SLC would emphasize that for Presbytery to perform its duty well, the meeting should be in person. SLC encourages VCPC to wait until the congregation can physically meet once again. If no such physical meeting occurs because VCPC desires to bring the redevelopment project to a conclusion, then SLC believes Presbytery will want greater proof of the congregation's understanding of the proposed redevelopment and the above-mentioned alternatives as well as a high level of support given no debate or discussion will effectively occur with the latest facts and analysis. SLC has consulted with the Clerks of Assembly about acceptable alternatives to a physical meeting, and believes a "mail in vote" would be the best alternative to an actual physical congregational meeting (which remains SLC's preferred method). As such, the recommendation below sets out both how a physical or a mail in vote could occur.

Once a congregational vote is taken on the terms set out in the following recommendation and the results of that congregational vote are known, SLC will come to a subsequent Presbytery meeting with a positive or negative recommendation on the VCPC redevelopment proposal itself. SLC recognizes that any positive recommendation would include VCPC addressing:

- Certain legal title issues requiring transfers to new related entities that would need to be addressed before construction commences (SLC would seek power to issue on this point based on legal advice received).
- Registered notice on title that there could be no transfer of ownership of the rental apartments in the future.
- Binding contracts with an external project manager (Omicron) and construction manager (Bird construction) within the parameters described in this memorandum, which includes a cost estimate that could vary up to 15%.

Recommendation No. 1

BE IT RESOLVED THAT Presbytery will consider the redevelopment of the buildings and land of Vancouver Chinese Presbyterian Church at a meeting of Presbytery subsequent to when the congregation satisfies either Process A or

Process B, as chosen by the Session of Vancouver Chinese Presbyterian Church (recognizing the concerns expressed by SLC in its report about Process B):

Process A

- (i) the Session of Vancouver Chinese Presbyterian Church duly calls and constitutes an in-person meeting of the congregation of Vancouver Chinese Presbyterian Church (once permitted by governmental health authorities) at which there is a minimum of two-thirds of those present and voting in favour of such redevelopment proposal (as per Section 162.1 of the Book of Forms)
- (ii) the notice for such a congregational meeting will (i) specify the details of the congregational vote about the proposed redevelopment and missional alternatives, and (ii) include written materials related to the redevelopment proposal and an analysis of other options, all such materials in both English and Cantonese at least 15 days before the meeting date (after review and approval by Strategy and Leadership Committee);
- (iii) members of Strategy and Leadership Committee will be invited to attend and speak at the congregational meeting for the purpose of addressing questions or concerns from the congregation about any redevelopment proposal, other potential options, and the process leading up to the meeting.

Process B

- (i) a written notice is delivered to all VCPC members and adherents who contribute regularly for the support of the church and its ordinances. That notice will (i) specify the details of the congregational vote about the proposed redevelopment and missional alternatives (ii) include written materials related to the redevelopment proposal and an analysis of other options; and (iii) contain a voting ballot and a double envelope, all such materials in both English and Cantonese at least 21 days before the deadline for the balloted votes to be returned (after review and approval by Strategy and Leadership Committee);
- (ii) a videoconference be organized after the notice and materials are sent to allow for questions and comments by the congregation about the proposed redevelopment and missional alternatives, at which members of SLC will be invited to attend and speak, as well as the provision of an email address where congregants and adherents may write on a confidential basis to Presbytery about their views of the proposed redevelopment;
- (iii) the balloted votes will be counted by the Clerk of Session and Clerk of Presbytery, with the results reported to both VCPC and the Presbytery when known.”

APPENDIX B

EXCERPT FROM REVISED REPORT OF PROPERTY AND FINANCE COMMITTEE

December 3, 2019 Presbytery Meeting

“Vancouver Chinese Presbyterian Church- Presbytery Review of Proposed Project Redevelopment

This Presbytery meeting represents an important milestone for Vancouver Chinese Presbyterian Church and its proposed redevelopment of its sanctuary into a seven story building that includes a new sanctuary, space for daycare and pre-school facilities, and 20 near-market rental apartments. The independent feasibility study for such a redevelopment has been conducted, its conclusions reviewed by P&F, and a final meeting occurred with both the session and congregation once the feasibility study was available. At this Presbytery meeting Presbytery will be asked to consider if it will approve the proposed redevelopment.

Background

It was over two years ago that the Presbytery first learned of the extensive work VCPC had done in pursuing the redevelopment of its sanctuary property and the sale of other properties owned by the congregation. Because the process followed by VCPC had not been in accordance with Presbytery rules or even with Presbytery’s knowledge, Presbytery had not been afforded at that time the opportunity to consider various missionally driven pathways for VCPC’s future with its property, which would have made the approval process easier and quicker. Instead, the following year was spent between P&F and VCPC trying to establish the role of Presbytery and the requirements of the denomination for any proposed redevelopment.

After Presbytery learned of VCPC having already entered binding land sale agreements for two properties it owned in the Cambie corridor in November 2017, the Presbytery approved such a sale subject to the funds being placed in escrow jointly with the Presbytery while the redevelopment proposal application proceeded and was subject to Presbytery’s final approval of any redevelopment. That land sale closed in October 2018 with net proceeds of \$27.3 million. Costs incurred to date by VCPC on the redevelopment analysis process have been verified and paid out of escrow to VCPC.

Retainer of Independent Experts

In January 2019, VCPC and Presbytery established the terms of reference for a development coordinator and the process by which a redevelopment proposal could be advanced, including VCPC putting to tender bids for a project manager and legal counsel. In April 2019 VCPC and the Presbytery jointly engaged the services of Omicron as project manager to analyze VCPC’s proposed development project, testing the assumptions used in VCPC’s redevelopment application and to provide analysis on various matters including the management of project risks. Omicron tabled that report in November. Similarly, in July 2019 VCPC and the Presbytery jointly engaged the services of Miller Thomson LLP as legal counsel to advise on the legal structure and risks associated with such a redevelopment. Miller Thomson has provided an interim and updated memorandum to both parties.

As project manager, Omicron provided tremendously important services as it directed the retainer of a construction manager and other consultants for the pre-construction phase, reviewed and verified (and

ultimately undertook the accounting for) the pre-construction expenses, prepared a pro forma budget (that is, a theoretical future budget based on present expectations) reviewed and then managed the entire budgeting process, including a control budget and options for potential financing of the project.. When the cost of the project exceeded the stipulated parameters, Omicron engaged in the revision of the redevelopment plans and budgeting to bring the costs closer in line with expectations. The feasibility report addressed the regulatory risks (few, given how far the project was advanced), marketing risks (fairly few, given there are only 20 rental units), financing risks (relatively few, given financing is largely from cash and the operating loan will not be significant), and construction development risks (no risks not usual for a project of this complexity). The biggest risk is, as is usually the case, cost overruns.

The legal counsel, being the same law firm that has acted for St. Andrew's Hall, VST and Central Presbyterian Church on their respective property redevelopments, has provided excellent advice and comfort regarding potential legal structures to achieve the proposed VCPC project redevelopment. Like Central's project, legal counsel is recommending that different related structures be set up to address CRA requirements and risk management, some of which would need to occur before any commencement of the redevelopment.

Description of the Proposed Redevelopment

So what, exactly, is being proposed by VCPC? The existing structure of sanctuary, administrative offices, and daycare will be demolished and a new seven story mixed-use development incorporating (i) a sanctuary and associated office and amenity space on the ground and second floors prepared to a modest finish (no "bells and whistles"); (ii) a nursery school and child daycare located within or adjacent to the sanctuary space on the ground floor and/or second floor prepared to a modest finish; and (iii) 20 housing units on the upper five floors which will be operated as near-market rental apartments. The sanctuary will remain approximately the same size but seating will be reduced by approximately 20% (numbers vary slightly between the architectural drawings and the consultant's report. While the number of parking stalls available to the congregation would be increased to approximately 35, it is anticipated that the present parking used by many at Oakridge Plaza will be lost when that complex is redeveloped.

The cost of the proposed redevelopment project is estimated (within 15%) to be approximately \$31 million, and a loan of approximately \$2.1 million to complete the development will be required (any increase or decrease in actual construction costs will amend the loan on a 1:1 basis). A conservative estimate of \$7-8 million of that cost is associated with the building of the apartments, but any accurate calculation will take further work from Omicron. Based on the above assumptions, the project is expected to provide annual revenue from the apartments on a net operating basis of \$320,000 (a 4% return on cost) and after accounting for the cost of expected continuing debt at 3% annually and the rental of two manse apartments) annual revenue of approximately \$140,000 (a 1.75% return on cost). Based on these estimates, VCPC could absorb with new rental revenue the interest incurred on loans to cover above-budgeted construction costs of up to \$2.5 million (or 8.33% of anticipated construction costs). Any increase of the development costs above that 8.33% would mean the congregation would have to pay the debt costs from alternative sources (mostly increased donations). The costs exclude the value of the present land, which BC Assessment has set at \$12.2 million and Omicron estimates to be approximately \$13.0 million. After the redevelopment, the imputed value of the building and land would be

approximately \$33 million. If the imputed cost of the land was included in the project costs, the return on the proposed development would be less than 0.5% (half of one percent). As noted by the consultants, this project would not be approved commercially. But it should be noted most sanctuary buildings are not feasible commercially. The question remains whether the project is appropriate from a missional basis and if it bears too much financial cost and risk for the missional value the building could provide.

P&F Analysis

The principal work of the proposed redevelopment was initiated and continued within the congregation for several years in consultation with an architect the congregation had retained. In the past eight months, consultants have been jointly retained by Presbytery (via P&F) and VCPC to provide expertise, experience and independence to analyzing if the redevelopment project is feasible and making proposed changes to meet budgetary goals. Over the past two years P&F has been regularly involved as well as it engaged VCPC on factual, planning and polity issues and reviewed the consultants' work and progress.

P&F, having reviewed the materials provided and the due diligence performed with legal counsel and the project manager, is comfortable assuring Presbytery that excellent work has been done and rigour applied to maximize the benefits and manage the risks of such a large redevelopment. If the proposed redevelopment project is approved by Presbytery, P&F expects the project to be executed well using the parties now under contract and that neither VCPC nor Presbytery would face material risks not associated usually with any construction project. The one caveat: construction costs in Vancouver are notoriously difficult to establish and with a budget estimate allowing for a 15% variance while the revenue from apartment rentals only able to carry an additional 8.33% cost increase, the congregation could find itself with interest costs that could not be covered by the project's revenues. A fixed price construction project could be obtained, but that would increase the fees from the construction manager and that option has not yet been considered by VCPC.

That said, P&F does not believe that the project as presented is the best method to achieve the congregation's missional goals while stewarding the financial costs and risks of the project. The project can be seen as an attempt to build a missionally-focused sanctuary and other facilities (daycare, pre-school) together with non-missional market housing to generate revenue for the project. But the costs of those housing units, the limited revenue from them, and the development and financial risk they present to the project may not justify their inclusion in the project. Omicron's valuation of the rental units once built is approximately \$11.1 million. VCPC has provided a conservative estimate of \$7-8 million to build those rental apartments, but any accurate calculation will take further work from Omicron. In today's market, a deep discount to the imputed value would be applied for any purchase by a third party, given risks of market, regulatory oversight in the rental market (e.g. rent control), the small number of units offered, and the present housing market generally. Estimates of an \$8.5 million sale price are not unreasonable. As set out in the Section above, the revenue from the rental of those housing units at market prices is approximately \$320,000 on a net operating basis (although some capital maintenance of the sanctuary and related facilities is included with that amount), representing a return on imputed value of less than 2.8% and on a cost basis of about 4%, and an after debt servicing basis of 1.26% and 1.75%, respectively.

In summary, the market rental housing component represents half of the proposed building that in the opinion of P&F:

- Provides little or no missional value;
- Generates financial returns far below what passive financial investments using the same funds would generate;
- Complicates the project legally to require the creation of a business trust to satisfy charitable laws about charities avoiding business activities;
- Requires legal subdivision of the property, which will complicate or preclude future redevelopment of the site;
- Requires a financial expenditure for construction that uses up all remaining congregational cash resources and places the congregation in debt (keeping the project debt-free has been a key commitment to the congregation and Presbytery over the past several years).
- Increases the construction risk and financial risk of the project materially, with any cost increases adding to the debt of the congregation. The 15% variance of the estimate implies the potential for a potential cost overrun of \$4.65 million which would require the congregation to donate an additional \$110,000 annually to pay interest costs, based on present 3% interest rates. In this construction market, cost increases should be anticipated for any project.

It is properly noted by VCPC representatives that because VCPC had advanced the proposed project for years with the City of Vancouver on the assumption of housing units being a part of the project, there is a regulatory risk that the City of Vancouver would not approve a redevelopment of the church site without that market housing. P&F understands that concern and the concern that reapplying to the City for permits already obtained with a new proposal would at best delay the project further. P&F believes these concerns, while valid, could have been avoided if VCPC had involved Presbytery in the project from the start instead of proceeding alone for several years. However, P&F believes that at a minimum Omicron and other consultants should be retained to explore the costs and benefits of this possibility before any final decision is reached. P&F notes that the day care and pre-school, both of which are desperately needed in the Cambie corridor community, will be attractive to the City and may provide the basis for such an amendment to the project proposal.

There is one planning issue that should be highlighted. There has been some discussion by VCPC representatives that the 20 housing rental units could be sold to a third party for an upfront cash payment. This idea has been more widely discussed now that consultants have confirmed VCPC will be required to carry debt if the proposed redevelopment occurs. P&F would strongly recommend, for two reasons, that VCPC not be allowed to conduct such a sale. First, as stated above, the financial net value gained from a sale of the housing would be marginal and any cash obtained would not generate the long term cash flow anticipated by the rental units themselves. Second, and far more importantly for Presbytery, if title to those rental units were surrendered to a third party, VCPC and Presbytery would lose control over any future redevelopment or reimagining of the property's use. Title would be held by others and contracts and charges to VCPC's title would require present use to continue in its present configuration and any default could result in losing the entire building to the third party rental unit

owners. P&F would not recommend the proposed redevelopment project if it included the possibility of present or future sale of the rental units to a third party.

Lastly, there is a troubling concern that the process of envisioning the goals and the project attributes that would achieve those goals within the congregation has not been as transparent as it should have been and the consensus building necessary for such a monumental project has not occurred. Presbytery is aware that process issues within the congregation have previously been a concern with VCPC. At the Sunday afternoon meeting with the congregation, it was noted that this congregation of about 100-110 regular attendees (split almost evenly between the English-speaking and Cantonese-speaking services) about 40% of those attendees participated in this long meeting (with translation provided for Chinese speaking congregants). Of that number, Session members and their spouses represented about one-third of the gathering. The minister, Rev. Morgan Wong, was not in attendance as he was on vacation.

The unanimous and forceful views of the redevelopment committee and Session regarding the proposed development were not as clearly shared by the non-Session members. In a poll of whether the project should proceed or be delayed to consider alternatives and the implications of the Omicron report, one third of all attendees sought a delay. Assuming the unanimous views of Session to proceed immediately were reflected in their voting, this means about half of the non-Session member families were seeking delay. It was perhaps telling that some congregants felt that even this non-binding "indication of interest" to P&F needed a secret ballot (which was provided).

It is important to note that while past ideas and proposals have been presented to the congregation and a vote taken (often not with secret ballot), the present final proposal with costing has not been presented to the congregation for a vote: an information meeting on October 27 occurred but P&F is unaware of what was presented. Given that PCC polity would require a majority of over two-thirds support from the congregation for this proposal, it is not clear to P&F that the present project has the necessary support of the congregation to proceed, and in any event it is clear no consensus exists in the congregation.

At the meeting with the congregation and then with Session, some reasonable frustrations were expressed on both sides of the issue surrounding the proposed redevelopment. For those in support of the redevelopment, there was a high level of "deal fatigue": that is, after eight years of talking and planning and revising, it was believed that the congregation had heard all of the complaints and concerns before and made decisions to move forward and no further delay should be tolerated, especially before the number of attendees in the congregation shrink further, the congregation loses the leadership to facilitate such a redevelopment, and the money they now have is dissipated in future years. The real costs of delaying the project (economic, leadership and congregational exhaustion, uncertainty of future) were repeated by several people.

For those at the congregational meeting opposed to the redevelopment as now presented, they noted many things have changed in the past eight years, including the project itself, the promise of no debt, the loss of any English-speaking minister, and the material decline in congregational attendance in that time period. When the project was first proposed, the reasons to do so were much stronger than they are now and the costs were much lower. The material financial risks to any increase in the construction costs to this small congregation were emphasized. It was felt that the focus needed to be on rebuilding the congregation and not building a building

which draws away energy and focus on the difficult task of building up the congregation. Regardless of the views on the redevelopment, one eloquent speaker noted that the timeline from when the congregation learned of the final proposed project description and costing to the time Session wanted Presbytery to make a decision was ‘ridiculous’.

P&F needs to note that in the congregational and Session discussions, unreasonable concerns were expressed that seemed to pit congregant against congregant, largely related to whether questioning the cost, timing or wisdom of the redevelopment represented “less faith in God”. Obviously, the Bible is full of examples of God’s people told by God to wait rather than act. P&F does not wish to ascribe to either the “pro-building development” or “anti-building development” viewpoints the labels of “faithful” or “unfaithful”, but it is regrettable that the spiritual leadership at the meetings did not seem it necessary to make this point and worse when those labels were used by the leadership themselves.

Related to, but not exactly the same point, was the unfortunate conflation (especially by Session itself) of the congregation’s vision for evangelical outreach and hospitality with the specific details of the present redevelopment proposal. When a vision is reduced to a specific proposal with details, then any disagreement or questioning of that proposal is seen as an attack on the identity of the congregation and defensiveness and rejection results. No healthy conversation and exploration of the proposal can occur when such an attitude exists. This is not to suggest that anyone in the congregation, including its leadership, is motivated by any purpose other than to be a faithful witness of Jesus Christ and an effective steward of His gifts to VCPC. Indeed, it is because this issue is complex and all feel compelled to effect God’s will for this congregation that conversations about this proposed development can take on such a strong tone at times, including but not limited to P&F itself.

Missional Focus

Throughout the past two years P&F has consistently asked the question to VCPC representatives: *is this proposed redevelopment the best project for the missional goals of the congregation and the best use of VCPC’s assets?* All approvals, releases of funds, and contracts signed were done with the full knowledge of VCPC that the essential missional question “*Why?*” had not been adequately addressed by VCPC and that such a question would need to be addressed by Presbytery before any redevelopment approval would be considered. Suggestions were made by P&F to the Session to retain the services of Rev. Dr. Lockhart or others who could help the congregation engage in the visioning process leading to a missionally-focused project, but these suggestions were not adopted. “*Why this particular project?*” will be the focus of the discussion at this Presbytery meeting.

At a meeting with VCPC representatives in early 2018, the convener of P&F asked the head of the VCPC redevelopment committee why the project had been initiated. “Mould” was the answer. At the congregational meeting an additional concern about existing space was raised. The question was reframed by asking what was the unaddressed major issue regarding the future vitality of the congregation. The answer: the loss of congregant’s children to other non-Chinese congregations or loss from the church completely. The P&F convener asked that VCPC explain how the proposed redevelopment would address that major challenge in any final application. To date that answer has not been provided.

In a meeting with Session in early 2019, Session noted that the redevelopment would allow the congregation to better fulfill its missional goals of serving children by way of the daycare and pre-school facilities being enhanced by the new building. It was noted that the redevelopment of the entire Cambie corridor and especially Oakridge Plaza would provide opportunities to evangelize to a larger population, especially to ethnic Chinese residents. It was believed that engaging the parents of the daycare and pre-school children would also provide evangelical opportunities. Because the redevelopment was anticipated by VCPC to cost significantly less than what was ultimately determined, VCPC had also envisioned monies (now needed for the development) being used for a variety of projects, including Camp Douglas and a Mandarin ministry.

It is beyond the mandate of P&F to assess the redevelopment project through an analysis of potential missional alternatives, but P&F believes that such a discussion should occur at the presbytery level before any decision is made by Presbytery. P&F has invited VCPC to make a presentation to Presbytery on the missional purposes and consequences of this potential redevelopment. At the December 1, 2019 congregational meeting reviewing the proposal P&F noted that there were many alternatives to the present proposed redevelopment, including, but not limited to, the following (all were provided without the suggestion that they were in preference to the present proposal):

Alternatives

4. Do nothing to the building; continue investing the \$27.3 million (less pre-construction expenses to date) that should generate about \$1.4 million annually for use for missional purposes of the congregation (VCPC's 2018 operating budget was approximately \$330,000)
5. Spend \$1 to \$2 million to update the building and address mould issue: invest the remaining funds and generate about \$1.3 million annually for use for missional purposes of the congregation. The estimated cost of eliminating the mould issue has not been analyzed by any external consultant since the congregation has envisioned only the replacement of the building entirely, so such a pricing would be required.
6. Redevelop the property but do not include any rental units in the project as they use significant cash resources for building, have limited missional value, and provide a financial return below average investment returns; use the cash otherwise used for building the rental units for eliminating any project debt and investing the net cash for missional purposes. Such a proposal would need to be costed out to understand the magnitude of the benefit.
7. Sell the present sanctuary property to move to a missionally strategic location, just as the congregation had done previously in the early 1980s. The BC Assessment value of the sanctuary property is \$12.2 million and Omicron estimates to be approximately \$13.0 million. With those funds, together with the present \$27.3 million (less pre-construction expenses but adding other monies held by congregation) the congregation could consider multiple opportunities for missionally focused ministries, including amalgamating with another PCC congregation, purchasing a church sanctuary in a strategically important place in the city that is for sale, the rental of facilities, a joint ministry with other organizations, or other alternatives determined by the congregation.

8. Redevelop the property as proposed, but delay the project on the assumption that the present heated construction industry may cool down with lower costs in the future and income earned from investments will increase over time.

In response to these alternative proposals, we heard from some congregants (mostly Session members) in favour of the redevelopment that doing nothing with the building was not acceptable; mould was not the only issue with the building and more space would be appreciated; eliminating the rental units would require going back to the City for permission, increasing the risk of delay or even rejection; the congregation felt called to remain in the Cambie corridor and that presence had to be at its existing site; and any delay would close this window of opportunity given to the congregation by God. P&F was told that this sort of wide ranging consideration of options and subsequent analysis had been done previously, although P&F has not received any documentation of such a congregational discussion despite prior requests for that material.

No Recommendation

As stated above, P&F is not recommending any of the alternatives set out above but believe all are worthy of consideration by Presbytery as it considers the missional goals and benefits of the present redevelopment proposal.

P&F comes without recommendation on the VCPC redevelopment proposal itself but does note that before any redevelopment proposal is finally approved by Presbytery:

- Certain legal title issues requiring transfers to new related entities will need to be addressed before construction commences (P&F would seek power to issue on this point based on legal advice received);
- Clarity about the ability to transfer ownership of the rental apartments will be required (P&F strongly recommends no ability to transfer for reasons set out above);
- P&F is comfortable the present redevelopment is properly designed and would be properly managed by the external project manager and construction manager within the parameters described in this memorandum, which includes a cost estimate that could vary up to 15%;
- Omicron and other consultants should be requested on behalf of Presbytery and VCPC to analyze the possibility of the proposed project development without the market housing component to determine the regulatory risks and the economic costs and benefits of such a revision to the proposal and present those results to P&F;
- A congregational vote will be essential with materials sent beforehand (after review and approval by P&F) attended by P&F to answer questions. That vote should occur after an independent exploration of the risks and rewards of a proposed project without market housing has been completed and recommendations received. Any vote will require a clear majority of more than two-thirds as required in the Book of Forms;
- Discussion needs to occur between P&F and members of the former Special Committee of Presbytery previously appointed to address VCPC matters to ensure polity and leadership issues have been adequately addressed before any commencement of any major redevelopment

Recommendation No. 1

BE IT RESOLVED THAT Presbytery will not consider any motion pertaining to the approval of a redevelopment of the buildings and land of Vancouver Chinese Presbyterian Church until the following conditions are satisfied:

- (iv) a duly called and constituted meeting of the congregation of Vancouver Chinese Presbyterian Church on or after January 5, 2020 has occurred at which a minimum of a minimum of two-thirds of those present and voting in favour of such redevelopment proposal (as per Section 162.1 of the Book of Forms)
- (v) the notice for such a congregational meeting for which such meeting and written materials related to the redevelopment proposal and an analysis of other options in both English and Cantonese will be provided to each member and adherent at least 15 days beforehand (after review and approval by Property & Finance Committee);
- (vi) Omicron and other consultants as required are requested by Property & Finance Committee on behalf of Presbytery and VCPC to analyze the possibility of the proposed project development without the market housing component to determine the regulatory risks and the economic costs and benefits of such a proposal and present those results to Vancouver Chinese Presbyterian Church and Property & Finance Committee for inclusion in materials for the congregational meeting;
- (vii) members of Property & Finance Committee will be invited to attend and speak at the congregational meeting for the purpose of addressing questions or concerns from the congregation about any redevelopment proposal, other potential options, and the process leading up to the meeting.”

COMMUNITY ENGAGEMENT COMMITTEE REPORT

*The report was presented by Glen Davis, Community Engagement Committee Convenor.
All motions, unless otherwise noted, moved by Glen Davis, seconded by Neil Abramson.*

COMMUNITY ENGAGEMENT COMMITTEE (CEC) Report to the Presbytery of Westminster, June 16, 2020

The CEC has held two meetings since the May 5 meeting of presbytery (May 14 and June 5).

Co-conveners – Following many years as faithful convener of the Mission Committee, Isabel Evans decided to resign as co-convener of the CEC. Neil Abramson volunteered to join Glen Davis as co-convener.

Chart List of Grants and Deadlines for Applications – In response to requests from presbyters, the CEC prepared a chart which lists the grants that congregations and special ministries might wish to apply for. The chart includes information on grant administrators, the purpose of the grant and the deadlines for applications to be received. The CEC approved the chart and agreed to forward it to presbytery for its consideration and distribution. **(See attached Appendix 1)**

Guaranteed Basic Income for Canadians – The committee learned of a letter written by many influential leaders of the Anglican Church of Canada and the Evangelical Lutheran Church of Canada to the Government of Canada requesting the government to act upon the need for a Guaranteed Basic Income for Canadians. We then obtained a copy of the letter on the same subject signed by the Moderator of the General Assembly, the Rev. Amanda Currie. At our request, the clerk sent the moderator's letter to all presbyters in preparation for this meeting. **(See attached)**

Recommendation 1

That Presbytery indicates its support for a Guaranteed Basic Income (GBI) for Canadians by:

- a. requesting congregations of Westminster Presbytery to have the letter from Moderator, Rev. Amanda Currie, read aloud during a worship service;
- b. requesting congregations to make this letter available to their people to assist them in becoming familiar with this proposal and the action taken by the PCC;
- c. encouraging congregants to write letters to their Member of Parliament to which they might attach the moderator's letter, indicating their support for a GBI for Canadians.

The Community Engagement Committee withdrew this recommendation for further review and consideration.

May 12, 2020

COVID-19 Pandemic –Guaranteed Basic Income

The Right Honourable Justin Trudeau, P.C., M.P. Prime Minister of Canada
Office of the Prime Minister 80 Wellington St
Ottawa ON KIA 0A2

The Honourable Chrystia Freeland, P.C.,
M.P. Deputy Prime Minister
Privy Council Office Room 1000 85 Sparks St
Ottawa ON KIA 0A3

The Honourable Bill Morneau, P.C., M.P. Minister
of Finance
90 Elgin St, 17th Floor Ottawa ON KIA 0G5

Dear Prime Minister, Deputy Prime Minister and Minister Morneau

The COVID-19 pandemic has reached every corner of Canada and upended people's lives, communities, the labour force, the health care system, food systems and the economy. The Government of Canada's actions to assist people and businesses with programs such as the Canada Emergency Wage Subsidy and Canada Emergency Response Benefit are helping individuals and families cope with the financial strains of these unprecedented times. We commend the Government for swift action.

Those who were vulnerable to economic insecurity before COVID-19, however, have been disproportionately impacted by the pandemic. Additionally, the loss of jobs from businesses that had to close to slow the spread of the disease has increased the numbers of economically insecure people. Many still fall through the cracks when there is no program that readily fits their situation. Others are unsure how to navigate the myriad of programs available to see if any fit or live in fear that a change in their circumstances will disqualify them from receiving needed support. It is past time for structural change that addresses the marginalizing forces of socioeconomic inequities and economic injustice. Canada needs a Guaranteed Basic Income.

The Presbyterian Church in Canada affirms that the Church has a calling to seek justice in the world, and that the church's pursuit of justice requires concern for the poor as well as seeking the best way to create well-being in every society. Creating such well-being entails addressing issues such as employment, education, and health, as well as rights and responsibilities.¹ As early as 1973, the Presbyterian Church in Canada communicated its support of what was then called a "guaranteed annual income" to the federal government. It also approved of church participation in and funding for an ecumenical body (then called PLURA, which has since become part of the ecumenical group KAIROS) created in part to voice and address the needs of those with low income.² The words of our 1973 report could not be more timely: "the Church is called to combat poverty. The usual way of prescribing an antidote for poverty is to provide more money and more consumer goods. But we may now be entering an era when all of us should be eating and consuming less for our own good and for the sake of the environment. It may be that the style of life now lived by the poor people in our society resembles the pattern the rest of us may be compelled to follow in the future. In fact, leisure [from lack of employment] is a way of life which may be forced upon many

people as time goes on.”³

Statements from the church such as these have been followed, to cite just a few examples, by appeals to the federal and provincial governments during the recession in the early nineties to ensure that efforts directed towards economic recovery should not occur in concert with the curtailment of social programs, and again in 2007, affirming the need for a national strategy with measurable targets and a timeline to reduce poverty in Canada, including that minimum wage should be indexed to the annual cost of living and that there should be the establishment of a national social housing program. Thus The Presbyterian Church in Canada has a decades-long history, beginning with advocating for a concept similar to Guaranteed Basic Income, of advocating for the end of poverty and that all should be able to live with dignity and meet their basic needs.

The Government of Canada has also engaged with concepts similar to Guaranteed Basic Income previously: Senators have debated, and called for, such steps, in both the 1971 Report of the Special Senate Committee on Poverty and again in 2008 when Senator Hugh Segal called for a guaranteed income to address poverty in Canada. It is past time for the Canadian government to enact legislation guaranteeing an annual income as a means to transform the economic landscape of Canada and end poverty.

The ongoing challenges facing economically disadvantaged people cannot be understated and can leave people feeling powerless and isolated, deeply scarring those who experience it. Experiencing income-insecurity related issues – such as hunger, homelessness and increased vulnerability to violence – can also have lasting physical, emotional, relational and spiritual consequences. Many of those consequences can be social as well as personal: economic instability can contribute to increases in crime⁴, to health problems⁵ that add to the cost of health systems, and difficulties in accessing important basic human rights, such as education. All of these outcomes end up costing Canada significantly in terms of providing healthcare, dealing with crime, and loss of potential skilled workers who face too many barriers to needed education.

Critics of a guaranteed basic income have argued that it could become a disincentive for people to stay in or re-enter the workforce. The evidence suggests the opposite. A preliminary report on a basic income experiment in Finland found that benefit recipients were happier and healthier, reporting greater well-being as well as opportunity to volunteer in the community or help care for vulnerable family members or neighbours. Some even viewed it as a chance to start businesses on creative projects.⁶

¹ Summarized from *Living Faith: A Statement of Christian Belief*, The Presbyterian Church in Canada; “Justice” section 8.4.4.

Clerks of Assembly: The Rev. Stephen Kendall and The Rev. Donald Muir

² *The Acts and Proceedings of The Presbyterian Church in Canada*, 1973, pp. 274-278, 282, 40

³ Ibid.

⁴ See for example Peter Kitchen, *Exploring the Link between Crime and Socio-Economic Status in Ottawa and Saskatoon: A Small-Area Geographical Analysis*. Accessible at: https://www.justice.gc.ca/eng/rp-pr/csj-sjc/crime/rr06_6/rr06_6.pdf

⁵ See for example work by Paula Braveman and Laura Gottlieb, “The Social Determinants of Health: It's Time to Consider the Causes of the Causes” accessible at <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3863696/>

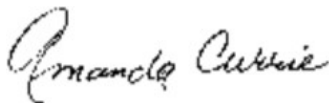
⁶ Jon Henley, “Finnish basic income pilot improved wellbeing, study finds” *The Guardian*, 7 May 2020. Accessible at: <https://www.theguardian.com/society/2020/may/07/finnish-basic-income-pilot-improved-wellbeing-study-finds-coronavirus>

Outcomes similar to those in Finland were also beginning to be seen in the pilot program in Ontario, before it was prematurely ended. Results from the Ontario experiment show it enabled participants to invest more in their lives, health, businesses, homes, and education.⁷ It also allowed them to invest more time – and money – in their communities. As one article discussing that pilot project notes, “[Guaranteed basic income] functions in different ways for different people. [For some], it’s fuel for cultural development... [or] a food subsidy, an educational grant, and a neighborhood improvement fund all in one. For a married couple who own a health-food restaurant that barely covers its costs, it’s a small- business booster. A man who hurt his back working in a warehouse told me he hoped it could augment his employer’s disability payments. A student who was about to graduate from a technical college and had a job lined up said he planned to use the extra income to pay down school loans and start saving for a house. For [some advocates], the basic income is something broader: a social equalizer.”⁸

Ensuring that all in Canada have a basic level of income would increase levels of social equity and economic equity. Had a Guaranteed Basic Income been in place before the COVID-19 pandemic hit, we would not be seeing nearly the same level of drastic and alarming economic repercussions, and the fear that many will not be able to make rent or afford to eat, that businesses will close, causing cascading unemployment that further contributes to economic chaos. Canada, and indeed the world, is facing a mounting recession that threatens to repeat the Great Depression. Now is *exactly* the time that we desperately need a guaranteed income for all, a safety net that can help stave off economic collapse. We cannot afford not to have such a safety net. Joining with many other churches, religious groups, and civil groups, we urge the Government of Canada to swiftly and fully explore the various ways that a Guaranteed Basic Income can be modelled, and then implement this vital policy.

These are difficult times for everyone, and we understand that many—including Parliamentarians—are working under the shadow of grief, loss, and uncertainty. Please rest assured of our prayers for the work of Parliament in this difficult time. Meanwhile, we look forward to your response.

Sincerely,



The Rev. Amanda Currie Moderator
145th General Assembly
The Presbyterian Church in Canada

⁷ Dan Taekema, “People kept working, became healthier while on basic income: report” Accessible at: <https://www.cbc.ca/news/canada/hamilton/basic-income-mcmaster-report-1.5485729>. See also a study funded in part by the Social Sciences and Humanities Research Council (SSHRC) on Ontario’s basic income experiment:

“Southern Ontario’s Basic Income Experience” accessible at <https://labourstudies.mcmaster.ca/documents/southern-ontarios-basic-income-experience.pdf>

⁸ See for example an article in the MIT Technology Review by Brian Bergstein, “Basic Income Could Work--If You Do It Canada-Style.” June 20, 2018. Accessible <https://www.technologyreview.com/2018/06/20/141704/basic->

Condemning Anti-Asian Racism – The CEC prepared the following statement on Anti-Asian Racism and approved it for submission to Presbytery.

Anti-Asian Racial Violence in British Columbia and Across Canada

The Community Engagement Committee hereby draws the attention of the Presbytery to the need for congregations to take action to combat the rising tide of anti-Asian racist hate crimes in the Greater Vancouver Regional District (GVRD) and across Canada in 2020. (**Note:** *This paper was written prior to the recent wide attention being given to the issue of racism in many forms across Canada but we wish to maintain our focus on the specific Anti-Asian issue while referring presbyters to the Presbyterian Church in Canada's recent statement(s) on the Church and Anti-Racism. See,*

<https://presbyterian.ca/2020/06/02/pcc-anti-racism/>

The recommendations proposed in this CEC report are consistent with that statement by our national church.

In only the first four months of the year the Vancouver Police Department (VPD) reported 20 such hate crimes. On May 22, CBC news reported that the number of anti-Asian hate crimes in the GVRD had risen to 29. In all of 2019, there were 12. Many additional incidents go unreported, according to Carol Liao at the CBC.

This increase of racist incidents is part of a recent trend in Canada. Lee-Young reports that between April 23 and May 18, 2020, an online poll received reports of 128 anti-Asian racist attacks and micro-aggressions across Canada (87% in BC) including verbal harassment, physical attacks, and vandalism. As a result, long time Asian Canadians living in Vancouver “fear going out for dread of being attacked.”

These attacks are motivated by the entirely erroneous belief that the COVID19 virus is carried by all Chinese or Asian people. A poll by the Chinese Canadian National Council for Social Justice found that 14% of respondents in Vancouver, Toronto and Montreal either believed this (4%) or were uncertain it was not true (10%). Research has shown most COVID19 infection spread to Canada from the USA.

This “shadow pandemic of anti-Asian racism” is part of a long history of anti-Asian racism that has been endemic in Vancouver since the 19th Century. The “Chinese Head Tax” required Chinese immigrants to pay a huge entry fee when they arrived in Canada that was not applied to European immigrants. Chinese citizens (and all “non-whites”) were deprived of the right to vote in 1871 by an act of the BC legislature. In Vancouver, Nanaimo and Kamloops, Chinese residents were confined to ghettos on the outskirts of the towns. In West Vancouver, persons of Chinese and Asian ancestry were forbidden by legal covenant to own property in the British Properties neighbourhood. Even in death, Chinese burials were excluded from “white” cemetery areas. Racism against Chinese immigrants extended to other Asian minorities. At the onset of World War II, Japanese Canadians, two thirds of whom had been born in Canada, were forced into concentration camps in the Interior, and their property was seized, never to be returned.

Presbyterians themselves historically participated in the anti-Asian racism in Vancouver. For example, Vancouver's Anti-Asian riots of 1907 were led by the Anti-Asiatic League, presided over by the Rev. John Fraser, minister of First Presbyterian (now United) Church.

Today, because of peoples' fears about the COVID19 epidemic, "the toxic echoes from the past resonate through the racial slurs of the present," according to Fiona Lam. "People persist in seeing themselves as superior, and others as inferior, based on skin colour and ancestry." Personal responsibility for racist attitudes is deflected by finding scapegoats to blame.

This current trend to demonize Asian Canadians is especially unacceptable because, according to Wikipedia, there are almost as many Asian Canadians (43.9%) as European Canadians (48.6%) comprising the population of the GVRD. This is racism directed by one minority against another. Bowinn Ma, MLA for North Vancouver-Lonsdale, warns that if Vancouverites do not confront these racist acts, it will encourage others to embrace what may have been latent biases "as though they are *righteous*."

Anne Kang, MLA for Burnaby-Deer Lake, and Minister of Citizen's Services, said, "Hatred will thrive whenever we fail to denounce it.....Government on our own will not be able to end racism but people standing up together will." Apathy, and turning away, has never alleviated racism. "Purposeful and concerted actions of many people are necessary to change the trajectories of our histories," says Liao, who adds that "the resurgent racism has made my belonging here feel conditional."

John Horgan, Premier of British Columbia, stated recently that "hate has no place in British Columbia." He observes correctly that "We are a strong and vibrant community because of [our] diversity.....I'm grateful to see citizens standing up to racism when they see it. We need to do that with increasing regularity."

The CEC recommends that the Presbytery of Westminster stand up against resurgent Canadian racism on behalf of the 43.9% of Vancouver citizens who are Asian Canadians.

Recommendation 2:

That the Presbytery of Westminster condemn all racist attacks - verbal, physical, and acts of vandalism - against Asian-Canadians.

CARRIED

Recommendation 3:

That the Presbytery of Westminster request that all member churches make this report known to their members by having it read out during services and/or including it in newsletters and other means of communication, and encouraging all Presbyterians to stand against racism wherever and whenever they see it.

CARRIED

Moved by Victor Kim, seconded by Morgan Wong that a theological component such as outlined in Living Faith be included in this statement prior to being sent to the clerk for distribution. **Amendment CARRIED**

Recommendation as amended. CARRIED

Recommendation 4:

That the Presbytery of Westminster take steps to have this report, and its condemnation of anti-Asian racist acts, communicated to all PCC Presbyteries with the recommendation that they join in the stand against resurgent Canadian racism.

CARRIED

It was noted by the Clerk that at this time this report will be distributed with the understanding that other reports on systemic racism may follow in due course.

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The committee also prepared a report on the increase in domestic abuse and family violence.

The Other Pandemic – Family Abuse and Violence

We understand that part of the mandate of the Community Engagement Committee is to raise awareness in congregations of emerging issues of mission and social justice, and provide them with ideas and resources that will assist them in responding to those issues.

In keeping with that responsibility we bring to the attention of presbytery another pandemic that is neither new nor unprecedented. It has been with us for decades but has been largely ignored in both provincial and federal government policies, laws, budgets and programs. It is the pandemic of domestic abuse and family violence. However, one positive (but troublesome) result of the Covid 19 pandemic is that this issue has been given more exposure because of the increase in horribly abusive situations that have resulted from women being confined to their homes with abusive partners for long periods of time.

As of May 22nd, at least 10 Canadian women have been killed by intimate partners over just the past few months. The guilty are often men who have already been reported to police, but merely given a restraining order and then set free by judges who do not seem to be aware of the fact that they are sending a potential killer back into a violent situation. Because their partner has dared to report their behaviour, or has attempted to flee, the anger of these abusive partners can rise to a level of fury that might lead to homicide.

Meanwhile, a CBC investigation last year found that in Canada more than 600 women and children were being turned away from shelters every day because there are no spaces available. On May 22nd, Gary Mason wrote in the Globe and Mail, "Just think about that number. It represents thousands and thousands of women ...who need to get out of their homes because their lives may be in danger. So what do they do? Many have no option but to stay in the volatile, life-threatening situation they are trying to flee. In a country as rich as ours, that is shameful." The pittance that the federal government has recently allocated to the 550 shelters across the country (about \$32,000 per shelter) might help shelters adapt to physical distancing measures and provide some PPE's, but it will do nothing to increase spaces for terrified and desperate women and children who are fleeing horribly abusive situations.

And even more alarming is that a high percentage of domestic abuse “incidents” are not even reported to authorities, partly because the women are terrified of what their partner might do next, and partly because they have no confidence that the police or the legal system will do anything that will help them out of their dangerous situation, and indeed might even make it worse.

This pandemic is not an issue confined to families at the poorer levels of society or to certain immigrant families. It infects all levels of society, regardless of economic status, colour, race or religion. And there are many of us who have family members, friends or church members who have suffered from it.

So what do we do?

First, we can take this pandemic seriously, learn more about it and seek ways to address it.

Second, we can offer pastoral support to those who are caught in this trap of abuse, but not with a prayer and a (destructive) word of advice to “go home, try to make peace and be a better wife.” No, we in the church need to educate ourselves (1) on what lies behind the abusive behaviour of intimate partners, (2) on how to identify the Cycle of Abuse, and (3) on the resources available to women who are experiencing abuse. There are agencies which are working tirelessly to assist the women and children who desperately need help, and we need to support them. And we need to advocate on behalf of these families by raising this shameful pandemic with our provincial and federal MLAs and MPs, as well as with government justice ministers and health ministers, and by demanding significant action.

In this season of Pentecost, we remember that one of the names for the Holy Spirit is “Advocate”. As the Spirit advocates on our behalf in our times of need, so **we can advocate on behalf of these women and children** in their time of need. See below for information on how to contact your MLAs and MPs.

Recommendation 5:

That the Presbytery of Westminster distribute this report to the sessions within its bounds with the request that they make their congregation aware of this issue and encourage their members to take actions such as those suggested above.

CARRIED

To assist readers in following through on this issue:

Read this book and give it to a woman experiencing abuse: When Love Hurts - A Woman’s Guide to Understanding Abuse in Relationship, by Jill Cory and Karen McAndless-Davis, Revised edition 2016, Penguin Random House. Available through bookstores and most libraries.

Direct women to WhenLoveHurts.ca for helpful articles and videos.

Write to your MLA and MP, with copies to appropriate government ministers. A simple letter which includes the above material, requesting their action on this pandemic of family violence, is all you need. Here are your contacts:

List of Current Members of the BC Legislative Assembly (MLA): <https://www.leg.bc.ca/learn-about-us/members>

List of Current Members of Parliament(MP): <https://www.ourcommons.ca/members/en/search>

Government of Canada - Minister of Justice (Honourable David Lametti): <https://www.justice.gc.ca/eng/>

Government of Canada - Minister of Health (Honourable Patty Hajdu):

<https://www.canada.ca/en/health-canada/corporate/contact-us.html>

Make a financial gift to your local Transition House, or to R.E.S.P.E.C.T. Society for Women. R.E.S.P.E.C.T. stands for Respecting Every Sister Providing Encouragement in Critical Times. It is a small non-profit that provides support, resources and education to women experiencing abuse from a partner. Money collected during the Covid Pandemic will fund virtual support groups and one-on-one crisis counselling for women experiencing abuse from a partner. Donations can be made online at: [Respect4Women.org](https://www.respect4women.org) (click on “how you can help”) or mail to: R.E.S.P.E.C.T. Society for Women 2313 Marine Drive, New Westminster BC.

Additional Motion

Recommendation 6: It was moved by Laurie Deacon, seconded by Pat Dutcher-Walls that Presbytery encourage all congregations to mark and bring awareness to their constituents about recognizing National Indigenous Peoples Day on June 21, 2020.

CARRIED

Committee attendance – The CEC draws the attention of presbytery to the low number of members who are attending its meetings despite frequent notices and reminders. We encourage all members to join the meetings and, if unable to attend, to send their regrets.

*Respectfully submitted,
Neil Abramson and Glen Davis
Co-conveners*

APPENDIX 1
GRANTS AVAILABLE TO CONGREGATIONS AND/OR SPECIAL MINISTRIES
Including Application Deadlines for Presbytery

Note: Grant applications that require presbytery approval show a deadline with a (P). Grants which may be applied for directly to the administrator show a deadline marked with an (A). Grant criteria, amounts and application forms may be found on the PCC website under Resources – Funds/Grants

GRANT NAME	GRANT ADMINISTRATOR	GRANT PURPOSE	APPLICATION DEADLINE
Avondbloem Experimental Fund	Canadian Ministries	Experimental projects that promote the gospel	April 15 and October 15 (A)
Bursary Fund Lay education	Canadian Ministries	Assist PCC non-clergy	April 15 (P)
Conference Support	Canadian Ministries	Support conferences related to PCC ministries	“Regular intervals” (A)
Congregational Loans	Canadian Ministries	Principal and interest loans To congregations	When ready to be submitted to Presb (P)
Creative Ministry with Children and Youth	Canadian Ministries	Encourage development of CE programs and leadership Including grants for CY leaders And APCE participants	Regular intervals, but 4 mos before CY and APCE confs (A)
New/Renewed Ministry Fund **	Canadian Ministries	Estb New Mins, assist Renewing mins	Jan 15 (P)
Presbyterian Innovative Ministries (PIM)	PIM (BC) Ltd Board D. Jennings djj@iwjlaw.com	Support growth/extension of Presb Ministries in BC	Nov. 15 and May 15 (A)
Regional Resourcing Grants	LMA via synod and presbytry	Support initiatives in region	March 1, or two mos before May synod exec mtg (P)
Special Projects	Canadian Ministries	Help fund small projects of non-congregnl ministries	Feb. 1 (P)
Worship & Liturgy Fund	Canadian Ministries	Improve skills in leading worship	When applicatns rec’d thru spons body-Presb, cong, (P)
Capital – Chisholm Fund	Canadian Ministries	Fund small capital projects or develop new programs	Feb. 1 or Aug. 1 (P)

- ** There are other supporting ministry grants for **Specialized and Sustaining Ministries**. Please visit PCC website under Canadian Ministries – Supporting Ministry Grants for detailed information. Applications for these grants must be received by presbytery 3 months before date of submission to Canadian Ministries for consideration. These grants require very careful consideration by Presbytery and will receive continuing oversight of presbytery.
- *** There is also a **local grant provided by West Vancouver Presbyterian Church** for Mission and Outreach projects. Please contact WVPC for details.

MINISTRY COMMITTEE REPORT

The report was presented Paddy Eastwood, Ministry Committee Convenor.

All motions, unless otherwise noted, were moved by Paddy Eastwood, seconded by Gordon Shields.

2020-06 Ministry Committee Report to Presbytery

The Ministry Committee met by zoom on Tuesday May 19, 2020.

Structuring the Ministry Committee

We have agreed to divide our work between two sub-committees: Ministry with Ministers (Calls; Student Certification; Pastoral care and Continuing Education; Counselling fund; Renewal of contracts) and Ministry with Congregations (Youth; Ethics and Care and Visitation). We are developing criterion by which we will evaluate the effectiveness of this new structure.

Resignation of the Rev. Dennis Howard

The Rev. Dennis Howard requests the permission of the Presbytery to retire effective October 1st, 2020. We are grateful for his ministry with the congregation of Langley Presbyterian Church and with gratitude we move

Recommendation 1: that the Rev. Dennis Howard be given permission to retire from Langley Presbyterian Church effective October 1, 2020.

CARRIED

The Ministry Committee has appointed the Rev. Willem van de Wall to serve as Interim Moderator for Langley Presbyterian Church effective October 1st, 2020.

Pastoral Care and Vacations during COVID

The shift to online worship has put considerable stress on ministers, elders and all those involved on the Audio-Visual teams that produce the services. While it is true that some of the extra demands of ministry have been rewarding, particularly the increased contact with our districts, many of us have had to develop new skills in areas for which we were not trained. We commend the sessions of our congregations for their support of their ministers. This is new ground for all of us and we are negotiating these changes with grace and patience.

One of the issues facing congregations during the pandemic is that of vacations: both for the minister and for the AV teams. Ministers may find it difficult to leave their congregations during the turmoil of this time. Ministers and AV teams may not have the same vacation period. Ethnic congregations have the added challenge of accessing worship in their own language. It is likely that we will be dealing with the pandemic for several more months, if not a year. How can we help each other find creative solutions that allow for the renewal of time away?

Three congregations within our Presbytery (Gordon, Knox and St Aidan's) already worship together online, thus sharing the work each week and allowing for vacations. Congregational members can access links to online services when the minister or AV team is on vacation at <https://presbyterian.ca/online-worship/>. It would also strengthen the bonds within our Presbytery if congregations joined local online services. All congregations are encouraged to send their service information to the Ministry Committee convener so that a list could be compiled and shared. Please indicate if there are dates when your online service will not be offered. If you are worshipping on zoom, please give the email of the contact person so that those who wish to receive a zoom invitation may do so.

Please continue to pray for each other as we move through the pandemic.

Zoom Exit Visit to Central Presbyterian Church | May 14, 2020

Ten responses from the questionnaire were received.

Worship and Sacraments: Communion celebrated seven times a year, including a Maundy Thursday evening service. Congregation is involved in worship service as greeters and liturgist. Music director also brings in guests as added contributors. Re challenges – prior to the covid-19 shutdown, the congregation had been doing elbow bumps instead of hugs and handshakes and that was somewhat remote for them. The sanctuary is large enough to allow for six feet of space between them but it seems odd to do that.

Pastoral Care: Session cares for congregation and their families through phone calls, emails, visits, sending cards for celebrations and times of need. On the last Sunday of each month we have a birthday cake for the people who had birthdays that month.

We each engage in visiting our shut-ins and hospitalized people. Visiting in care facilities is not possible at present and that is a challenge, especially when the one being visited has Alzheimer's/dementia. Our minister has been available for counselling and our elders are available if called on by a member of our congregation.

Christian Education: Christian education available to all ages; children, youth, adults, seniors/elderlies. The Sunday school children take part in the worship service once or twice a year. One challenge for the Sunday school is the wide variation in age of the attendees.

Finances/Stewardship: Re Central's finances, they are supported by their congregation and have income from rentals. The impact of the senior housing society and rental properties will help their financial position. A member of the congregation, Dale Tarron has taken over the financial administrative work. Others have stepped up to fill administrative roles.

Mission/Outreach: Central was providing approximately 900 meals each month prior to covid-19 shut down, through luncheons Tuesdays and Thursday and a once-per-month community breakfast. This is a practical help to people and a social time for them. Everyone was welcome and it was community outreach. There is an ESL program. Attendance/demand varies. There a number of outside organizations that use the facility.

Administration/Communication: They have available a website for their activities and sermons. The worship services were being live streamed. A challenge is having capable volunteers to keep our website up to date. Other areas you might like to comment on: Central has a day-care. They have provided a meeting place for a long-running AA group. Last year there was a yard sale raising money for their food ministry. The music director has organized short concerts for them.

The Session remembers the late Gillan Jackson, expressed appreciation and gratitude for Rev. Jim and Gillan's vision and guidance in redeveloping Central's property and enhancing the ability to engage with community in the surrounding area.

The Session acknowledges the workload and responsibility Rev. Jim carried while minister at Central. One of his strengths was his ability to encourage members to step out of their comfort zone and to be capable ambassadors for Christ. The leadership of the church knows there are challenges in filling administrative roles. They are prepared to be of service where possible. Individuals Members of Session and the Session as a whole strongly felt they needed to express their appreciation for Rev. Smith with the following:

1: I would like to say that Rev Jim has claimed that I have "blossomed" since being a member of CPC. If so, it has been because of his encouragement. I was invited to serve as an Elder, which quite flummoxed me as I didn't see what value I could be. But I've been learning. He invited me to serve on the Boards of the Housing Society and the Foundation. Again, I didn't see what value I could be; but in conjunction with being part of the Housing Society, he suggested that I be a "floor monitor" in the CP Housing, where I have an apartment, and where I've been required to interact more with people, wearing the hat of a Housing Director. Through those interactions, I've found that I can actually be a help to people, both as a Director in the Societies, and I can, as an Elder, help people, at least indirectly, by being a guide for the church with the other Elders.

It isn't just this magnificent new community edifice he's brought into being; he's also helped me create a new confident edifice for myself. His encouragement has allowed me to place a bit more value on myself. And I value that.

2: Rev. Jim is a special, devoted person who brought us his wide range of abilities and talents at a critical time for Central. His unwavering leadership, commitment and dedication evident in driving so much along and "just getting it done" in a practical sense while at the same time having a guiding and visionary approach to the ministry and potential for the site has been extraordinary.

As a result of having Rev. Jim as our minister at this pivotal time, we, and many others, are benefiting in countless ways and have wonderful opportunities to continue today and into the future with the missional outreach which has characterized Central's unique role and position in the midst of Vancouver's urban density. Thank you for meeting with us and giving us this time for input.

Rev. Jim Smith: In speaking with Jim, he commented it is a great sense of feeling not having the responsibility of the development on his shoulders. He lived with the responsibility 24/7. His thoughts continually were geared to the safety and welfare of the congregation. He knows CPC will continue to be dynamic in the hands of Christ. Having a modern welcoming facility unites the Church, low cost housing and the community into a space where Christ's shalom can be experienced.

A concern for the congregation would be leadership but he is delighted people have, with encouragement, taken on administrative roles.

Recommendation 2: Rev. Jim Smith is to be commended for being an inspiration to his congregation and ambassador for Christ at Central for 18 years. He has worked tirelessly for 10 of those years on the redevelopment of their church property. The benefits of the redevelopment leave a lasting and impressive legacy for the future. He is wished well in his retirement and his presence in the pulpit will be greatly missed. **CARRIED**

Recommendation 3: The Session of Central Presbyterian Church is to be commended for their enthusiasm and support in being a vibrant presence in their community. **CARRIED**

*Respectfully submitted,
Rev. Dennis Howard
Pam Wong*

Special Visitation Committee to First Presbyterian Church, New Westminster.

Background

Presbytery commissioned a visitation committee consisting of Richard Watson (convener), Gordon Shields, Larry Yen, Ian Rokeby and Emily Wilson to meet with the session (including its finance and maintenance committee and treasurer) of First Presbyterian Church, New Westminster to examine their financial situation, the relationship between the minister and the elders and the health of the congregation in order to ascertain their ability to continue with a half-time Stated Supply ministry and report back to Presbytery.

Relevant Information

The committee reviewed the Financial information provided and met via Zoom on May 21st and 28th with Session, treasurer and F&M members. We were able to help bring clarity to their present financial situation. Of particular note is that the cash flow situation is critical and their ability to pay for the half time stated supply ministry will require close monitoring in the short term. The committee believes there are four relevant issues:

A. Liquid assets and cash flow situation. - At present the congregation has less than \$40,000 available for the operation of the church. Due to COVID -19, all facility rentals have ceased and envelop offerings declined in March and April to well below half of that required to make budget. Envelope offerings recovered in the month of May however, net monthly losses between one and two thousand dollars are projected. In addition, the congregation committed to a roof repair project that will be completed during the month of June at a cost of \$70,800 (This project was approved by Presbytery in the spring of 2019). A Pro-Forma Cash flow was

prepared and provided to help identify that the congregation **may** be able to make it through to the end of the year with proper cash management and continued adequate envelop offerings. One scenario projected a bank balance of \$14,000 at year end (December 31, 2020). Note, average monthly expenses are about \$6,500 (including stated supply at the present rate) so the available "float" at year end would be very small.

- B. Large Structural Deficit** - Again due to COVID 19, the congregation has yet to approve a budget for 2020. However as presented it projected a net loss of \$6,000. Given the present analysis the deficit will reach as high as \$30,000. This deficit in addition to a \$29,000 loan from the Presbyterian Church (for the roof project) will provide a significant challenge for the operation of the Church in the coming year.
- C. Management of Designated funds** -The congregation raised over \$40,000 in 2018/19 for the roof project. In addition, about the same amount is allocated to a memorial fund. Unfortunately, both of these designated funds have been managed from the same bank account as the general operational funds of the church. The result has been that over half of the designated funds have been withdrawn for the operation of the church. In effect, the church has borrowed about \$40,000 from these designated funds for the operation of the church.
- D. Polity Considerations** - First PC Session is a small group of people who are struggling to stay on top of the issues. Three of the six member Session have been ordained in the last two years and are very new to Presbyterian polity. One of the six is an assessor elder who was appointed in 2016 served as Clerk of Session until recently because the previous clerk, who was also new, resigned in the fall of 2018. The newly appointed Clerk is also new to the role of eldership in the PCC. All of this has contributed to the difficulty in Session's ability to effectively steward things forward according to the polity of the Church. In addition, there also appears to be some lack of clarity in the role of the Rev. Laurie Deacon, Interim Moderator appointed by presbytery in relationship to the stated supply minister.

These four issues place the congregation in a very serious financial situation and bring questions forward about the ability of the leadership to effectively manage the situation in accordance with our polity. COVID 19 has brought the situation to the forefront but they have not come about overnight. The congregation has been struggling with trying to find a treasurer and get assistance in managing their finances for quite some time. In 2018 they made some good adjustments, for example bringing Kathy Pigatsas in as treasurer. However, the question is being asked, "Does the congregation have enough people in place who are adequately briefed in Presbyterian polity, charity laws and good financial management to effectively provide oversight and stewardship for the long term benefit?"

The present financial health of the congregation makes clear that a significant turnaround will be required to achieve a sustainable future. In order to motivate improved stewardship, the congregation is encouraged to articulate its "value proposition" to help members realize the importance of this congregation's continuance. Accordingly, we strongly encourage the Session to lead a process to define and articulate a missional vision for the unique contribution of First Church to God's plan for the people of New Westminster, and to use this vision in communicating the details of their proposed recovery plan to the congregation.

Recommendation 4: That, as soon as is possible, the Session inform the Congregation of the present financial situation including information about the present cash flow crisis, the potentially larger year end deficit and information communicating what has happened with the management of designated funds.

CARRIED

Recommendation 5: That First Presbyterian Session be charged with the following tasks:

- a detailed review of present expenses in light of making appropriate adjustments so that the church can make it through to year end and continue to pay the stated supply contract;
- to apply to the Canada Emergency Wage Subsidy (CEWS) fund for assistance in up to 75% of the wages being paid to Minister, Secretary and other paid staff for the months of March, April and May.
- the preparation of a Turn around plan which defines and articulates the missional vision of First Presbyterian Church. This plan is to include a proposed solution to the issue of the structural deficit and include a proposed budget for 2021.
- as a Session collectively review sections 1,2 and 4 of “Equipping Elders” resource material available on the National Church Website (<https://presbyterian.ca/elders/>). This can be done through a series of retreats or special meetings.

CARRIED

Recommendation 6: That the Ministry Committee of Presbytery be given power to issue to appoint at least two assisting people from the larger church to help First PC with the above mentioned tasks.

CARRIED

Recommendation 7: That the visitation committee return to First PC in September and report back to Presbytery at the October meeting on the financial status situation and First PC’s progress on the tasks from Recommendation 2.

CARRIED

Recommendation 8: That (conditional to the above four recommendations) the stated half time Stated Supply Contract with the Reverend Guy Sinclair continue for a three-month period ending September 30, 2020.

CARRIED

Sincerely yours,

Visitation Committee to First PC
Rev. Richard Watson
Ian Rokeby
Gordon Shields
Emily Wilson
Larry Yen

*Respectfully submitted,
The Rev. Paddy Eastwood,
Convener, Ministry Committee*

ADMINISTRATIVE COMMITTEE REPORT

The report was presented by Victor Kim, Administrative Committee Convenor.

All motions, unless otherwise noted, moved by Victor Kim, seconded by Rebecca Simpson.

Administrative Committee Report

June 16, 2020

Retirement of The Rev. Dr. Bob Paul

- The Rev. Dr. Bob Paul has indicated that he is seeking to formally retire from ministry of the Presbyterian Church in Canada as of July 1, 2020.

Recommendation 1: That the Presbytery grant the request from the Rev. Dr. Bob Paul to retire from ministry of the Presbyterian Church in Canada as of July 1, 2020. **CARRIED**

Recommendation 2: That the Presbytery place the Rev. Dr. Bob Paul on the Appendix to the Roll as of July 1, 2020. **CARRIED**

The Clerk gave thanks to Bob Paul for his leadership and service at St. Andrews Hall for the last 5 years and his dedication to the life, mission and work of presbytery. Bob Paul addressed the court expressing appreciation for the welcome and friendship that has been extended to him and looks forward to serving the people of God in different ways in retirement.

Breakout Groups for Fellowship and Prayer during Presbytery

- The Admin Committee discussed having a time during presbytery where breakout rooms could be used for small groups of presbyters to share in a brief time of fellowship and prayer. Normally presbytery meetings allow for interactions between those who attend but since the beginning of the physical distancing regulations we have been prevented from doing that. We felt that this short time of intentional fellowship and prayer may help in recovering some of that connection.
- The Breakout Time will be included in the Docket and approval of the Docket will indicate support for the proposal.

Future meetings of the Presbytery

- Given that the restrictions on physical gatherings will likely not be amended in the near future, the Administrative Committee believes that the remaining meetings of presbytery for 2020 be held via zoom.
- Given that Synod for 2020 has been cancelled, and given that the Rev. Dr. Dale Woods will begin his work as Presbyter for Mission and Vision as of August 1, 2020, the committee feels that an additional presbytery meeting in October focusing on the vision for the presbytery and the PMV's role in that vision would be important and helpful.

Recommendation 3: That the presbytery agree to hold a special meeting of presbytery on Saturday, October 17, 2020, from 9:30 am to 12 noon, via zoom, focusing on the vision of the presbytery and the role of the PMV in that vision. **CARRIED**

The Administrative Committee is presenting two Notices of Motion through the Clerk.

Notice of Motion: That at a future meeting of presbytery, I as convener of the Administrative Committee will move or cause to be moved the following recommendation.

Given that the Administrative Committee of presbytery meets on the Wednesdays before regular meetings of presbytery, that any item for discussion at the presbytery must be submitted for consideration by the Administrative Committee and placed on the docket, either through the pertinent committee or as a new item of business, and that submission of items for the docket which are not already included in committee reports must be received by the Administrative Committee through Clerk of Presbytery by the end of the day on the Tuesday prior to the Wednesday Administrative Committee meetings. Emergent matters must be presented to the presbytery at the time of the consideration of the Docket and must receive 2/3rd majority support of the presbytery in order to be considered at that meeting. This would be added to the Standing Orders of the Presbytery of Westminster.

Notice of Motion: That at a future meeting of presbytery, I as convener of the Administrative Committee will move or cause to be moved the following recommendation.

Given that occasionally a committee or other group within presbytery may be granted power to issue on matters, that there be an obligation for the committee or group granted that power to issue to report to presbytery at the next meeting on any decisions that have been taken with respect to the power to issue granted them. This would be added to the Standing Orders of the Presbytery of Westminster.

Respectfully submitted,
Victor Kim
Convener/Clerk

INSTALLATION OF PAT DUTCHER-WALLS AS NEW MODERATOR

Installation of the Rev. Dr. Pat Dutcher-Walls as the new Moderator of Presbytery

The Moderator welcomed the Rev. Pat Dutcher-Walls, Moderator Elect and proceeded to install her as the Moderator of Westminster Presbytery for the 2020-2021 Presbytery year.

The new Moderator assumed the chair. The Clerk expressed the appreciation of the Court for the outgoing Moderator and this was affirmed by the Court.

ANNOUNCEMENTS

CAMP DOUGLAS COMMITTEE REPORT

The report was present for information only.

Camp Douglas Report – June 2020

Due to health and safety regulations around COVID-19, Camp Douglas will not be running in-person this summer. Instead, we are developing an online ministry that will run from the last week of June to the last full week of August. The idea is not to replace summer camp – that would be impossible – but to bring a taste of camp to home: to provide families with resources for growing in faith all summer and to keep the connection between families and Camp Douglas.

The Co-Directors will spend five weeks each at camp, as they have done for the past two summers, this time working with a skeleton staff to plan, film, and edit video content for an online ministry. The new (online) staff positions will be an Online Worship Director and an Online Program Director. Both these positions will be funded through grants and, if necessary, through the Staff Assistance Fund. We will also draw on volunteer past staff, who will record “guest appearance” videos from home.

We will further take advantage of the co-directors’ presence on camp property and the maintenance crew’s relatively unlimited access to camp to take on significant maintenance projects which were cancelled in the spring due to the pandemic.

The Online Worship Director will equip campers and families for worship, bible study, campfire, and evening devotions at home. The material for these videos will be divided according to three broad age groups: 5-10 year olds (small fry and juniors), 11-13 year olds (intermediate, focus, and girls camp age), and 14-16 year olds (youth and Leaders-in-Training). The Online Worship Director will develop age-suitable bible studies that can be delivered online in an engaging way, plan and lead morning chapels, campfire gatherings, and evening devotions.

The Online Program Director will lead camp-style activities that campers can do at home. These activities will range from arts and crafts to games and outdoor expeditions that families can do together. This person will also co-ordinate “guest appearance” videos with volunteer staff, (eg. rock painting or cookie decorating) and additional fun videos as appropriate (eg. theme character appearances).

Due to the excess hours children and youth have had to spend on-screen, our approach will be minimal, aimed at scratching the “camp itch” and leaving campers eager for more, rather than full-day events. We will release at a minimum three quality videos per week, and likely double that, in addition to maintaining an engaging social media presence. Content will focus on Christian education, devotional and formation practices, and on favourite camp activities. Through this ministry, the Camp Douglas directors and staff aim to nurture and strengthen the growing faith of children and teens through a camp-style ministry during summer 2020.

Respectfully Submitted,

Janet “Thistle” Eastwood & Daniel “Chico” Martinez | Camp Douglas Directors

ADJOURNMENT

Moved by Richard Topping, seconded by Laurie Deacon to adjourn the meeting.

CARRIED

- The next regular meeting of presbytery is scheduled for September 15, 2020 via zoom.
- Worship will be led by new Moderator, Pat Dutcher-Walls.

The Moderator closed the court with prayer and the benediction.