



**THE EPISCOPAL DIOCESE OF PENNSYLVANIA
DIOCESAN COUNCIL
Saturday, September 10, 2011
9 AM-Noon at Grace Epiphany Church, Mt. Airy**

MINUTES

Attendance (arranged by Deanery)

Rt. Rev. Charles Bennison

Brandywine: Rev. John Sorensen, Martha Thomae

Bucks: Rev. Ernest Curtin, Douglas Fonte, Emily Wolf

Conestoga: Rev. Jonathan Mitchican

Delaware: Rev. Michael Knight, Janet Ross

Merion: Sarah Boote, George Vosburgh

Montgomery: Elise Bowers, Rev. Marek Zabriskie

Pennypack: Rev. Jon Clodfelter

Schuylkill: William Berry, Debora Brown

Southwark: Rev. Peter Grandell, Jeanette Woehr, Paul Yaros

Valley Forge: Rev. Kathy Andonian, Barry Norris, Candace Woessner

Wissahickon: Victoria Sicks, Patricia Smith, Rev. Elliott Waters

Guests: Gary Bronson, Penny Cutler, Rev. Ledlie Laughlin, Alan Lindsay, Joseph Suprenek, Richard Woehr

1. Opening prayer The Rt. Rev. Charles Bennison
The Rt. Rev. Charles Bennison opened the meeting at 9:02 am with prayer.
2. Welcome, introductions and recognition of visitors Bishop Bennison
Visitors were recognized and welcomed.
3. Adoption of the agenda Bishop Bennison
A motion was made by George Vosburgh and seconded by Elise Bowers to adopt the agenda. Motion carried
4. Minutes of the June meeting of Diocesan Council Ms. Jeanette Woehr, Secretary
A motion was made by Rev. Ernest Curtin and seconded by Rev. Peter Grandell to accept the minutes as amended. Motion carried.
5. Executive Committee Report The Rev. Kathy Andonian
 - a. Gathering of Diocesan Leaders
Paul Yaros reported the discussion focused on encouraging leadership to attend the Anti-Racism training. After Easter a third Anti-Racism training for clergy is planned. Bishop Bennison will pay for this must have clergy training. An update on the health plan was given by a representative from Clergy Salary and Pension. The Rev. Judith Sullivan reported on the work at the Cathedral. Campus Ministry was also discussed. Convention was reviewed regarding the resolutions and people were encouraged to attend the pre-convention meetings. There are nine resolutions to canons. Keith Marsh will chair Convention 2012.
 - b. Election to Cathedral Chapter (see attached information)
A motion was made by Rev. Kathy Andonian and seconded by Pat Smith to elect Matt Hyde to the vacant Cathedral Chapter position which expires in 2014. Motion carried.
 - c. Organization of Diocesan Council in November
Elections in November Executive Committee
 - i. Diocesan Council 101
 - ii. Appointment of Nominating Committee
 1. Martha Thomae, and the Revs. Ernest Curtin and Marek Zabriskie will serve on the Nominating Committee. The following positions are open for election:

- a. Elections to Executive Committee
- b. Election of Secretary of Diocesan Council
- c. Elections to Clergy Salaries and Pensions

6. Bishop's Report

Bishop Bennison

In the nearly three months since we met as a Diocesan Council on June 18, the Diocese has had a very good summer, relatively few problems, and many bright spots. The highlights follow.

Finances: Parishes and missions have shown extraordinary discipline in remitting their assessments, pledge payments and parochial reports. We have 101 pledges representing 71% of our parishes and missions, totaling \$713,750, or \$10,000 more than our budget goal of \$703,543. As of this writing, we have over \$700,000 in our operating account to meet diocesan obligations, reversing the trend in recent years where August and September were touch and go. We had 135 out of a possible 143 parochial reports filed.

Cathedral: The Cathedral Chapter closed on the purchase of the adjacent property at 3717-3719 Chestnut Street from the 3719 Corporation of the Church Foundation for \$2,600,000 on August 16, established Cathedral Holdings, LLC to manage the property, and entered negotiations with David Yeager of Radnor Property Group, LLC, to be the developer of the property. The Rev. Ernie Curtin, Diocesan Council's liaison to the Chapter, will report to you in detail.

Real Estate: As of August 31, 2011, there is \$1,492,726.23 in the Property Fund. In addition, the Diocese expects to receive proceeds of sale of several properties, as follows:

Christ Church, Eddington: The Chancellor and Standing Committee have approved the sale and the Agreement of Sale has been signed by all parties. The buyer has posted \$100,000 with the title company and begun their due diligence. The anticipated settlement date is September 30. *Sale Price: \$1,000,000.*

St. John the Evangelist, Lansdowne: The Agreement of Sale with Bethel AME Church was signed by the Bishop and they have posted their deposits. We are working with representatives from Bethel to complete their due diligence and finalize their financing. We are anticipating settlement before November 30. *Sale Price: \$1,000,000.*

St. Peter's, Germantown: The Waldorf School has signed the Agreement of Sale. Sean is working with Waldorf to keep them on track with their due diligence. Sean is also working with the Chancellor to secure approval from the City of Philadelphia to remove and replace the stained glass windows, which is a contingency of our Agreement of Sale. Servant Year has taken possession of the Rectory and has begun paying \$1,500 per month. *Sale Price: \$730,000*

St. Augustine Church of the Covenant: Bright Hope Church is working on securing financing. We are hoping to make Settlement before November 30. *Sale Price: \$400,000.*

All Saint's, Darby: The property of the former All Saints was listed with Colliers for \$250,000. A buyer has offered \$210,000 and is willing to make a quick Settlement with no financing contingency. On September 27, I will ask the Standing Committee to approve the sale at that price. *Sale Price: \$210,000*

St. Philip's, Grays Ferry: City of Refuge Church is leasing the property. We are working with them, our insurance carrier, and contractors to repair the damage from the scavenger break-in last June. The estimates on the repairs range from \$80,000 to \$120,000. The insurance adjuster, contractor, tenant and Sean are working to reduce the cost and award the contract.

St. Mary's, Bainbridge: Sean has asked realtors to visit the Rectory at St. Mary's to give their opinion of value as a rental property. The realtor suggests we offer the vicar's residence for rent at \$3,200 per month and the additional house we own next door for \$2,000 per month.

Church House: Sean is meeting with brokers to study possible relocation costs and options in the University City area in the event we are able to find a buyer for Church House, consolidate the Diocesan and Cathedral staffs, and

together move off-site during construction of a new building that would house both at the Cathedral. He is updating the present operating costs of Church House to distribute to the Church House Team for further discussions.

Good Shepherd, Rosemont: On Friday, August 26, the Honorable Stanley Ott of the Montgomery County Orphans Court issued an Order stating that David Moyer, a Bishop in the Traditional Anglican Communion, and two other individuals, no longer have any right or authority to serve as rector, or on the vestry, of the Church of the Good Shepherd, Rosemont, Pennsylvania. Judge Ott determined that the Standing Committee and Ecclesiastical Authority of the Diocese are charged with the responsibility of deciding whether an individual may serve in the pulpit of an Episcopal Church and whether particular members of a vestry have acted in compliance with the Constitution and Canons of the Episcopal Church. Judge Ott's Order was effective immediately and, as of this date, neither Bishop Moyer nor the two individuals have sought a stay of the Order which, if granted, might allow Bishop Moyer to remain at Good Shepherd pending any appeal.

By way of background, the individuals who founded the Church of the Good Shepherd over a century ago included language in the deeds and in the Church's Articles of Incorporation which provided that the parish was to be forever operated in accordance with the Canons and Constitution of the Episcopal Church. Fundamentally, of course, this required the Vestry to employ as rector a priest licensed by me as the Bishop to officiate in this Diocese and to undertake the same burdens and responsibilities imposed by the Episcopal Church and the Diocese on all parishes in this Diocese. Bishop Moyer has not been licensed by me to officiate in this Diocese since 2002. The Vestry has employed a series of assistant rectors at Good Shepherd which likewise had not been licensed and had otherwise failed to comply with the requirements of the Diocesan and National Canons.

The Church of the Good Shepherd is one of twelve parishes in the Merion Deanery. Clergy of that Deanery, led by the Very Rev. Michael Pearson, Dean, met with the Rev. Ledlie Laughlin, President of Standing Committee, and me, and expressed their desire to assist the Church of the Good Shepherd during the period until a full time interim rector can be hired. Immediate plans were made to ensure a priest was available to cover all upcoming services at Good Shepherd. While the Parish is without a rector, the Canons of the Diocese provide that it will be under my special supervision or that of my designee. I have appointed Bishop Rodney Michel as my designee to help guide the Parish over the next weeks and months.

Title IV Implementation: On May 18, the Ecclesiastical Court met and began a process which eventuated in its establishing itself as the Title IV Disciplinary Board and naming of the Rev. Glenn Matis as Intake Officer and Judith Gran as the Investigator. On July 1, the 2009 Title IV Canon went into effect.

Servant Year: This collaborative program between the ELCA Southeast Penn Synod and the Diocese is thriving at present with 8 interns placed and 5 more applicants for the program. The program will place 3 interns within the next month to have a total of 11 placed interns. The program has outgrown its home at Calvary, Germantown. To accommodate the growing numbers of young adults, the interns spent July doing minor renovations to the Rectory at St. Peter's, Germantown, and a group of 5 interns moved in on August 1.

Diocesan Youth & Camping Programs: Camp Arrowhead: There were 50 campers from the Diocese who attended the Diocese of Delaware's Camp Arrowhead. The Diocese assisted 21 campers for a total of \$10,087.25 in financial aid. The campers represented 20 different parishes and 38 families.

City Camp/Camp St. James:

City Camp was held for 4 weeks this summer at the Church of St. James the Less. The program employed 4 young adults and 5 high school students, as program directors and counselors. They participated in a week of staff training and leadership development. 77 young people and 27 adults participated in the overnight camping program. Of these 24 students and 7 adults were from the Diocese. The rest of the young people came from: Portland, OR; Gathersburg, MD; Henrietta, NY; Essex Falls, NJ; Ridgewood, NJ; Concord, NC.

Camp St. James, run by City Camp, served 88 children between the ages of 5 & 10. The average daily attendance was 47 campers, and the program stretched over 4 weeks. The program contained daily reading, science, music, sports, arts & crafts, and chapel services.

EYE:

The Diocese sent 5 youth and 2 adults to the Episcopal Youth Event (EYE) in Minnesota. The young people joined a bus pilgrimage with the rest of Province III. Province III was well represented with the most youth, most clergy and most bishops present.

Youth Programs:

This month our Diocesan Office of Youth Ministry welcomes Manuel Lampon as the Youth Ministry Intern. Manuel has served as both counselor and program director at City Camp, as well as a volunteer chaperone at diocesan youth events in the past. Manuel will be residing in the community at St. James School.

This year the Diocese will offer one or two youth events a month. These events will run October-April and include: Bishop's Bash, three Night-Watch events, Junior & Senior High Retreats, Convention Retreat, Province III Youth Event, and Seeking Servants. In addition the Youth Ministry Advisory Board is discerning the future and direction programming in the Diocese. A number of parishes are currently working with the Andrew Kellner, on redeveloping their parish Christian formation programs.

Transitions: Canon Jill Mathis and Karen Bach, her assistant, have been very busy transitions in ministries. The following clergy recently left positions in the diocese: Don Graff, Free Church of St. John, 6/11; Hank White, Ascension, Parkesburg, 6/1/11; Harriet Kollin, St. John's, 3rd and Reed; Marisa, Herrera, St. Paul's, Elkins Park, 7/1/11; Linda Kapurch, St. Matthew's, Maple Glen, 8/28/11; William Hesse, St. James', Prospect Park, 8/31; and Carol Gadsden, St. David's, Manayunk.

The following clergy assumed positions in the diocese: Christopher Bishop, PIC, St. Martin's, Radnor, 6/1/11; Matthew Holcombe, Assistant, St. David's, Radnor, 6/1/11; Michael Giansiracusa, Assistant, St. John's, Concord, 6/1/11; Emmanuel Mercer, Assistant, St. Paul's, Chestnut Hill, 7/1/11; Kate Spelman, Assistant, Christ Church, Philadelphia, 7/1/11; Erika Takacs, Assistant, St. Mark's, Locust Street, 7/1/11; Harriet Kollin, Associate Rector, St. Martin in the Fields, Chestnut Hill, 7/15/11; Callie Swanlund, Associate for Formation and Family Ministry, St. Martin in the Fields, Chestnut Hill, 8/1/11; Donna Maree, Rector, Trinity Memorial Church, 8/15/11; Paul Reid, PIC, St. Paul's, Elkins Park, 8/15/11; John Daniels, Chaplain, Church Farm School, 8/15/11; William Parker, Interim, Ascension, Parkesburg, 8/15/11; Lorna Williams, Assistant, Holy Trinity, West Chester, 9/1/11; Hillary West, Assistant, St. Thomas', Whitmarsh, 9/1/11; Aaron Smith, Assistant, St. Matthew's, Maple Glen, 9/1/11; Linda Kerr, PIC, Incarnation, Morrisville, 9/1/11; and Richard Morgan, Rector, Good Samaritan, Paoli.

Clergy and Lay Employee Benefits: In response to emerging concerns this summer about the impact of our Retired Clergy Medical Assistance on the Diocese's future financial strength, and hence, its mission, the Rev. Daniell Hamby is convening a small group to study the issue. Meanwhile, the Diocesan Medical and Welfare Benefit Trust voted on August 31 for the Diocese to join the Episcopal Church Medical Trust on January 1, 2012. That group's decision on our entering the Diocesan Health Plan established by the 2009 General Convention is still pending. With your permission to amend the Agenda as distributed, the Rev. Tom Wand will be present at our meeting to share details of these plans.

Representation at "Everyone, Everywhere": The Rev. John Sorensen, Chair, Diocesan Mission Planning Commission, and two other members of the Diocesan Mission Planning Commission will represent us at "Everyone, Everywhere," a church-wide domestic and global mission conference at Estes Park, Colorado, October 13-16, 2011.

DCMM Congregations: Under Bishop Michel's leadership, in the next year we will be taking a comprehensive look at our mission churches to evaluate their funding, mission and ministries, in light of the sizeable expenditures from the Program Budget dedicated to their support and the financial realities of the Church in the twenty-first century.

La Iglesia de Cristo y San Ambrosio: On September 29, Bishop Michel, Canon Mathis, and I will interview a Puerto Rican priest we are considering as Vicar in order to assure the succession of the ministry upon the pending resignation of the Rev. Carlos Santos-Rivera.

Free Church of St. John: I appointed the Rev. Harry (Hank) White to work part-time as Vicar. He began August 1.

St. John the Evangelist, Philadelphia: St. John's has been hosting Emanuel Lutheran in its building at 3rd and Reed and working collaboratively with Emanuel to offer important and effective ministry in South Philadelphia. I have licensed Pastor Cornelius Eaddy to serve St. John's under the terms of CCM with gratitude for the ecumenical spirit underlying the two churches' collaboration, and seek to ensure that what is done conforms to the CCM Guidelines, including the requirement that ELCA clergy serving in TEC parishes and mission have knowledge of Anglicanism.

Of the 70 persons present when I visited the two churches on June 26, 60 were Lutherans and 10 were Episcopalians. This year the Diocese is supporting St. John's with a grant of \$29,000 and occupancy of the building at an imputed rental value of \$24,000 for a total of \$53,000. Diocesan Council approved a proposed 2012 Program Budget that Diocesan Convention will vote on November 5 that includes a grant of \$15,000 next year for support of St. John's -- down \$14,000 from this year. The Synod is not currently supporting Emanuel and has no plans to do so in 2012.

I have met with Bishop Claire Burkat of the Southeast Penn Synod of the ELCA to discuss both our diocesan and our mutual ELCA-TEC mission strategy in South Philadelphia and ask if, inasmuch as Emanuel has the free use of St. John's building, the Synod is proposing to fund Emanuel. We agreed that if the Standing Committee consents to my request to lease the building to the Synod for \$1.00 in 2012, the Synod will assume responsibility for the property.

My staff and I are endeavoring to discern:

- a way forward wherewith the small number of St. John's members can continue their fine ministry, especially their outreach to neighborhood children, given the demands on diocesan resources from many other quarters
- how we can maintain and use, as one of our resources, St. John's very large building, only 50% of which is now actually used, and which has ongoing repair and maintenance issues
- the place of St. John's in our overall mission strategy given its proximity to Gloria Dei (.7 mile away), Church of the Crucifixion (1.3 miles), and three other diocesan properties, one of which (St. Philip's) is now rented to another church. We have several parishes in various neighborhoods of South Philadelphia while we are absent in a number of other areas.

The Church of the Advocate: Bishop Claire Burkat and I have concurred completely on the need for a dissolution of the formal agreement between the Southeast Penn Synod of the ELCA and the Diocese for a joint campus ministry at Temple, on the plan to base the campus ministry at the Church of the Advocate, while also retaining our space in the Student Activities Center at Temple, and on the expectation that Lutheran students at Temple will find a church home within a ministry offered by the Episcopal Church at Temple.

At the Advocate itself, I received permission from the Church Pension Fund for the Rev. Bud Holland to work after retirement until November 30, 2011. The Rev. Sarah Lamming has left the Advocate for a position outside the Diocese. The announcement of my appointment of the new Chaplain to Temple University and Vicar of the Church of the Advocate will occur next month. The priest will assume those duties by December 1, and possibly earlier.

While the majority of the Vicar's time is to be devoted to ministry on the Temple University campus, because that ministry is to be based at the Advocate, the repair of the Advocate's buildings at an estimated \$2.5M to \$3M must be addressed, lest they hinder the work developing the campus ministry and building up the mission congregation.

For its ongoing operation, the Advocate is living off its monies at Haverford Trust, which were \$174,000 a year ago but are now down to \$114,000. It will be less than \$100,000 by year's end, and will be depleted a year from now -- probably much sooner if, as it must, the Vestry pays the (possibly \$80,000) bill for cleaning up the water damage in the church a year ago. It is doubtful that the church can withdraw any money from their other endowments to pay that bill, but Fred Bluefeld, the treasurer for the Trustees, is looking into the question. Mary Kohart, Chancellor, is seeking to work out a compromise with Carpetbusters for the cleaning up of the water damage. It is hoped that the total amount to be paid will be substantially reduced. The only monies coming in now are those raised by a grant-writer, Will Jordan, for the Advocate Café (the soup kitchen). Recently Mellon Bank granted \$25,000 for the Advocate Café.

While the Diocese holds title to the Washington Center and the remainder of the Advocate's property, the Diocese is not financially capable of additional support beyond its present level of paying the salary of the Chaplain to Temple and Vicar of the Advocate, and that of a part-time assistant, clergy or lay through the Program Budget. While it may be the case that some years from now, proceeds from the sale of church properties could (with the permission of the next Bishop and Standing Committee) be used at the Advocate, that cannot happen now and can't be counted on for certain in the future.

Therefore, once the monies in the Haverford Trust are exhausted by, say, June 30, 2012, there are two possible sources of funding to meet the operating and capital costs of the Advocate:

- (1) Receipt of a Barra Foundation grant, for which we have applied, allows us to hire Fairmount Ventures (Don Kilgerman), which in turn can develop enough partnerships entities that would rent or lease space on the Advocate's property so that the associated costs of the property are met at a break-even point or better. The first reason for our continuing to use the property at 18th and Diamond is to offer a dedicated space for our ministry with and to Temple. University people – faculty, students, and administrators – who generally have little money to give to the church. Whatever partnerships Fairmount Ventures is able to attract to the property ideally should enhance that campus' ministry, but we must realize that they may merely reduce our property costs on the portion of the property they use.
- (2) The 33 Advocate Community Development Corporation properties, if turned over to the Advocate, could if sold, provide funds to either meet the \$2.5 to \$3M costs of repairing the buildings or to establish an endowment possibly yielding \$100,000 to \$200,000 per year. It may, however, take years to acquire them and then either liquidate or further capitalize on these assets. The ACDC Board, Bud Holland, the DCT Advocate Development Team, and the lawyers involved are seeking to resolve the ACDC property questions as soon as possible.

Clergy Day: Our annual Clergy Day will be held on Tuesday, October 11, 2011, at the Philadelphia Museum of Art, where Bishop Michel and I have invited clergy to be our guests in viewing the Museum's current exhibition, "Rembrandt and the Face of Jesus." Because shifts in the portrayal of Jesus such as Rembrandt represents indicate strikingly profound changes in the circumstances and inner life of a culture, we have also invited Dr. Larry Silver, the Farquhar Professor of Art History at the University of Pennsylvania, to lecture on "Rembrandt's Faith in an Interfaith Amsterdam," and Dr. Anne O. Albert, an expert on early modern European intellectual and cultural history, to lecture on "'Revolutionary Biblicism: Intellectual Currents of Rembrandt's Time."

In Closing: I continue to be impressed, first by the astounding amount of good works – feeding the hungry, housing the homeless, healing the sick, addressing the needs of the poor – being done by our churches large and small on behalf of those around us who are not our members but are Christ's sisters and brothers, and second by the growing level of inclusion, without prejudice, of those whom in an earlier time we may have thought of as "different" from us – based on their gender, race, ethnicity, sexual orientation – but whom we now embrace within our membership as Christ's brothers and sisters. God is blessing us in rich and wonderful ways right now – a cause for profound thanks and praise.

The Rev. Peter Grandell raised the question of St. Mary's, Bainbridge Street rectory rental and St. John the Evangelist imputed rental.

A discussion took place regarding dissolving the LECM board. Lutherans can't afford to be part of campus ministry and don't believe it was a full time ministry. Bishop Bennison sent a letter to Bishop Bukart regarding dissolving the board.

Penny Cutler, President of LECM stated the Board and students support the Board. Students are asking to put flyers under dorm doors regarding LECM. The Board and current Chaplain are willing to assist the new Chaplain. LECM board and students were not notified of the cancelling of the contract effective at the end of the year. This is a disservice to the students. The chaplain's title will change to Vicar of the Church of the Advocate. The challenges at Temple and the Advocate are huge. The announcement of the new Vicar will be made by October 1st with the Vicar beginning November 1st. The Rev. Peter Grandell will remain until December 31st. Questions were raised regarding the goals of Campus Ministry, will it be ecumenical, what is the vision, what are the goals for Advocate. This is the future of the Church. Why severe agreement with Lutherans?

The decision to terminate the contract with the Lutheran Church was not a Diocesan Council decision. The students view this as Lutheran and Episcopal churches cannot work together. The students want the Campus Ministry to be an ecumenical group. This will be starting from scratch to rebuild connections with Temple. With the Campus Ministry located at the Advocate there will not have access to Tempe visibility. It is difficult to plan for the next year due to the fact we do not know who will be the new Chaplain and what their plans might be for the new year. There is an active vital ministry at Temple. The board could be reorganized and retain the same process. Campus Ministry is a four star ministry. The Board prefers a long term relationship with the Rev. Peter Grandell. Things are being done without everyone involved being notified. This was a bishop to bishop notification. This is politics. All parties should be brought together to work out details. This is a failure of servant leadership. Diocesan Council urged Bishop Bennison to stop this in June and to wait a year. Use next year to build change. It is not necessary to dissolve the relationship with the Lutheran. Bishop Bennison met with the Advocate development team, Advocate vestry, and Bishop Lee. Bishop Burkat convened a meeting informing of the reduction of finance as they could not support a full time ministry at Temple. The new vicar faces the problems at the Advocate and working on campus. There will be a new eighteen member board. The salary will be \$135,000 for salary for priest and a half. Bishop Burkat believes Campus Ministry should be part time. Lutheran finances were reduced from \$16,000 to \$14,000. Advocate is more the issue not campus ministry. Campus Ministry is already in the budget. Bishop Bennison will pay the difference for this year

It was moved by Elise Bowers and seconded by Paul Yaros that Diocesan Council does not support the Bishop's decision to dissolve the LECM relationship with the Lutheran Church and also does not support the Bishop's decision to yoke Advocate and campus ministry without further discussion with all leadership bodies involved including, but not limited to (Advocate vestry, LECM board, Diocesan Council we further move to invite Bishop Claire Burkat to attend the November Council meeting to preset her thoughts and vision regarding LEMC and Lutheran support of the LECM ministry. Motion carried

7. Special Presentation: Church Foundation/Wapiti Land Commission

a. Guidelines for Use of Wapiti Property

Mr. Alan Lindsey and Mr. Richard Smoot

Wapiti Land Corporation

Board of Directors

Guiding Principles for Land Use Decisions

September 2011

These Guiding Principles are made In accordance with the Articles of Incorporation, which states that the Wapiti Land Corporation ("WLC") is organized to own the real property, improvements, and ancillary or incidental personal property associated therewith. WLC additionally collects income therefrom which is to be turned over (net of expenses) to The Church Foundation as trustee for the Episcopal Diocese of Pennsylvania for the religious and charitable purposes of the Diocese.

- I. WLC will entertain requests to use the Land. However, WLC will only approve requests for the near future and for short term use of the land. WLC anticipates the sale of the property in the short to intermediate time frame and does not encourage extensive planning for long term use of the property. Requests for use will be entertained on a case by case basis with a written request to the President of the WLC. Uses envisioned include such things as parish outings, vestry retreats, Individual or family respites, conferences or meetings. Uses that require capital expenditures by WLC will not be approved.
- II. WLC is interested in short period uses of Wapiti, by which the cost of maintaining the facility can be offset. The Board has developed Usage Fees, which at a minimum are designed to cover all variable costs of usage. Exhibit A contains Fee list. Scholarships may be available where the need is great.
- III. All rented areas are to be left as found, especially including the proper disposal of trash, garbage and recyclables. Each group may be asked provide an Insurance Certificate naming Wapiti Land Corporation as additional insured on insurance coverage that they already have.
- IV. Use of the property is primarily for those people or organizations associated with the Episcopal Diocese of Pennsylvania.
- V. Consideration will be given to other parties if such party is sponsored by an individual or organization associated with the Episcopal Diocese of Pennsylvania.

- VI. If any portion of the property is to be made available to a farmer for the growing of crops, such arrangement should be memorialized with an agreement between said farmer and the WLC and subject to frequent review by the WLC Board.
- VII. Use of the dock facility will be established on a case by case basis with the exception that the caretaker has been given permission to dock his boat, subject to a quarterly review.

Questions about the principles or the usage fees should be addressed to the president of the Wapiti Land Corporation.

R. Alan Lindsay, President Wapiti Land Corporation 240 South Fourth Street Philadelphia, PA 19106	Phone: 215-627-6434 x127 Mobile: 215 431-6939 E-mail: AlanL@DioPA.org
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Exhibit A
Other Facilities Usage Rates
(Description and Approximate Price)

The Conference Room : An area suitable for a conference group of twelve to fifteen people with counters for food and restroom.	\$100.00 per day
The Chapel : Suitable for worship services for a small group, but those wishing to use the chapel should bring their own worship materials.	\$100.00 per day
The Sheltered Meeting Space : Suitable for a large group meeting in warm weather. Sides may be lowered if rain is imminent. User should bring public address and audio visual equipment	\$250.00 per day By special arrangement
The Denbigh Cottage (Sixteen overnight guests with Denbigh and Dormitory Cottages) A. Bedrooms and Bathrooms B. Kitchen: fully equipped C. Dining Room D. Living Room E. Outdoor Porch	\$75.00 per person/per night Includes use of dining room, living room and porch Kitchen – Self use – \$100 per day Kitchen – catered meals \$100.00 per day plus per person (only by special arrangement) Breakfast –\$8.00 pp Lunch –\$12.00 pp Dinner –\$25.00 pp Snack –\$5.00 pp
The Dormitory Cottage	\$75.00 per person/per night Includes use of dining room, living room and porch (if with the same group as the Denbigh Cottage)

The Camping Area A. Tents and platforms: B. Bath House: C. Open fields: In designated area near the tent platforms	By special arrangement
The Large Tent:	By special arrangement

Joe Suprenak – Convention approved sale of Wapiti. This is a side track.

It says we have no intent to sell the property. It is a waste of time. Convention voted to sell camp. There should be a business plan. There is no activity to sell the property due to Bishop’s failure to sell the property.

\$150,000 for maintenance of Wapiti is no longer available.

This plan is not a money maker. This is ignoring convention.

Standing Committee received the plan with gratitude. It is not permitting a development of Camp Wapiti. Do something in the interim. This is within the Wapiti Land Committee board authority.

Accrued interest of \$150,000 to pay mortgage. The real cost is \$300,000 a year for Wapiti. Bishop has \$450,000 in the Nunn’s fund.

8. Financial Management

a. Treasurer’s Report

Mr. Joseph Suprenak

Cash Collections:

With two thirds of the year completed we are running s a little favorable to last year with the unfavorable collections for the Episcopate budget being more than offset by the favorable variance to Pledge collections last year. We should be close to the 2011 planned collections.

Source of Cash Collections	YTD Aug 2010 Actual		YTD Aug 2011 Actual	Var from 2010
Episcopate Assessment	693		657	(36)
Retired Clergy Medical Assistance	477	¹	448	(29)
Clergy Financial Assistance	93	¹	91	(2)
Sub-Total Assessments	1,263		1,196	(67)
Pledges	271	²	356	85
Total Cash Collected	1,534		1,552	18

The Consolidated Fund:

At the time of this report CF unit values were not available however on a YTD basis the S&P 500 index is down 5.7% through September 8th. I believe the volatility of our portfolio has been tempered by the fixed income component but do not have supporting data at this time. For each one per cent slippage in the index the value of our portfolio will decrease by approximately \$500K.

Committed small group continues to meet.

12. Old business

George Vosburgh – Charts with how many attend church, active beyond coming to church

13. New business

St. Thomas – Bible challenge encourage people to read the entire Bible. Encourage churches to join the bible challenge.

14. Schedule of upcoming meetings

Mrs. Jeanette Woehr

The next Diocesan Council meeting will be held on November 19 at the Cathedral at 9:00 am. This will be an organizational meeting.

15. Tom Wand Commission on Clergy Salary & Pensions – The Episcopal Church Medical Trust will be the provider of the health and welfare benefits for active clergy and eligible lay employees for 2012. Switches to insured to canonically bound for next year. Possible 10% increase with the new firm rather than 15-20%.

16. Reflections

17. Closing Prayer and Adjournment

Bp. Bennison

The meeting was adjourned at 12:00 noon.