

Camp Noel Porter Board Report Summary

Diocesan Convention 2017

(For more detail, see the July 25 meeting minutes—attached. See also capital reserve studies and other property documents posted on the Camp Noel Porter website under ‘Vision Documents.’)

7 Options Considered by the Board of CNP, along with abbreviated notes communicated to the Diocesan Board of Trustees:

- 1. Do nothing:** We cannot afford this option, as running an empty property costs over \$50K a year, utilities alone are almost \$40k, in addition to tree and property management costs
- 2. Restarting and maintaining a camping program at the Noel Porter property:** Several hundred thousand dollars (\$600-\$700k estimated) would be needed for repairing and upgrading the property and program to restart as a competitive camp. Some sort of assessment or surcharge likely would have to be levied, or the apportionment increased, on every congregation for base funding.
- 3. Acquiring a new property for a diocesan summer camping program:** Within the past ten years, the diocese looked seriously at a proposal to move the summer camping program to Maidu Meadow, a property owned by the diocese; but that was not desired, so the Maidu Meadow property was sold.
- 4. Selling the Holly Road lots that are part of the property; these lots are zoned for single-family dwelling units:** Selling parts of the property only brings in limited funds, and gains would not be enough to provide funding for children and youth programming or even to maintain the existing property.
- 5. Selling the entire property to a private developer.** It would be unlikely that a private developer would use the property for community or recreational purposes.
- 6. Launching a co-housing program for the Tahoe City community on the property:** There is a lack of clarity about our diocese’s ability to start and manage a co-housing program on this property. The affordable housing shortage in the Tahoe area is one that EDNC might choose to address, on this or another property, in concert with local congregations or as a diocesan entity.

7. Selling the entire property to a public agency: The CNP board began conversations that continue with the Tahoe City Public Utility District about the possibility of a sale to them, with the idea that TCPUD would desire the property for a possible recreational or community use. The Board of Trustees is continuing that work. If sold to a public agency, we must have clarity regarding their use of the property and our ability to continue to use the historic chapel, and the funds produced by a sale must be sufficient to justify the sale and to enable EDNC to develop other youth and summer programming.

The Board's considerations included:

- the sustainability and viability of program and property
- the willingness of our congregations to make a substantial financial investment in the property
- the changing context of church youth programs and summer camping programs
- the impact on the property's neighbors and community
- the impact on the St. Nicholas' Tahoe City community and maintaining the historic chapel
- the desire for the property to be used for community and recreation

Other notes from the board's conversation regarding diocesan programming for children and youth:

- A poll was taken asking if we would recommend a robust summer program for children and youth in this diocese, that might be congregationally based, pilgrimage based, or located on other properties, and the eight voting members of the Camp Noel Porter Board unanimously said yes, strongly recommending diocesan support of the ongoing development of opportunities for youth like Pathways, Living Waters, and the summer campership program for regional Episcopal programs.

These recommendations have been made to the Board of Trustees, who are exploring these options in more depth and will undertake future work in 2018.

Camp Noel Porter

Board Meeting Summary

July 25, 2017
Office of the Bishop

Attendance

Present: Bishop Beisner, Todd Bruce, Joseph Duggan (by phone), Kathy Hopner, Ed Hilton (by phone), Steve Pierce (by phone), Dave Rickert, Gina Schumacher, Nancy Tennyson

Others: Kirk Bone (EDNC Board of Trustees), Anne Clarke (by phone), Andrea McMillin

Absent: Seth Kellerman (sabbatical)

Summary of Proceedings

Bishop Beisner called the meeting to order at 3:03pm, determined that a quorum was present, and opened with prayer. Todd Bruce presented the minutes from the June meeting; a motion was made, seconded, and passed unanimously, to approve the minutes from the June meeting.

Andrea McMillin then facilitated the Board's discussion of the various actions the Board might recommend to the EDNC Board of Trustees regarding the future of the Noel Porter property, based on what we have learned and discussed over the past two years. The Board considered the following options: doing nothing, restarting and maintaining a camping program at the Noel Porter property, acquiring a new property for a diocesan summer camping program, selling the Holly Road lots that are part of the property, selling the entire property to a private developer, selling the entire property to a public agency, and launching a co-housing program for the Tahoe City community on the property. The Board's considerations included the sustainability and viability of program and property, the willingness of our congregations and parishioners to make a substantial financial investment in the property, the changing context of church youth programs and summer camping programs, the impact on the property's neighbors and community, the impact on the St. Nicholas' Mission community, maintaining the historic chapel, and the desire for the property to continue to be used for the purposes for which it was originally acquired, in addition to whatever action taken be on that furthers the mission and ministry of EDNC as a whole.

The Board also made the following notes. Restart costs are substantial for repairing and upgrading the property and program, and several hundred thousand dollars (\$600-\$700k estimated) would be needed to restart as a competitive camp. In order to be financially viable, Bishop's Ranch has raised millions over multiple capital campaigns in addition to their regular fundraising structure, and nothing indicates that we have a similar capacity/potential. There has not been the will in the diocese for a major capital campaign; the last one was 15 years ago. Some sort of assessment or surcharge would have to be levied, or the apportionment increased, on every congregation for base funding. Within the past ten years, the diocese looked seriously at a proposal to move the summer camping program to Maidu Meadow, a property owned by the diocese; but that was not desired, so the Maidu Meadow property was sold. Considering a move of the program to Galilee (or other camps) was also discussed. Selling parts of the property only brings in limited funds, and gains would not be enough to provide funding for children and youth programming or even to maintain the remaining property. Neighbors reported to St. Nicholas'

Mission that developing the property for private homes is the least desirable option from their perspective. The affordable housing shortage in the Tahoe area is one that EDNC might choose to address, on this or another property, in concert with local congregations or as a diocesan entity. If sold to a public agency, we must have clarity regarding their use of the property and our ability to continue to use the historic chapel, and the funds produced by a sale must be sufficient to justify the sale and to enable EDNC to develop other youth and summer programming.

A poll was taken asking if we would recommend a robust summer program for children and youth in this diocese, that might be congregationally based, pilgrimage based, or based on other properties, and the eight voting members of the Board unanimously said yes, strongly recommending diocesan support of the ongoing development of opportunities for youth like Pathways, Living Waters, and the summer campership program.

Motion to go into closed session (Kathy Hopner) and seconded by (Nancy Tennyson) at 4:22pm; unanimous. Property appraisals were discussed, no action was taken. Motion to end closed session (Nancy Tennyson) and seconded (Kathy Hopner), unanimous, closed session ended at 4:30pm.

Conclusion

The next Noel Porter Board meeting is to be determined, and discussions and drafts will be disseminated via e-mail by the secretary. The meeting adjourned at 4:32pm. Dave Rickert closed the meeting with prayer.

Respectfully submitted,
Todd Bruce, Secretary of the Board