

# Camp Future Project Sales Policy Discussion Document

The “Camp Future Project” of BC Conference of The United Church of Canada is a multi-year project to ensure that BC Conference has a high quality, sustainable camping ministry well into the future. The Camp Future Project supports a regional-model for camping, wherein a small number of camps operate under the auspices of the BC Conference, but with significant resources available to them so as to provide high quality camping to an increased number of children (ages 8 – 18) for many years to come. The resources needed to improve and sustain these regional camps will come, originally, from the divestiture of other camp properties.

The Camp Future Project was given approval to proceed in November 2006 by the BC Conference Executive. The Executive Secretary of BC Conference will oversee the ongoing implementation of the Camp Future Project in accordance with the polity of The United Church of Canada, and in a planned process that will honour all existing BC Conference and BC Conference Executive decisions regarding the Camp Future Project. To that end, the Executive Secretary has contracted with a Project Manager to provide leadership on behalf of the BC Conference for the implementation stage of the Camp Future Project. Implementation includes, but is not limited to, providing oversight in the disposition of the camp properties as per the Camp Future Project.

Recognizing that the property(ies) to be sold are valuable in a myriad of ways, we begin the divestiture process aware that we are graciously blessed by God. Those who hold and are responsible for the dispersal of these physical assets understand that all assets including land and money belong to God. God expects us to be good stewards of God’s gifts, but also calls us to risk for the sake of the Gospel.

As stewards of the land, we place a real value on preserving the natural condition and maintaining public access to the properties we are selling, in so far as is possible under civil law.

As stewards of the camping ministry as envisioned by the Camp Future Project, as well as the whole ministry of the Church, we place a real value on the material and financial resources to be realized in the transaction, in as much as they form the financial foundation of the future of the Conference’s camping ministry.

**Therefore, the objective of this Sales Policy is to ensure that any property transaction(s) undertaken as part of the Camp Future Project allows for flexibility and balance by seeking to protect the natural environment of the property and working to ensure public access to it, while optimizing the realization of revenue from it in order to enable the BC Conference to provide a quality, sustainable regional Camping Ministry.**

Conference will achieve this by a variety of means to be determined, case-by-case, in consultation with our real estate agent. For example, such actions might include :

- Determining a course of action that will positively address issues regarding the legal encumbrances, environmental remediation, habitat constraints, etc. of each property.
- All factors being equal, opting for approaches that seek to preserve the natural state of the land.
- Depending on the development potential of the property, seeking purchasers with a proven record of developing ethical and sustainable developments that include green space.
- All factors being equal and in accordance with zoning requirements, opting for approaches that seek to promote affordable, family housing.
- We will determine our ability to apply a conservation covenant as a condition of the property sale, and the pros/cons of applying such a covenant in light of our objective.

We earnestly endeavour to proceed with the property divestiture process of the Camp Future Project under the continual illumination of the Holy Spirit speaking through the Scriptures and the Church. Our mission and values are congruent with the mission of BC Conference: healthy congregations, effective leadership, faithful public witness.