

Use of Agape House Funds for Campus Ministry

Adopted October 17, 2006

Minutes, pp. 18162-18163, 18184-18190

Considering the history and needs of the campus ministry at University of Illinois Chicago and considering Presbytery of Chicago's desire to support campus ministries within its bounds:

That the net assets from the sale of the Agape House Property at 1046 West Polk Street, Chicago, be divided into three parts:

PART ONE

1. One part designated specifically for facility needs of the campus ministry at UIC: up to \$120,000 over two years - \$60,000 year one and \$60,000 year two. The funds are to be used for the rental of facilities and costs related to their upkeep and maintenance. Access, distribution, and accountability of these resources to be channeled through the Designated/Restricted Funds Work Group and Mission Priority Leadership Teams of our Mission Strategy 2006-2010.

Motion Carried.

PART TWO

2. Up to \$450,000 to be designated as a low-interest or no-interest loan to campus ministry at UIC to initiate its New Development Proposal. The amount of the loan is to be determined by the Agape House Task Force upon review and acceptance of additional financial pro-formas from campus ministry at UIC related to the new development proposal and upon review of the contributions to be made to this project by its ecumenical partners. Other terms of the loan are to be negotiated by the BAWG. Ecumenical partners are expected to contribute loans or grants up to \$100,000 of the \$450,000 requested. Access, distribution and accountability of the amount loaned to be channeled through BAWG. The repayments of that loan to go back to the designated endowment for campus ministry (see Part Three below).

Motion CARRIED.

PART THREE

3. The third part of the assets is to be designated to an endowment for campus ministry within the bounds of the Presbytery of Chicago, and:

- a. The draw (current Presbytery of Chicago practice: 5% of the principal) generated by that endowment is to support campus ministry at large, that is within the bounds of Presbytery of Chicago. Access, distribution, and accountability of these resources to be channeled through the covenant process of our Mission Strategy 2006-2010 or any Presbytery approved process that may replace it in the future.**
- b. Part of that draw, up to \$10,000 per year over three years is to be designated for campus ministry fund-raising that is planned and shared by all campus ministries in the bounds of Presbytery of Chicago. This portion designated for fund-raising (up to \$10,000 per year) is to be matched 1 to 1 by the participating campus ministries. Access, distribution, and accountability of these resources to be channeled through the covenant process of our Mission Strategy 2006-2010 or any Presbytery approved process that may replace it in the future.**

Motion CARRIED.

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BACKGROUND:

Presbytery Council charged the Network Empowerment Work Group (NEWG) to form a task force in order to respond to the Concept Proposal of United Campus Ministry at University of Illinois, Chicago Board (see attached History of Campus Ministry).

The formed Agape House Task Force was charged to review the Concept Proposal, to review the future use and disposition of the current Agape House property and facility, and to submit a report with recommendations to Presbytery Council.

The Task Force met eight times between January 18, 2006 through June 2006. In one meeting, the Reverend Steve Pierce and Dr. Eva Smith, members of the Campus Ministry at University of Illinois, Chicago Board and the Ecumenical Task Force, explained the Concept Proposal in detail and presented the hopes behind the Ecumenical Report. In another meeting, ecumenical partners in campus ministry and members of Illinois United Ministries in Higher Education (IUMHE) – Jorge Morales and Herb Knudsen - presented their current involvement and future plans.

In August 2006, the UIC Campus Minister and Board sent a letter to POC and the Agape House Task Force describing a New Development Proposal. In September 2006, the Task Force met a ninth time to consider the New Development Proposal. UIC Campus Minister Richard Williams attended the meeting and answered questions concerning the New Development Proposal.

The Rev. Charles Miyamoto offered a motion to dismiss the Agape House Task Force with thanks after it completes the assignments listed in the Conclusion of its report.
Motion CARRIED.

See Appendix E for further Campus Ministry information.

APPENDIX E:
Campus Ministry Report

PREVIOUS RECOMMENDATIONS ACTED ON BY COUNCIL & ASSEMBLY

• From all the meetings, the following is the first half of the report and recommendations of this Agape House Task Force submitted to, received by, and acted upon by Presbytery Council at the May 16, 2006 meeting and by Presbytery Assembly at the June 2006 meeting.

The RECOMMENDATIONS from the Agape House Task Force via the NEWG regarding the sale of Agape House:

We considered three potential uses for the current Agape House facility and site that the Presbytery of Chicago could pursue: New Church Development; Presbytery of Chicago office space; or United Campus Ministry at University of Illinois Chicago (UIC). We heard from the Develop Congregations Mission Priority Leadership Team (MPLT), the Business Affairs Work Group (BAWG), and the United Campus Ministry at UIC Board. Each concluded that the facility/site is not viable for the above pursuits.

Knowing that BAWG had a motion that had been tabled concerning the sale, NEWG took the Agape House Task Force counsel and recommended that the Agape House facility/site be sold as soon as possible.

We also recommended that neither the current Agape House facility and its site nor the proceeds from the sale of the current Agape House facility and its site be donated in their entirety to the United Campus Ministry at the University of Illinois Chicago for its Concept Proposal.

RESPONSES TO CAMPUS MINISTRY FUNDING REPORTS

• In addition to its charge, from all the meetings and information gathered, the Agape House Task Force submits the following responses specific to reports on campus ministry funding (see attached History of Campus Ministry Funding).

1. July 30, 2004 Ecumenical Task Force for Campus Ministry at University of Illinois, Chicago (UIC) Preliminary Report

The Agape House Task Force accepts this Ecumenical report as a preliminary to its final report (see number 3 below).

2. August 18, 2004 Task Force on Campus Ministry Funding Report

The Agape House Task Force recognized three main recommendations of this report. The report recommended that POC:

- a. Support campus ministry. The Agape House Task Force agreed that campus ministry is important and strategic to Presbytery of Chicago fulfilling its mission.

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Therefore, the Agape House Task Force recommends that Presbytery of Chicago continue to support campus ministry.

- b. Place campus ministry under direct oversight of Presbytery Council, under a specific Work Group or under the kind of oversight Presbyterian Camps at Saugatuck receives. The Agape House Task Force does not support this part of the recommendation because the Task Force acknowledges that the access, distribution, and accountability of resources for campus ministry is best channeled through the covenant process of our Mission Strategy 2006-2010.
- c. Raise the profile of campus ministry within the mission efforts of Presbytery of Chicago. The Agape House Task Force agrees that this is very important. And the Agape House Task Force feels their final report begins to address the need for the awareness and appreciation of campus ministry. The Task Force suggests cooperation among the campus ministries as they plan fund raising efforts, pursue grant opportunities, and initiate events that highlight campus ministry.

3. January 20, 2005 Ecumenical Task Force for Campus Ministry at UIC Final Report

The Agape House Task Force recognizes that this report outlines a three-year development cycle for United Campus Ministry at UIC. The cycle involves a call of a campus minister; a new facility at the site of the current Agape House property; a selection of Stonegate Properties as the developer for this new facility; and a request for generous judicatory support for the complete cycle.

Subsequent to and in addition to this report, the Campus Ministry Board at UIC submitted a Concept Proposal for partnership in a new International House – a building that includes both an interfaith dorm and meeting rooms. The partners included the City of Chicago, Stonegate Properties, and the University of Illinois, Chicago. The proposal was for Presbytery of Chicago to join in the partnership.

To the above final report from Ecumenical Task Force, the Agape House Task Force refers to the recommendations submitted in our Task Force report. That is, that the Agape House facility and property be sold as soon as possible and the assets to be designated as described in the Task Force report. The Task Force also recommends that Presbytery of Chicago not join IUHME.

CONCLUSION

The Task Force wants to thank all who helped us during this important process. In fulfilling the charge, submitting its report, and upon Council approving and accepting the report and recommendations, the Agape House Task Force requests to be dismissed. We request to be dismissed after our review and acceptance of additional financial proformas from campus ministry at UIC related to the new development proposal, after review of the contributions to be made to this project by its ecumenical partners, and after determining the amount of the loan to the campus ministry at UIC.

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May God help Presbytery of Chicago to be “A Beacon of Hope – Guiding Leaders, Congregations, and Communities”.

Respectfully Submitted,

Agape House Task Force

APPENDIX E

Rose Blaney, Bob Doak, Art Smith, Priscilla Wilkins Stevens, Charles S. Miyamoto (Moderator), Executive Presbyter Bob Reynolds, Associate Executive Presbyter Carlene Hyrams.

ATTACHMENT 1

History of Campus Ministry Reports

A Summary

June 2006

July 30, 2004: Ecumenical Task Force for Campus Ministry at University of Illinois, Chicago (UIC) Preliminary Report

The Task Force was formed because requests made to Presbytery Council concerning the future of campus ministry. The report was sent to Presbytery Council and to Bob Reynolds detailing recommendations for future funding, construction of new facility and formation of a worshipping community on campus. Members of the Ecumenical Task Force agree to serve as Board members of United Campus Ministry (UCM) at UIC.

August 18, 2004: Task Force on Campus Ministry Funding Report

The Task Force originated from a request by Cultivate Community Mission Priority Leadership Team (MPLT) to Coordinating Work Group of Council to help the campus ministries and the MPLT to find a solution to the problem of not enough money to fund campus ministry. Report sent to Network Empowerment Work Group (NEWG) as three recommendations for Presbytery Council: Presbytery of Chicago (POC) continued to support campus ministry; put campus ministry under direct oversight of Council or as a designated Work Group; and raise the profile of campus ministry. The report focuses on all campus ministries within bounds of POC.

September 28, 2004: Presbytery Council receives Task Force on Campus Ministry report and refers the report to NEWG with the following action: NEWG is to review both reports (Ecumenical Task Force for Campus Ministry at UIC and Task Force on Campus Ministry and bring recommendation back to Council).

January 20, 2005: Ecumenical Task Force for Campus Ministry at UIC Final Report

Result of further deliberations and research by UIC Board. Report sent to all UCM potential partners: POC, Illinois United Ministries in Higher Education (IUMHE), United Church of Christ (UCC), Lutheran Campus Ministry and Evangelical Lutheran Church of America (ELCA). The report outlines a three year development cycle for UCM: call of campus minister, a new facility at the site of Agape House, selection of Stonegate Partners as the developer, request for generous judicatory support (engage a fund developer – encourage church financial giving and co-sponsor fundraisers). The report encourages POC to join IUMHE in partnership.

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NEWG reads and deliberates on the above three reports and decides that a meeting of judicatory partners is in order.

May 25, 2005: Church and University in an Urban Context (UCM Concept Proposal)

Report sent to NEWG outlines a shift in Board priorities as follows:

- Request POC deed over Agape property to the campus ministry
- Recommend the POC join IUMHE
- Recommend forming a New Church Development (NCD) as the major part of the restructuring of UCM

June 21, 2005: Meeting of ecumenical campus ministry persons held at presbytery office. IUMHE, Disciples, UCC, Methodist and Chicago Presbytery represented. All acknowledged that funding for campus ministry was declining. All attendees had strong commitment to campus ministry, but the majority had no authority to make funding decisions.

July 26, 2005: Letter to UCM Board President Steve Pierce

A letter from three Judicatory Executives (Knudsen, Disciples-Morales, UCC and Reynolds, POC) is sent to the Board of UCM requesting a detailed business plan, including financials and examples of successful models for campus ministries that are church developments with rental space.

September 20, 2005: NEWG Report on Campus Ministry to Presbytery Council

NEWG submits a five point recommendation to Council:

- Consider each campus ministry on its own merits
- Support campus ministry covenants collaboratively among all MPLTs
- Encourage campus ministries to submit covenants reflective of complete program
- Support campus ministries that are current and active
- Hold action on proposal for UCM until
 1. conversation held with campus ministry Executive Partners
 2. POC receives a business plan from UCM Board
 3. POC receives descriptions of successful models for campus ministry sites that include congregational development and rental of space
 4. Foster Growth MPLT approves a congregational development plan for UCM

The NEWG report also authorizes renewal of Agape House Lease pending resolution of problems with building and parking lot use.

October 18, 2005: NEWG votes to fund (\$8,500) University Christian Ministry at Northwestern University for 2005.

October 28, 2005: Letter from Steve Pierce

Letter is response to the July 26 request from Judicatory Executives. Rev. Pierce reports the Agape House has been invited to partner with UIC in a portion of a new "international place," and asks that this information be kept confidential. The Board responds to questions about models (UC Berkeley, Westminster House and University of Wisconsin, Pres House) and new church development. The report reiterates priorities of hiring a campus minister and fund development, but does not contain a business plan.

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January 18, 2006: Agape Task Force Meets for the First Time

This task force was activated by NEWG to make recommendation about the UCM proposal: International House, New Church Development (NCD) and rental space.

May 23, 2006: NEWG and Business Affairs Work Group (with the agreement of the UCM Board) recommend to Council that the Agape House property be sold.

June 13, 2006: Presbytery Assembly approves Council recommendation to sell Agape House property as soon as possible and to set aside the funds received from the sale until the Agape House Task Force brings a final recommendation.

APPENDIX E

ATTACHMENT 2

Relationship to United Campus Ministry (UCM) and Chicago Presbytery

A Summary

June 27, 2006

- 1905 Agape House (1046 West Polk Street) is built as a Methodist Church
- 1965 UCM opens as a Protestant Campus Ministry with Rev. David McGowan as campus minister at the University of Illinois at Navy Pier in Chicago
- University of Illinois relocates from Navy Pier to the Near Westside*
- 1972 Agape House is purchased by the Evangelical Lutheran Church of America (ECLA). UCM moves into Agape House and shares space and a partnership in campus ministry with the Lutheran Church Campus Ministry of Metro Chicago (LCMMC) paying rent of \$3,900 per year
- 1990 UCM campus minister, David McGowan, retires after 25 years of service
- 1991 UCM calls Rev. Fred Milligan as Interim campus minister
- Dec 1992 An Administrative Commission is appointed by Rev. Paul Rutgers, EP and Bishop Sheldon Duecker (Northern Illinois Conference of United Methodist Church to make recommendations on the distribution of proceeds of the sale Ashland/Harrison property (church parking lot) and other assets tied to the United Church of the Medical Center (606 South Ashland) from its predecessors, St Paul's United Methodist Church and Third Presbyterian Church.

The Administrative Commission

Dr. Robert Johnson and Rev. William White, UMC
Mr. Gordon Sundean and Rev. Larry Leonard, POC

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Staff: Rev. Kay D. Hall, UMC and Rev. Bruce Jensen, POC

- Feb 9, 1993 The Presbytery "endorses" a plan for settling the property issues surrounding the Church at the Medical Center
- 1993 The Rev. Daniel Dale is called as UCM campus minister
- Mar10, 1993 The Presbytery outlines a process for sale of the United Church of the Medical Center and the (Ashland/Harrison) property and for distribution of the proceeds
- Feb 8, 1994 The Presbytery receives \$241,899.50 from the net proceeds of the sale of the Ashland/Harrison property, the sale of Third Presbyterian Church and from the Martin D. Hardin Memorial Fund
- May 13, 1994 UCM is notified by LCMCMC that the Lutheran campus ministry at Agape House will close at the end of the 1993-1994 academic year and that UCM will have to vacate the building by May 30, 1994
- May 16, 1994 UCM writes Presbytery Mission planning and Strategy Council (PMPSC) requesting that "Presbytery not commit the funds formerly allocated to the Medical Center Ministry." But hold the funds "for the continuing some kind of ministry on the Westside.
- Feb 15, 1995 UCM writes PMPSC requesting that "PMPSC place the funds from the asset pool for the sale of the United Church of the Medical Center in escrow...for three years, designated for the building needs of UCM." The UCM Board plans to negotiate the purchase of Agape House or a 10-15 year lease with the ECLA.
- Apr26, 1995 UCM Board presents a report to PMPSC about their "operational contingencies based upon the availability of Agape House"
- Jun 11, 1996 William Dillon appoints an Administrative Commission to negotiate with ECLA for the purchase of Agape House for a price not to exceed fair market value and to prepare a lease between the Presbytery and UCM

The Administrative Commission

Rev. Jerry Andrews

Ms. Evelyn Black

Ms. Pauline Coffman

Rev. Paul Palmer

Mr. William Dillon

Rev. Lynne Myers

Mr. Mark Palermo

Rev. Doug Tracy, POC Staff

- Oct 11, 1996 The Administrative Commission votes to "request that the UCM Board to inform ECLA of its desire to accept the purchase price of Agape House and land" (\$317,000). The Administrative Commission also instructs the UCM Board to "proceed with the purchase arrangements with the understanding that the title be held by the Presbytery of Chicago and the property be leased to UCM with the declared intent of enabling the continuation of ecumenical campus ministry.

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Dec 10, 1996 Presbytery votes to purchase the Agape House property for \$317,000 (\$241,899.49 congregational development/redevelopment fund and \$75,100.51 from the Presbyterian League Fund, plus closing costs and legal fees). The title to be held by the Church Extension Board of the Presbytery of Chicago and the property leased to UCM, lease payment \$1.00 per year plus \$500 per month for capital improvements." The Presbytery also authorized emergency repair expenditures not to exceed \$3,000.

\$241,899.49 is from sale of United Church of Medical Center sale of Third Church and Hardin Fund. The Presbytery did not vote that the declared use of the property was continuation of campus ministry.

Feb 11, 1997 Presbytery increases emergency repair fund for Agape House by \$5,300 for a total of \$8,300.

May 16, 1997 Agape House sale and title transfer completed
Lease Agreement Continues between POC and UCM

Oct 3, 2000 Presbytery approves June 1, 2000-May 31, 2001 lease agreement with UCM for use of Agape House property (terms \$1.00 per year with \$517.50 a month for maintenance and major repairs).

Mar 1, 2001 UCM writes to Business Affairs asking POC to "forgive" 2001 maintenance and repair agreement. POC does not "forgive," and UCM does not pay.

After 2000, UCM does not keep the lease agreement for maintenance/repairs. Each year advises POC that it is unable to pay.

Dec31, 2002 Rev. Daniel Dale resigns as UCM campus minister

2004 Rev. Beverly Scott is hired to serve as UCM Interim campus minister; however, Rev. Scott resigns in March of 2004 to accept a position in the US Chaplain's Corp

May 24, 2004 Ron Kunz, Presbytery Business Affairs Consultant, notifies Cultivate Community Mission Priority Leadership Team (MPLT) that the "master lease for Agape Development Proposal.

NOTE: At its inception, UCM was designed and operated as an ecumenical Protestant campus ministry with 6 denominational partners: the American Baptist, Christian Church (Disciples), Evangelical Lutheran Church of America, United Church of Christ, United Methodist, the Synod of Lincoln Trails and the Presbytery of Chicago. Over the years, UCM has lost 3 Denomination partners, experienced a sharp decrease in denominational funding and a slowing of funding from individual donors and churches.