

APPROVED BY THE ARCHDIOCESAN COUNCIL

Summary of The ARCHDIOCESE OF CANADA (OCA) Council Telephone Conference Call held on the 19th of November, 2012

I. Call to Order

As per the decisions of the Archdiocesan Council, a telephone conference was held to discuss new action items 10, 11, 12, and 14 of the Archdiocesan Council meeting held on 12 and 13 October 2012. After the members of the Archdiocesan Council had dialed in, the meeting convened at 7:00 p.m. (Eastern Standard Time) with a prayer by Bishop IRÉNÉE. Protodeacon Nazari chaired the meeting. The roll was called (see item #2) and the Agenda was adopted as presented.

II. Roll Call and Regrets

Present: His Grace, the Right Reverend IRÉNÉE (Rochon), Bishop of Quebec City and Administrator of the Archdiocese
Archimandrite ALEXANDER (Pihach), former Chancellor of the Archdiocese
Protodeacon Nazari Polataiko, Secretary of the Archdiocese
Reader Mark Petasky, Western Secretary
Mr. Nikita Lopoukhine, Treasurer
Archpriest Anatoliy Melnyk, Dean of Quebec and Atlantic Canada
Archpriest Rodian Luciuk, Dean of Saskatchewan and Manitoba
Archpriest Phillip Eriksson, Dean of Alberta
Archpriest Michael Fourik, Dean of British Columbia and the Yukon
Dr. John Hadjinicolaou, Lay Member, Quebec and Atlantic Canada
Subdeacon Jeremy Scratch, Lay Member, Ontario
Mr. David Grier, Lay Member, Saskatchewan and Manitoba
Deacon Jesse Isaac, Lay Member, Alberta
Deacon Peter Choi, Lay Member, British Columbia and the Yukon and Lay Member-at-Large (Assembly Elected)

Regrets: Archpriest John Tkachuk, Clergy Member-at-Large (Assembly Elected)
Priest Geoffrey Korz, Dean of Ontario

Observer: His Eminence, the Most Reverend SERAPHIM (Storheim), by request of the Archdiocesan Council

III. Synopsis of Telephone Conference Call

1. Fairhaven Property

Protodeacon Nazari reported on the estimates of the retail property value of the entire Fairhaven property, which were provided by Rob Thomson Realty:

The small house with broken septic system (2800 Newman Road, Spencerville, ON) is estimated at \$80,000 with an anticipated sale price "as is" to be between \$70,000 and \$80,000. The realtor expects this property to sell quickly.

The main building with 24 acres of land (2801 Newman Road, Spencerville, ON) is estimated at \$170,000.

The vacant lot with 18.5 acres of land is estimated at \$30,000.

Total value of the property is estimated at \$280,000.

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Mr. Nikita Lopoukhine provided a breakdown on the rental income and the expenses associated with the Fairhaven property in an email to the Archdiocesan Council on November 19, 2012 at 11:10 a.m. (Eastern Standard Time). The income from Fairhaven in 2011 was \$5,324 and the expenses were \$17,943 for a deficit of \$12,619.

Subdeacon Jeremy Scratch provided an estimate on the cost to make necessary minor modifications to the old office in the main building to create living space for the existing occupants. Installation of walls is estimated to cost \$135 (\$9 per foot for 15 feet of wall).

After the reports, the Council discussed the situation.

- a. The Council was reminded that the decision to consider sale of the small property was triggered by the breakdown of the septic system and the lack of funds to make repairs. Sale of the small property is one option to resolve the current situation.
- b. Regardless whether the small property is sold or not, the small building must be vacated by May 1, 2013 in accordance to the Ontario Building Code Act if repairs are not completed on the septic system.
- c. The Council decided that the small property should be sold "as is". Its occupants will be notified of the decision and modifications will be made to the main building to accommodate them.

MOTION: That 1) the Executive Council proceed with the sale of the property "as is" on 2800 Newman Road, Spencerville, Ontario, and 2) the proceeds from the sale be considered first for the renovation of 2801 Newman Road, Spencerville, Ontario. (Moved by Archimandrite ALEXANDER and Reader Mark Petasky; **CARRIED**)

MOTION: That the Executive Council be authorized to accept any offers of \$55,000 or higher for the property on 2800 Newman Road, Spencerville, Ontario, without the need to consult the Archdiocesan Council. (Moved by Reader Mark Petasky and Archimandrite ALEXANDER)

Motion amended to "That the Executive Council be authorized to accept any offers of \$60,000 or higher for the property on 2800 Newman Road, Spencerville, Ontario, without the need to consult the Archdiocesan Council." (Moved by Archpriest Rodion Luciuk and Deacon Jesse Isaac)

Amendment carried with one abstention (Dr. John Hadjinicolaou); amended motion **CARRIED** with one abstention (Dr. John Hadjinicolaou).

2. Sifton Property (see submitted report)

Archpriest Rodion Luciuk reported on the retail property value and the lease value of the Sifton property. The Council decided to continue to lease the property to tenants. The Executive Council will probate the will of Blessed Archbishop ARSENY (Chahovtsoff) and have the title of the property transferred to the Archdiocese of Canada.

MOTION: That the Dean of Saskatchewan and Manitoba be authorized to negotiate the lease of the Sifton property on an annual basis on behalf of the Archdiocese of Canada. (Moved by Archpriest Rodion Luciuk and Archpriest Anatoliy Melnyk; **CARRIED**)

MOTION: That the Executive Council probate the will of Blessed Archbishop ARSENY (Chahovtsoff) and transfer the title of the Sifton property to the Archdiocese of Canada. (Moved by Archimandrite ALEXANDER and Archpriest Phillip Eriksson; **CARRIED**)

The conference call ended at 8:00 p.m. (Eastern Standard Time).

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Respectfully submitted,
Deacon Peter Choi

Approved on 15 March 2013,



+ His Grace, Right Reverend IRÉNÉE (Rochon)
Bishop of Québec & Administrator of the Archdiocese of Canada



+ Archpriest Anatolij Melnyk*
Chancellor, Archdiocese of Canada



Protodeacon Nazari Polataiko
Secretary, Archdiocese of Canada

* Appointed on 1 March 2013.