

Pathways Board Meeting
August 14, 2021

Members Present: Rev. Chris Leach, Rev. Eric Clapp, Terry Pipho, Chris Andreasen, John Knorr, Becky Esser, Bonnie Upham, Mark Hensrud, Larry Kent, Ira Bailey, Al Judson, Angie Behr, Jenny Hagelstrom, Brother Jeff Brown,

Members Absent: Rev. Christy Klemz, Rev. Mark Olson, Lydia Holden, Rev. Janelle Hennager, Rev. Jonathan Dodson, Dave Dalager,

Called to Order at 10:01am
Opening Prayer by Chris L.

Reports/Financials

Bonnie led us through the balance sheet. There is no longer a PPP loan in the balance sheet because our most recent one was forgiven.

P&L statement shows our development revenue comparable to what we've seen in the past. Program Revenue is about half of where we were in 2019.

Day Camp & Canteen revenue will be coming in August.

Expenses are down 19% from 2019, which connect to lower camper numbers, counselor, meals, etc.

Motion: Approve Financials

Made: Mark H.

Second: John K.

Motion carries

GTMD Match

The 2nd week of November is our Give to the Max Day. It's been successful in the past nearing a \$20,000 bump in our income including the match.

The idea was brought up to have the board put up the matching funds.

The Financial Development Team has recommended the Board provide matching funds.

We'll move ahead with that plan.

Chris A. will send out an e-mail to the board members following up on this soon.

Discussion

Pathways Proposal

There have been a few changes from our last conversations

- We sent in our \$500,000 proposal for the whole property.
- The faith-based group out of the Cities offered \$1.8 million.
- White/Peterson proposal was \$1.17 million.

The Trinity Council has made it clear that our offer is too low to accept on its own. They would like to recommend the White/Peterson proposal to the congregation at their meeting on

September 12th. The one thing that Trinity has made clear is that in accepting Steve White's proposal, Steve will guarantee that Pathways can maintain ministry at the 80 acres around Camp Emmaus.

White/Peterson Proposal

Steve has offered \$1.17 million. He wants to move into an LLC with Pathways over the 80 acres. He would donate the 80 acres. Pathways would put \$350,000 into the LLC. Pathways would receive exclusive rights of use to the 80 acres. The Whites would receive all financial benefit from the LLC.

Steve is open to a multi-year installment agreement on the \$350k.

At the end of the day, we're looking at use of the 80 acres of Camp for \$350k and entering into an LLC with Steve.

New Proposal

Chris A. has crunched numbers and come up with a proposal that Trinity may consider that would be a \$1,000,000 proposal to Trinity, which would involve Pathways borrowing \$500,000 from MIF/FNB at 4.5%. Transfer of title would go from Trinity to Pathways. We could potentially sell the unused parcels to the White family for \$675,000.

There was a lot of discussion around whether we're a 1-camp or 2-camp operation. There was also a conversation around whether we could build facilities to make faith-based sports camps up here, or other programming opportunities on either Lake Morgan or Stocking Lake.

Motion: Bring a \$1,000,000 option to Trinity for the 347 acres that Chris A. proposed today.
\$500,000 would be paid to Trinity with a loan up front in order to get the title.
\$500,000 to be paid on or before 12/31/2026.

Made: Mark

Second: Terry

Discussion: There was conversation about auctioning parcels to cover a portion of the cost. A lot of thoughts, feelings, concerns, and anxieties were shared across the board. Many shared a strong concern about our ability to afford such an offer, while continuing to provide meaningful ministry. Ira may have said it best, "I hear all of the [sometimes contradictory] things being said, and I agree with them all." It's a difficult position for us to be put in, but we maintain steadfast hope that God will continue to allow us to minister to young people in Northwest Minnesota, no matter the location or how it may look.

Yeas: 7

Nays: 5

Motion carries

The Board expressed sincere gratitude to Chris A., Chris L., Mark, and Ira for their diligence and faithful work in these conversations.

Meeting adjourned at 12:31pm.

Respectfully submitted,
Rev. Eric Clapp, Secretary