

**Final Report of the Greenwood Administrative Commission
To the Presbytery of Lake Michigan
November 20, 2018**

Background:

Camp Greenwood has been a Presbyterian Camp for nearly 60 years. Those years have been marked by highs and lows, challenges and changes, celebrations and laments. Summer Camp enrollment has been reported as high as 2,000 to as low as 87. Changes in culture during this sixty-year interval have affected camping ministries in both obvious and sometimes more subtle ways.

Utilizing a process of discernment, in December 2015 the Presbytery of Lake Michigan Leadership Team adopted a motion to no longer operate Camp Greenwood as a ministry of the Presbytery. That decision was ratified by the Presbytery in March 2016. These decisions meant that 2016 marked the last year of a Presbytery-run Camp Greenwood.

Following a further period of exploration and discernment, the Presbytery's Leadership Team made the choice to recommend the current arrangement of covenant and lease with Greenwood Ministries Association (GMA) to the Presbytery at its December 2016 meeting. The Presbytery adopted all the recommendations of the Leadership Team. The lease and the covenant terminate on December 31, 2018 if no further actions are taken.

The Presbytery decided as part of its December 2016 decisions to appoint an Administrative Commission charged with the following responsibilities together with the authority and resources to fulfill them.

- a) Execute the covenant and the lease, in concert with Presbytery's legal counsel and Presbytery Trustees.
- b) Monitor and ensure fulfillment of the terms of the covenant and lease by all parties during the tenure of the lease.
- c) Monitor GMA's progress toward conducting a vital camping ministry and sustaining financial viability.
- d) Make changes to the covenant agreement or lease that may at any time become necessary.
- e) Address boundary issues with neighbors.
- f) Explore and propose to the Presbytery what portions of the Greenwood property should be sold, and when, to support the larger mission of the Presbytery and what portions may be transferred to GMA to be held in trust for the PC(USA), informed by priorities for shared mission funding being developed by the Leadership Team and by the strategic vision for camping ministry being developed by the GMA, and explored in consultation with the Presbytery Trustees.
- g) Negotiate and propose to the Presbytery any succeeding lease or transfer of property agreement regarding the GMA and the Camp Greenwood properties.
- h) Provide updates to the Presbytery through the Clerk's Report and provide a final report to the Presbytery at or prior to the Stated Meeting of Presbytery in September 2018.

The Commission and the GMA Board:

The Greenwood Administrative Commission (“Greenwood AC” or “the Commission”) is comprised of members Rev. Jake Kaufman, Rev. Tiffany McCafferty (Paw Paw), Elder Daniel Van Beek (Benton Harbor, First), Elder Von Tucker (Niles) and Moderator Rev. Calvin Bremer. These individuals were appointed to this Commission largely because they had no prior history with the Camp or the conflicting opinions within the Presbytery about whether the Camp should continue.

The GMA Board of Directors is comprised of the following individuals, a majority of whom are also members of the Presbytery of Lake Michigan, including Rev. Karen Fitz-LaBarge, Amy Henson-Bohlen, Rev. Bill Pinches, Mike Noteboom, Sally Luidens, David Gansen, and Former Camp Greenwood Director Anette Shauver. In 2017, Camp Greenwood was under the direction of Jim and Susan Bates, who resigned after the 2017 camping season. In 2018 Jake Dayringer became the Camp Director.

Overview of Properties of the Presbytery:

Research of the Kent County On-line Records Search, the Assessment Records of Oakfield Township, and through conferring with Kent County Register of Deeds Office in Grand Rapids, the Commission verified that the Presbytery currently owns eight distinct parcels with four parcels being +/- one acre or less. The total acreage of the parcels is described as 118.2 to 123.4 acres. A survey will be commissioned to accurately determine exact size.

The value of the land was professionally appraised in 2016 at between \$3,465,000 and \$4,655,000 depending on whether it was sold in one transaction or as various parcels.

This compares to estimated values in 2011 as per working document of Greenwood Agency work-group of \$5,010,000. We recognize that the precise value of the property is only realized when a buyer and seller agree on a purchase price. But these estimates and appraisals provide a sense of the value of this Presbytery asset.

Note: The Presbytery approved the sale of a one-acre parcel in June 2018. This parcel is included in the above estimates and appraisals, which occurred prior to the approved sale of the land. The parcel has not yet been sold.

Process for Formulating this Report:

At the June 2018 Presbytery meeting the Presbytery endorsed the Commission’s request to postpone its final Report and Recommendations to the December 2018 meeting to allow more time to evaluate the questions of viability and sustainability.

The Presbytery also approved of the process and timing for a Preliminary Report and Recommendations along with opportunity for regional Listening Sessions and email or snail mail feedback to be given to the Commission.

The Commission distributed its Preliminary Report to the Presbytery in October of 2018. We call on all to read that document carefully regarding the context in which the Commission was created, details on the what the Commission has done to fulfill its mandates, and the rationale for the Preliminary Report and Recommendations given the information the Commission possessed at the time of formulation.

After the formulation and issuance of the Preliminary Report, the Commission received additional information from the Greenwood Ministries Association regarding the use of the camp facilities by some congregations within the Presbytery and other groups.

The Commission held four listening sessions in various locations throughout the Presbytery, and accepted comments via snail mail or e-mail through November 9.

On October 28, approximately 30 people attended a listening session in Grand Rapids, including 17 members from North Kent Presbyterian Church, 1 from John Knox/Parkwood, 2 from Holland First, and 3 folks only affiliated with Camp Greenwood, including a neighboring property owner. Four members of PLM leadership also attended that session.

That same night, 29 people gathered at the listening session in Lansing, which included persons associated with the Presbyterian churches from Mason, Delta, Holt, Sturgis, Lansing North Westminster and Lansing First, as well as family members of Camp Director Jake Dayringer and 2 members of PLM leadership.

Children, some of whom had attended Camp Greenwood this past season, were present at both listening sessions, along with some past counselors, and many who spoke passionately of their camp experience. Issues raised included whether GMA had been given a fair amount of time to prove itself; whether GMA would be given enough time to raise funds if it decided to purchase the property, and questions about the Presbytery's plans for the proceeds should the land be sold.

Similar listening sessions were held on November 1 in Paw Paw, with 11 persons present including 3 GMA Board Members, 2 from PLM Leadership Team and one Budget and Finance Committee person. The same evening there were 17 in attendance at Jackson with three GMA representatives, one PLM Leadership Team member, along with other interested persons.

The Commission also received 76 letters or e-mails. Most were in support of GMA and continued operation of Camp Greenwood largely coming from individuals representing the same churches represented at the listening sessions, neighboring property owners, and several former Camp staff and campers.

Also after the Commission issued its Preliminary Report, GMA provided some additional information in response to the Commission's conclusion that the number of campers (116 for the 2017 camp season) was a factor weighing against a finding of a vital camping ministry. Although GMA does not dispute the number of campers recently participating in its traditional camping ministry and has projected a modest increase to just 130 campers for 2019, GMA believes the scope of its camping ministry includes every use and contact with the Camp.

GMA's additional information details participation by an additional 906 individuals whose experience with Camp Greenwood ranged from use of the facilities by church groups from within and without the presbytery for group retreats (221 participants); volunteer camp chaplains and volunteers for camp "work days" and clean up from churches within and without the presbytery (156 participants); private rentals for weddings for seven different families (64 participants); use of facilities by for a band camp and a swim team (155 participants); use by families and scout groups for environmental appreciation (66 participants); use by the neighboring property owners in the Woodbeck Chain of Lakes Association for meetings (140 participant); use by other families and small groups (103 participants) and use by a Presbytery church intern for retreat (1 participant). GMA also provided documentation that 23 of the

PLM's churches participated in the form of volunteering, facility use/attendance at Camp or providing financial support of GMA in 2018.

The Commission considered this information, as well as the viewpoints and experiences shared at the listening sessions. The Commission also considered perspectives expressed previously regarding the future viability of camping ministry in general, the volatile financial history of the camp and financial challenges facing non-profit organizations in general.

The Commission observes that 116 campers in 2018 represents less than 10% of the 1237 Presbytery children in the age group eligible for camp as reported at the end of 2017; and it noted that the 906 other individuals who experienced Camp Greenwood in 2018 represent less than 10% of the Presbytery's 12,050 members reported at the end of 2017; and while 23 of the presbytery's 64 churches participated in some way with Camp Greenwood's ministry in the past year, 41 congregations or 64 % of the Presbytery's churches did not.

Responses Received:

1. The majority of those who communicated with the Commission were individuals who had benefitted from their own experiences at Camp Greenwood and wished to have those experiences replicated in the lives of others in the future.
2. The Commission acknowledges the receipt of new information received both from GMA officially and from those individuals who communicated with the Commission.
3. There were some recurring themes from those at the meetings and those who communicated by mail or email:
 - A. Allow the GMA to have more time to show whether it can be viable and sustainable. GMA produced a five-year plan, but they are being evaluated part way through that period.
 - B. Allow the GMA to have more time to raise monies to purchase the specified portions of the camp that they desire.
 - C. If children and young people can no longer go to Camp Greenwood, from where will they get their spiritual formation?

Observations and Considerations by the Commission:

1. The Commission re-affirms that its decisions are not impacted by a "financial need" for administrative expenses within the Presbytery. Some responders incorrectly asserted that the recommendations were driven by a perceived financial need to cover administrative costs within the 2019 Presbytery budget. The Presbytery has enough financial reserves to cover these costs for the foreseeable future. The Commission also affirms that money, by itself, does not solve underlying problems either for the Presbytery or for the GMA.
2. The Commission calls attention to the fact that the GMA is a distinct organization from the Presbytery. The presence of persons on the GMA Board who were formerly on the Greenwood Agency Committee confuses many. The GMA is not simply the Presbytery's Greenwood Agency Committee in new garb. They are distinct from each other and the history, assets, performance, and practices of the Greenwood Agency Committee do not accrue to the GMA.

3. The Commission reaffirms its position that the GMA is not yet currently financially viable or sustainable. There is a significant difference between being in the black at the end of September 2018 by less than \$7,200 and being viable and sustainable. The Commission calls attention to the fact that the GMA shared those sentiments in communications with the Commission during September 2018.
4. The Commission notes that relatively strong congregational support for the GMA comes from congregations which have had historic ties to the camp and/or currently have a member serving on the GMA board including for example Delta, Holt, First Jackson, Lansing First, Lansing North Westminster, Mason, North Kent, and Sturgis congregations.
5. The Commission notes that GMA received offerings from 18 PLM congregations during the two- year period between August 01,2016 and July 31, 2018.
6. The Commission observed that some who responded to the Preliminary Report expressed appreciation for the attention given to the ecological impact of the “bog” areas. The Commission’s revised Final Report and Recommendation addresses the ecological and educational value of the ecosystems contained in this area.
7. The Commission considered the expressed concerns regarding a final evaluation done prior to the expiration of the GMA’s five-year plan. Our revised recommendations in this Report and Recommendations addresses those concerns.
8. The Commission noted the concern expressed by some concerning the relatively short period the Preliminary Report and Recommendation provided for the GMA to obtain financing for land it wished to purchase. The revised recommendations in this Final Report and Recommendations address this concern.
9. The Commission noted the desire of the GMA to retain nearly all the properties that it currently uses or might potentially use; however the Commission evaluated whether in fact all these areas were crucial to a camping experience. The Commission did not concur with the GMA’s desires to retain certain properties that might have enjoyed past use by Greenwood campers. Some of those areas are not, in the judgment of the Commission, critical to the GMA’s ministry. This Final Report and Recommendations, therefore, recommends the sale of these non-critical areas.
10. The Commission considered the question of Camp Greenwood’s relationship to spiritual development. It believes camp experiences are important to the spiritual development of some, but it is not the only way, location, or manner by which God is revealed. God met Abraham under the trees of Mamre, Jacob at Jabbok, Moses met God in a burning bush on Horeb, Zechariah met God in the temple, Mary, the mother of Jesus, met God at some non-recorded location, Paul met Jesus on the road to Damascus. God has met individuals in many “sacred” locations. In fact, some young people met God at Camp Henry, some met God in their home church, some met God at other locations. The revised recommendations provide for a both/and approach.
11. The Commission values the opinions of families, children, young adults, and older adults as well. The decisions to be made about Camp Greenwood have touched deep emotions. The Commission is grateful for what we have learned from those speaking out of deep emotional attachment to Greenwood. While this Report and Recommendations and the Presbytery’s ultimate decision may result in some persons being disappointed, Christ’s call is to reconciliation with each other.

12. The Commission believes that it is important for the Presbytery to take decisive action on this matter. It is injurious to all parties in the Presbytery to revisit each year or every two to three years the questions about Camp Greenwood and its future- in whatever form that takes. The GMA has spoken about the difficulties of an uncertain future. The Commission believes that the revised recommendations in this Final Report and Recommendations address the desire of all for clarity and finality.

13. The Commission recognizes that its revised recommendations take time to bring resolution to this matter, but we believe that investment is worth the time so that the healing process for past hurts can begin immediately. The Commission believes that the revised recommendations represent a genuine effort to make sure that the concerns of all were addressed within the mandate of the Commission.

14. The Commission notes that its instructions were to “Explore and propose to the Presbytery what portions of the Greenwood property should be sold, and when, to support the larger mission of the Presbytery.... informed by priorities for shared mission funding being developed by the Leadership Team.

The Presbytery’s priorities that arose out of this process were:

1. *PLM will work to **strengthen relationships** between*

 - a. *the Presbytery and its congregations*
 - b. *the Presbytery and its minister members*
 - c. *the Presbytery and Sessions*
 - d. *congregations*

2. *PLM will **resource and support congregations** for healthy and vital ministries.*
3. *PLM will develop and support **healthy and dynamic leaders** for congregations and validated ministries.*
4. *PLM will **fulfill its other responsibilities** mandated in G-3.03 in the Book of Order,*

We believe that the Recommendations help to support the larger mission of the Presbytery while giving the GMA opportunity to demonstrate viability and sustainability consistent with the GMA’s vision.

Recommendations:

The Commission Recommends that the Presbytery:

A. Thank God for 60 years of camping ministries at Camp Greenwood.

B. Thank the Greenwood Ministries Association for its dedication and service in leasing property and operating Camp Greenwood in the years 2017 and 2018.

C. Offer the GMA a three-year lease with option to purchase at any time before December 31, 2021, under all the following stipulated conditions, the properties or portions of the property noted below in paragraphs 1 and 2:

- 1. Parcel ID number 41-08-02-251-014 commonly known as 13380 MacClain Rd NE except for those portions noted below:**

a. Portions of 41-08-02-251-014 located west of Kindy Ave shall be offered for sale with proceeds to the Presbytery.

b. A portion of 41-08-02-251-014 of approximately 1.8 acres located in the NE region of the properties and created by the extension of the property lines along Sandyside NE to the intersecting lines running on the North end of the parcel.

2. Parcel ID number 41-08-02-202-027 commonly known as 13070 Sandyside Dr. NE

Stipulated Conditions:

1) GMA may purchase the any or all the above detailed properties listed above for one half of the appraised value determined by a Spring 2019 appraisal of the designated parcel(s) by an appraiser agreeable to both parties.

If upon reception of the appraisal either party is not satisfied, they may hire a certified appraiser, agreeable to both parties, to conduct a second appraisal. The price shall then be the average of the two appraisers.

2) The GMA shall indicate in writing no later than September 15, 2021 which properties it wishes to purchase.

3) The GMA shall give evidence on or before October 31, 2021 of adequate funds or financing in place to proceed with the sale.

4) The sale between GMA and the Presbytery shall be consummated on or before December 28, 2021.

5) If any of the above conditions are not met by December 31, 2021, or if the GMA choses prior to that time not meet these terms and not to proceed with the purchase and communicates the same in writing, the above described properties shall be placed for sale by the Presbytery.

Explanatory Notes:

A. This provision allows the GMA to conduct its camping ministries on approximately 85-90 acres of the 118.4 to 123.4 acres of the property (exact size to be determined by survey).

B. This provision gives the GMA access to the main camp, and the area that has ecosystems suitable for educational and ecological studies desired by the GMA.

C If the GMA exercises its option to purchase the property under this provision, it will receive a gift from the Presbytery because the GMA paid only one half of the appraised value of the property.

D. These recommendations allow the Presbytery to end the uncertainty about the Greenwood properties. If GMA meets the conditions, they can purchase some of properties as noted above. If they are unsuccessful in the allotted time, the decision has been made to sell the unclaimed property commonly known as 13380 MacClain Road and 13070 Sandyside Dr NE as cited in Recommendation C, 1 and 2.

E. The cost of the three-year lease will be \$ 10.00 per year (the same price as for the current lease). The value of the past lease for all the properties was determined by the CPA firm

responsible for GMA's Financial Review to be worth \$ 75,000 per year. The Presbytery is choosing not to charge market value rent for the portions of the property covered under the three-year lease to assist the GMA in developing financial viability and sustainability during this period.

D. Approve the sale of the following properties owned by the Presbytery of Lake Michigan located in Gowen, Michigan and historically associated with Camp Greenwood:

ID 41-08-02-226-01 commonly known as 13034 Sandyside Dr. NE

ID 41-08-02-226-02 commonly known as 13438 Thomas Lake Ct. NE

ID 41-08-02-226-003 commonly known as 13423 Avis Drive, NE

ID 41-08-01-151-003 commonly known as 12950 Banks Lake Dr. NE

ID 41-08-11-126-007 commonly known as 13125 Stacey Drive, NE

The description of each of these properties appears in Appendix "A" of this document and are part of this recommendation.

Explanatory Notes:

1. The parcels commonly known as 13423 Avis, 13438 Thomas Lake Ct, and 13034 Sandyside are collectively known as North Point.
2. The Commission believes that many of the activities that previously took place in this area can be replicated on portions of the property commonly known as 13380 MacClain and 13070 Sandyside described in Recommendation C above.
3. Some of the responses suggested that the main camp be preserved but that other portions of the Greenwood property be sold at this time.
4. The sale of 13423 Avis Drive, 13438 Thomas Lake Ct, and 13034 Sandyside Dr NE (collectively North Point) and other recommended parcels allows the Presbytery to use part of this asset for important future ministries while allowing the GMA to conduct its camping ministry.

Note: A survey of all affected properties in recommendations "C" and "D" shall be done with costs borne by the Presbytery prior to any appraisals or sales. The last survey was completed in 2005.

E. That, if D above is approved, the GMA be granted \$10,000 by the Presbytery to assist the GMA in relocating any buildings or structures from the area commonly called North Point, or for building structures to replace what was at North Point to a location of their choosing on properties described in C above or to assist with other transitional costs. The monies shall be paid to GMA before March 10, 2019.

Explanatory Notes:

The Commission recognizes that GMA will incur some costs in making the transition away from use of North Point.

F. Declare that proceeds from sales of these properties received by the Presbytery shall be designated as follows:

1. 40% of all proceeds shall be placed in a fund for youth ministries

a) Focus of expenditure shall be given to children and youth leadership development as recommended by the Dynamic Leaders Team and approved by the PLM Leadership Team.

b) Monies to be spent equally between youth ministries within the Presbytery and camping scholarships. The camping scholarships shall be available to any young person affiliated with a congregational or missional worshipping community within the Presbytery wishing to go to Camp Greenwood or to any Presbyterian-related camp within Michigan, Ohio, or Indiana.

c) Accruing interest on these funds shall be added to fund reserve each year.

d) No more than 6% of the end of year corpus shall be spent each of first 5 years.

e.) After 5 years new provisions shall be approved by the Presbytery.

2. 40% of the proceeds shall be placed in a fund to benefit the congregations and worshipping communities within the Presbytery consistent with the Presbytery goal to “resource and support congregations for healthy and vital ministries.”

a) Focus shall be missional community outreach, justice ministries, and nurturing new worshipping communities.

b) Priority to be given to ministries showing greatest potential for development.

c) Accruing interest on these funds shall be added to fund reserve each year.

d) No more than 6% of the end of year corpus shall be spent each of first 5 years.

e) After 5 years new provisions shall be approved by the Presbytery.

3. 20% of the proceeds shall be unrestricted

a) Accruing interest on these funds shall be added to fund reserve each year.

b) No more than 6% of the year end corpus shall be spent in each of first 5 years.

c) After 5 years new provisions shall be approved by the Presbytery.

4. The Presbytery Leadership Team shall have the authority to interpret and distribute funds in a manner it finds consistent with Part F of this recommendation or may authorize as needed appropriate and duly-appointed committee(s) or commission(s) to do the same.

G. Extend the mandate and commission of the Greenwood Administrative Commission to December 31, 2021 in order to fulfill the original mandate and to add to that mandate the function of monitoring and facilitating implementation of the above Recommendations as adopted, as well as facilitating a new Covenant and new lease agreement with the GMA.

Notes:

1.The intent of the Covenant is to keep each other informed of progress. The Covenant is much like the one that now exists between the GMA and the Presbytery. The changes in the Covenant are to make the financial reporting quarterly rather than monthly, to decrease the specificity regarding the Ministry Involvement reports in the expectation that GMA will provide information on a wide range of activities. (see Appendix "B" for conceptual outline)

2.The new lease will follow the same basic provisions as the current lease but will not include a provision against sub-leasing on the properties described in C 1 and 2 above within the time frame of the lease.

APPENDIX "A"

Descriptions of Properties Recommended to Sell
As part of Recommendation to Lake Michigan Presbytery December 04, 2018
By Greenwood Administrative Commission

Parcel Number: 41-08-02-226-001

Property Address: 13034 SANDYSIDE DR NE

DESCRIPTION

LOTS 7 TO 18 INCLUSIVE, THOMAS LAKE PLAT, Oakfield Township, Kent County, Michigan

Parcel Number: 41-08-02-226-002

Property Address: 13438 Thomas Lake Ct. NE

DESCRIPTION

THAT PART OF GOVT LOT 1 LYING SOUTHWESTERLY OF CHANNEL BETWEEN THOMAS & BANKS LAKES & EASTERLY & NORTHERLY OF THOMAS LAKE PLAT & BANKS LAKE PLAT, SECTION 2, TOWN 9 NORTH, RANGE 9 WEST, Oakfield Township, Kent County, Michigan

Parcel Number: 41-08-02-226-003

Property Address: 13423 AVIS DR NE

Description

LOTS 20 TO 35 INCLUSIVE, BANKS LAKE PLAT, Oakfield Township, Kent County, Michigan

Parcel Number: 41-08-01-151-003

Property Address: 12950 EAST BANKS LAKE DR., NE

Description

PARCEL 8:
PART OF GOVERNMENT LOTS 1 AND 2, SECTION 1, TOWN 9 NORTH, RANGE 9 WEST, COMMENCING 1508 FEET SOUTH AND 390 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST 270 FEET; THENCE SOUTH TO A POINT 33 FEET NORTH OF THE SOUTH LINE OF GOVERNMENT LOT 1; THENCE EAST TO THE EAST LINE OF GOVERNMENT LOT 1; THENCE SOUTH 33 FEET; THENCE WEST TO A POINT 660 FEET EAST OF THE WEST LINE OF SAID SECTION; THENCE SOUTH TO A POINT 388.8 FEET SOUTH OF THE CENTER LINE OF FORMER GRAND TRUNK RAILROAD

RIGHT OF WAY; THENCE WEST 337.9 FEET; THENCE SOUTH TO THE SOUTH LINE OF GOVERNMENT LOT 2; THENCE WESTERLY TO THE WEST LINE OF SAID SECTION; THENCE NORTH TO THE SHORE OF BANKS LAKE; THENCE NORTHEASTERLY ALONG SAID SHORE LINE TO A POINT WHICH IS SOUTH 12° 49' WEST 356.7 FEET AND NORTH 77° 11' WEST 240 FEET FROM BEGINNING; THENCE SOUTH 77° 11' EAST 240 FEET; THENCE NORTH 12° 49' EAST 356.7 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL THAT PART OF GOVERNMENT LOT 2, SECTION 1, TOWN 9 NORTH, RANGE 9 WEST, OAKFIELD TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 858.0 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF SAID SECTION; THENCE EASTERLY 390.0 FEET ON A LINE WHICH EXTENDED WILL PASS THROUGH ANOTHER CONCRETE MONUMENT, BEING 660.0 FEET EASTERLY OF THE FIRST MENTIONED CONCRETE MONUMENT; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 650.0 FEET; THENCE SOUTHWESTERLY 356.7 FEET ON A LINE WHICH DEFLECTS 12 DEGREES 49 MINUTES TO THE RIGHT AND TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHWESTERLY 10.0 FEET ON THE CONTINUATION OF THE LAST MENTIONED LINE; THENCE NORTHWESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 270.0 FEET TO THE SHORELINE OF BANKS LAKE; THENCE NORTHEASTERLY 31.6 FEET ON A SAID SHORELINE TO A POINT WHICH IS 240.0 FEET NORTHWESTERLY FROM THE PLACE OF BEGINNING, AND BEING A LINE WHICH IS PERPENDICULAR TO THE AFOREMENTIONED LINE, HAVING A LENGTH OF 356.7 FEET; THENCE SOUTHEASTERLY 240.0 FEET TO THE PLACE OF BEGINNING.

Oakfield Township, Kent County, Michigan

Parcel Number: 41-08-11-126-007

Property Address: 13125 STACEY ST NE

Description

PART OF GOVT LOT 3 COM AT NW COR OF GOVT LOT 3 TH E ALONG N SEC LINE 81.9 FT TO NELY LINE OF STACEY ST /66 FT WIDE/ TH S 66D 14M E ALONG NELY LINE OF SD ST 685.05 FT TH S 81D 14M E ALONG NELY LINE OF SD ST 138.8 FT TO BEG OF THIS DESC - TH N 5D 18M W TO SHORE LINE OF HORSESHOE LAKE TH SELY ALONG SD SHORE LINE TO NLY LINE OF SD ST TH WLY ALONG NLY LINE OF SD ST TO BEG * SEC 11 T9N R9W

Oakfield Township, Kent County, Michigan

APPENDIX "B"

The Covenant Terms during the period January 01, 2019 and December 31, 2021

- I. THE PROMISE OF GREENWOOD MINISTRIES ASSOCIATION TO THE PRESBYTERY OF LAKE MICHIGAN
 - A. The GMA Board covenants to offer at reasonable prices opportunities for staff leadership, administration, and facilities for appropriate training events, programs, seminars, and a host of related activities including a summer camp program. The GMA Board will strive to be sensitive to the needs of Presbyterian congregations of all sizes and will support the mission of the PLM.
 - B. The GMA Board will provide financial oversight and planning to keep Camp Greenwood fiscally healthy and its facilities in repair, as well as installing facility improvements as deemed appropriate by GMA and consistent with the terms of the lease between the two parties.
 - C. The GMA Board and staff will strive to further the mission of PLM.
 - D. The GMA Board will operate according to its Bylaws.
 - E. GMA through its Board will provide programming and leadership to uphold the historic and present focus of the Reformed Tradition and the PC(USA).
 - F. GMA will work in cooperation and collaboration with other institutions to strengthen and broaden its ministry.
 - G. GMA will provide the PLM Trustees and Leadership Team, through the Greenwood Administrative Commission, a descriptive Annual Report summarizing Camp Greenwood's operation for the preceding year no later than 120 days after the end of each calendar year.
 - H. GMA will keep and maintain financial records, which records will be adequate to reflect all financial transactions of GMA.
 - I. Financial Reporting
 1. GMA shall provide the GAC with a copy of each year's Form 990 or 990EZ as filed with the IRS by May 30 of each subsequent year.
 - J. GMA shall provide the GAC the following:
 1. A copy of the Minutes of each meeting of the GMA Board of Directors on a quarterly basis. Minutes to be submitted within 21 days after the end of the quarter.
 2. A Financial Report (meaning a Statement of Income and Expenditures and a Balance Sheet) which fairly and consistently presents the financial operations of the GMA for each fiscal quarter within 21 days following the end of each quarter.

3. Ministry Involvement Reports (MIR) on April 30, July 31, September 30, and December 31 each calendar year. Each report shall provide any information the GMA deems pertinent to demonstrate the ways in which it is fulfilling its mission for the period since the previous report.

II. THE PROMISE OF PRESBYTERY OF LAKE MICHIGAN TO GREENWOOD MINISTRIES ASSOCIATION

- A. Through this covenant, the PLM provides GMA an official affiliation with the PC (USA).
- B. PLM allows GMA to promote Camp Greenwood to the churches within its bounds.
- C. PLM recognizes GMA as a Presbyterian mission where ecumenical programs with multiple denominations and/or interfaith endeavors may take place.
- D. PLM will give GMA consideration as a site for its programs each year and will encourage its congregations to also give GMA consideration for their programs and conferences.
- E. PLM staff and leaders will support and interpret the mission of GMA by being well informed about the programs and offerings.
- F. The PLM shall provide to the GMA the use of the existing Camp Greenwood land, facilities, as designated by vote of the Presbytery and detailed in the lease agreement between the parties.
- G. PLM does not commit to any future financial support of the GMA, except as provided by vote of the Presbytery on December 04, 2018, although such support will be encouraged.