

CALLED MEETING OF CREDENTIALLED MINISTERS IN SOUTH CAROLINA

Saturday, June 13, 2026 – Columbia, Agape Worship Center COG

INTRODUCTION

THE PURPOSE OF THE MEETING

This meeting, called by South Carolina Administrative Bishop Toby Morgan and supported by the South Carolina State Council in session, has one primary purpose: to come together as a community of faith to present, discuss, and determine not only a sound plan for today, but a better plan for the future. Within this purpose, we aim to:

- Announce the results of the called meeting of South Carolina credentialed ministers held on March 15, 2025
- Share the current operational status of the Home for Children
- Address the possibility of selling portions of the Mauldin Campground (Home for Children, State Office, and State Parsonages) and the need for a phased development plan for remaining properties
- Consider the sale of the Pee Dee Campground in its entirety
- Present a forward-looking vision that includes reaching the harvest, encouraging and equipping our churches with essential resources and facility improvements, and ensuring a healthy financial and commissioned strength to extend the gospel message to all who will hear and respond.

THE REVIEW OF PREVIOUS DECISIONS

This report, prepared by the State Administrative Bishop, the appointed Property Task Force, and the State Council, reflects extensive research, deliberation, projections, and feasibility analysis.

In November 2024, a joint meeting of the outgoing State Council (2022–2024) and the incoming State Council (2024–2026) was convened to consider the future of the Church of God in South Carolina—specifically, the long-term viability and use of the state’s two campgrounds. Later meetings were held, and a commitment to the task before us was established.

At a future meeting, designated committees were assigned the tasks gathering information to support the decision-making process for a called Ministers Meeting held on March 15, 2025, at the SCCOG Convention Center. Attendance included more than 300 credentialed ministers and approximately 75 non-credentialed participants. The assembly was informed of anticipated budget shortfalls related to routine operations, unexpected repairs, capital improvements, and ongoing maintenance of existing facilities.

Following this meeting, sufficient data was collected to guide the State Council in developing a comprehensive master plan and returning to the body with recommendations at a future meeting. Several unresolved questions were also identified, providing the Council with an opportunity to address concerns and offer thoughtful responses.

At the March 2025 meeting, ministers were presented with four vision strategies for consideration and feedback. A total of 267 valid preference forms were submitted. Of these, 15% favored maintaining the current structure, while 85% supported pursuing changes involving the sale and relocation of the Home for Children, State Office, and parsonages.

After the Administrative Bishop’s presentation—including current campground conditions (Mauldin and Pee Dee) and projected fiscal concerns—the body was given strategic options for future development.

From 276 admissible responses (with 13 inadmissible, totaling 289 submissions), the results were as follows, listed from most to least favorable:

Priority Result #1 (Strategy 3):

Sell the Pee Dee Campground; sell the portions of the Mauldin Campground containing the Home for Children, State Office, and State Parsonages; relocate these ministries; use remaining funds to develop a new Youth Camp facility; and, once operational, place the remaining Mauldin Campground on the market. Additionally, develop a 15-year plan for the complete sale of remaining properties.

Priority Result #2 (Strategy 2):

Sell the Pee Dee Campground; sell and relocate the Home for Children, State Office, and State Parsonages; invest remaining funds to offset rising Youth Camp rental costs; secure a suitable site for Youth Camp; then sell the Mauldin Youth Camp property and invest proceeds for future use; with a 15-year plan for complete property liquidation.

Priority Result #3 (Strategy 4):

Sell portions of state properties, including those housing the Home for Children, State Office, and parsonages; renovate both Mauldin and Pee Dee camp facilities; and use investment income from remaining funds to offset operational and maintenance costs.

Priority Result #4 (Strategy 1):

Maintain the current structure of both campgrounds and continue ongoing operations without major changes.

Priority Results #1 and #2 received the highest level of support (73%). When combined with Priority Result #3 (12%), a total of 85% of respondents favored some form of property sale and long-term transition strategy, including the full sale of the Pee Dee Campground and phased divestment of Mauldin properties over a 15-year period.

Based on these results, the State Council and Administrative Team focused on Priority Results #2 and #3, identifying two primary options related to Youth Camps:

1. Secure property to construct a new Youth Camp facility
2. Utilize rental facilities for Youth Camp while investing proceeds from property sales, with investment returns helping offset operational costs

It is important to note that no strategy or priority result includes the sale of the residential sections of the Mauldin Campground.

THE INTENT OF TODAY'S MEETING

We, the State Council of South Carolina, duly elected to serve and represent the ministry and membership of this state, will present a plan to secure a bright future for coming generations. They will lead the Church of God from our witness and testimony, into greater fields of dreams and harvests that only heaven can share the ending of the greatest story. When Jesus said in Matthew 16:18, NKJV, "I will build my church and . . .," it also included the prevailing of His will for the impact this church would make in the world. It comes with great costs, sacrifice, and humble obedience to His voice. Many have gone before us and have brought us here, and now we stand in their footprints and prepare the way for those who will follow us.

Once we have heard the presentations, listened to the concerns, and prayed to the Father for His guidance, wisdom, and will today, we will make an historical and futuristic decision for these followers of the faith. May we also follow well.

THE CALL TO UNITY AND VISION

The information presented for today's meeting reflects input from multiple State Council and committee meetings, consultations with external experts in property valuation and real estate, parliamentary guidance, and strategic planning efforts.

Together, these efforts aim to present a viable and responsible path forward that addresses both the present and future needs of the Church.

Throughout this process, significant time has been devoted to prayer and seeking the Lord’s guidance in matters that are deeply meaningful to every credentialed minister and member of the Church of God in South Carolina.

At no point have there been hidden agendas or undue influence in any presentation or discussion. The State Administrative Bishop and State Council have consistently presented factual data based on verified information and projected outcomes. While some findings may be difficult, they remain grounded in truth and guided by a commitment to Christian character and integrity.

May the Lord lead us in His will as we faithfully follow His way.

PROPERTY STATUS

The following is offered as a reminder of the current conditions and known repairs needed on the Campground properties:

| | PEE DEE |
|--|---------------------------|
| Tabernacle Roof | \$200,000 |
| Metal Siding | \$ 69,000 |
| Insulation/Tabernacle | \$ 75,000 |
| HVAC 3x-10 Ton Units | \$ 90,000 |
| Mold Remediation (All Buildings) | \$133,000 |
| Dehumidifiers | \$ 7,500 |
| Soffit/Facia/Gutters | \$ 27,609 |
| Staff Building Repairs | \$103,887 |
| Fire Hydrants (2) | \$100,000 |
| TOTAL | \$806,306 (March '25 est) |
| Current Estimate (allowing for inflation) | \$850,000 PEE DEE |

| | MAULDIN |
|--|--------------------------|
| HVAC Tabernacle | \$500,000 (2 Units of 4) |
| Chapel | \$ 10,000 |
| Water Heaters (Tab Dorms) | \$ 39,600 |
| Water Lines (Residences) | \$ 44,000 |
| Pool (New Construction) | \$200,000 |
| Pool (Repair) | \$150,000 |
| Cafeteria Foundation | \$ 25,000 |
| Sink Hole on Pinehurst | \$100,000 |
| RV Site Repair | \$ 25,000 |
| TOTAL | \$938,600 |
| Current Estimate (allowing for inflation) | \$985,000 MAULDIN |

INSURANCE

Securing liability coverage for our properties continues to present a significant and ongoing challenge. In the fall of 2025, our insurance carrier advised that coverage for the Pee Dee Campground would be discontinued unless substantial repairs—estimated to exceed \$500,000—were completed. As these repairs have not been undertaken, the Pee Dee Campground is currently uninsurable and has been closed.

Despite this closure, insurance cost trends remain a concern, as outlined below:

- **2023–2024 Premium:** \$125,000
- **2024–2025 Premium:** \$325,000
- **2025–2026 Premium:** \$225,000

The reduction in the 2025–2026 premium is attributable to the removal of coverage for the Pee Dee Campground and the absence of claims during the policy period for the Mauldin property. However, notwithstanding this decrease, overall insurance costs have risen by approximately **80%** compared to the 2023–2024 policy period.

MISCELLANEOUS CONSIDERATIONS

There are several additional factors related to our properties that remain consistently relevant. These include, but are not limited to, the following:

- Over the past decade, the Church of God in South Carolina has expended in excess of **\$7.9 million** in the operation of its campgrounds.
- Based on 2022 estimates, and adjusted for construction industry inflation, the projected cost to replace the existing structures at the Mauldin Campground is approximately \$35 million, while the estimated cost to renovate those same structures is approximately \$21 million.
- Ongoing safety concerns associated with traffic along Monroe Drive during Youth Camps, where the risk of a pedestrian-related incident has been identified as significant and increasing on an annual basis.

POTENTIAL PROPERTY VALUES

Over the past year, the State Office and the Council have engaged with multiple developers to obtain preliminary estimates of potential property values should the Ministers elect to sell portions of the State Property. The figures provided represent projections based on current market conditions.

It should be noted that these estimates are preliminary in nature and do not account for costs associated with the sale of property, including but not limited to fees, commissions, and closing expenses. Accordingly, the net proceeds realized by the State would be less than the figures presented below. Additionally, should the State elect to proceed with the sale of any property, the period from receipt of an offer to the closing of the sale may range from 24 to 48 months.

The following pages present schematics and estimated valuations of the properties. The non-residential portion of the Mauldin property—currently occupied by the tabernacle, cafeteria, chapel, and related facilities—is not included, as its value has not yet been determined.

State Office & Parsonage Property; Value \$12 million



HFC Estimated Property Value: \$10 Million



RECOMMENDATION

After several years of comprehensive evaluation of the current condition and viability of our properties, consultation with a range of property management professionals—including architects, developers, civil engineers, and contractors—and careful review of the feedback provided by the Ministers of South Carolina during the called meeting in March 2025, the Council of the Church of God in South Carolina respectfully submits the following recommendation for the consideration of the Ministers of South Carolina:

Resolution regarding sale of State Property

RESOLVED, That the State Board of Trustees is directed and authorized to sell the following real estate property
The following state-owned property in Mauldin; State Offices, Parsonages, Home for Children, and vacant lots along SC-417; and the entirety of the state-owned property in the Pee Dee.

Note: As written this excludes tabernacle, cafeteria, airnasium, dorm space, chapel, and properties under residential lease.

RESOLVED, that proceeds of the sale be disbursed by the State Council exclusively to:

1. Replace the current State Offices, parsonages, and designated portions of the Home for Children, as mutually agreed upon by the Home for Children Board;
2. Evaluate the feasibility of acquiring and developing a new campground property; and
3. Deposit the remaining proceeds into interest-bearing accounts; and be it further

RESOLVED, that the principal funds derived from this sale shall not be expended for any other purpose without the subsequent approval of two-thirds (2/3) of the South Carolina Ministers in attendance of a designated business session.