

## Report From the Administrative Commission on Congregational Property

1/11/18

### *Information for Churches*

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The new, revised NCP *Manual of Property Policies and Procedures* is now available on the NCP web site under "Documents". If you have any questions about the Manual or a particular policy or procedure, please call Todd McCreight, Director of Business Operations, at 240-514-5356 or email [tmccreight@thepresbytery.org](mailto:tmccreight@thepresbytery.org).

### **Selling, Encumbering, or Leasing Church Property (Book of Order G-4.02.06)**

#### a. Selling or Encumbering Congregational Property

A congregation shall not sell, mortgage, or otherwise encumber any of its real property and it shall not acquire real property subject to an encumbrance or condition without the written permission of the presbytery transmitted through the session of the congregation.

#### b. Leasing Congregational Property

A congregation shall not lease its real property used for purposes of worship, or lease for more than five years any of its other real property, without the written permission of the presbytery transmitted through the session of the congregation.

#### **All leases executed by NCP Sessions must contain the following language:**

"Notwithstanding anything contained in this Lease/License to the contrary, in the event that the Landlord as a religious organization is dissolved, Lessor or the National Capital Presbytery may terminate this Lease/License, provided that notice of such dissolution is provided to Lessee at least ninety (90) days prior to the anticipated date of dissolution, and (ii) the Lease/License shall not terminate for ninety (90) days after the date of such dissolution unless otherwise agreed by the Parties."

The Presbytery has empowered the Administrative Commission on Congregational Property with the powers of an Administrative Commission to consider and approve requests from churches to lease, sell or encumber the real property of a church. Any action in this regard by a congregation without the Presbytery's permission will not be recognized as legally valid.

**If your church is considering leasing, selling or encumbering real property please contact Todd McCreight as early as possible.**

## ***ACCP Actions Taken Since Last Report***

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### **12/12/2017 Northeastern Presbyterian Church**

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) grants approval for Northeastern Presbyterian Church, a member in good standing of the NCP, to lease its roof and parking lots for an initial term of fifteen years to New Columbia Solar for the installation of a ~202 kW solar energy system, as described in the undated Power Purchase and Site Lease Agreement from New Columbia Solar you emailed to Todd McCreight on November 14th.

We understand that Northeastern will not be required to provide any funds for the final design, engineering or construction of the system, unless the church roof replacement and parking lot repaving exceeds the \$120,000 upfront payment to be received from New Columbia Solar.

These approvals are contingent upon receiving, prior to the start of construction, a certified copy of the minutes of the Session meeting at which details of the project and power purchase agreement were approved.

*Unanimously approved*