

Report From the Administrative Commission on Congregational Property 6/5/18

Important Information for Churches

G-4.0206 Selling, Encumbering, or Leasing Church Property from the Book of Order

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, Director of Business Operations, at 240-514-5356 or email tmccreight@thepresbytery.org.

Actions Taken since the Last Report

6/5/18 Darnestown Presbyterian Church

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) grants approval for

Darnestown Presbyterian Church, a member in good standing of the NCP, to borrow up to \$2,300,000 for construction and long-term financing from the Presbyterian Investment and Loan Program (PILP) to fund Phase 1 of the church's growth and improvements plan, contingent upon approval from the congregation and PILP. The PILP loan rate will be 4%, amortized over 20 years. The church will be paying down the loan from capital campaign contributions, such that by the of 2020 the remaining loan amount is expected to be \$1,400,000.

This approval is for a period of three years from date of approval, and is subject to review by the ACCP if the project is not completed within that time period. ACCP also authorizes the officers of NCP, Inc., as agents of the corporation to sign any documents required to complete the transaction.

Unanimously approved