

Report From the Administrative Commission on Congregational Property
6/30/2020

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, Lessee 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.

2/25/20 Takoma Park Presbyterian Church

- Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) grants approval for Takoma Park Presbyterian Church, a member in good standing of the NCP, to borrow up to \$220,130 from PILP to repair and replace sections of the church's slate roofing and copper flashing and gutters, and to restore exterior joints in the church's stone walls. This approval is contingent on receiving quarterly financial reports including capital campaign receipts. Takoma Park will also explore the consolidation of its current PILP loan with the pending PILP loan to reduce the church's monthly debt service costs.
- Approved the Takoma Park PC agreement with New Columbia Solar for the installation of solar electric panels and associated equipment in accordance with the New Columbia Solar proposal with the stipulation that the costs associated with any necessary roof repair or placement as part of the solar installation project be borne solely and completely by the Contractor

Unanimously approved

4/28/20 Warner Memorial Presbyterian Church

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) grants approval to Warner Memorial Presbyterian Church, a member in good standing of the NCP, to borrow \$124,000 from PILP to repair, replace and/or upgrade a number of heating, ventilating and cooling systems to improve comfort levels and protect sensitive equipment throughout the building.

Unanimously approved

6/05/20 National Presbyterian Church

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) grants approval to National Presbyterian Church, a member in good standing of the NCP, to seek a loan of up to \$7 million from PILP or Trustar Bank in order to complete the financing package for the church's planned facilities improvements and mission projects. The chosen loan will be secured by the church property and/or the church's investment portfolio. If the PILP offer is chosen, the Presbytery will provide a \$2,000,000 limited loan guarantee as drafted by PILP and NCP's attorney John Hagner. This approval is contingent on National's securing approval for the planned debt financing from their Session and the congregation, and notifying the ACCP thereof.

Unanimously approved