

Report From the Administrative Commission on Congregational Property
6/9/2021

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 the Director of Business Affairs, Heather Deacon, hdeacon@thepresbytery.org.

- United Korean Presbyterian Church – June 4, 2021

Nullified ACCP approval (granted 4/21/21) to refinance existing mortgage loan with Main Street Bank as follows -

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) **nullifies its approval given April 21, 2021** to United Korean Presbyterian Church (UKPC), a member in good standing of NCP, to refinance the balance of their existing mortgage loan (original loan held at Sandy Spring Bank) with Main Street Bank. Terms **were** to be as follows: Maximum loan amount \$1,238,000, initial fixed rate of 3.60% for 5 years (at conclusion of 5-year term, it converts to a variable rate for an additional 5 years), payments amortized over 25 years, and loan will balloon after initial 10-year period.

- United Korean Presbyterian Church – June 4, 2021

Approved request to modify existing mortgage loan with Sandy Spring Bank in order to extend loan and secure more favorable terms as follows -

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) **grants approval** to United Korean Presbyterian Church (UKPC), a member in good standing of NCP, to modify the existing mortgage loan held at Sandy Spring Bank. Terms modified as follows: Maximum loan amount \$1,100,000, initial fixed rate of 2.99% for Year 1 and 3.84% for Years 2-10, payments amortized over 25 years and the full amount of the loan will be due at the conclusion of Year 10. All remaining provisions of the original loan will remain in effect including NCP acting as a guarantor of this loan.