

Report From the Administrative Commission on Congregational Property
9/16/2021

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.

- Ebenezer Presbyterian Church (Woodbridge, VA) – June 22, 2021

Approved loan renewal request to extend matured loan with First Citizen Bank & Trust as follows -

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) **grants approval** to Ebenezer Presbyterian Church, a member in good standing of the NCP, to refinance the balance of their existing, matured mortgage loan (original loan held at First Citizens Bank) as follows: Maximum loan amount \$1,303,277.83, maximum interest rate 3.9% and maximum term of 15 years. ACCP approval is contingent upon NCP receipt of congregational resolution approving terms.

- Hope Presbyterian Church (Mitchellville, MD) – June 22, 2021

Approved new loan request with Presbyterian Loan & Investment Program (to fund increased construction costs on a project already fully funded through capital campaign) as follows -

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) **grants approval** to Hope Presbyterian Church, a member in good standing of the NCP, to borrow \$80,000 from Presbyterian Loan & Investment Program (PILP) as described in their offer letter dated June 15, 2021 to finance renovation and construction costs relating to a multi-purpose space, restrooms and sanctuary. This approval further acknowledges that NCP will provide an unconditional guarantee for this loan.

- Takoma Park Presbyterian Church (Takoma Park, MD) – August 24, 2021

Approved request for review and approval of their updated lease agreement with Takoma Park Child Development Center, Inc.

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) **grants approval** to Takoma Park Presbyterian Church, a member in good standing of the NCP, to renew its lease agreement, as presented, with Takoma Park Child Development Center, Inc. for an additional 5-year term. This approval acknowledges that Takoma Park Presbyterian Church will provide NCP with a copy of the final executed agreement.