

Report From the Administrative Commission on Congregational Property
1/13/22

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.

- St. Andrew Presbyterian Church (Purcellville, VA) – December 15, 2021

Modified approval (originally given 10/26/21) for request to refinance existing loan against church property with Bank of Clark County and additional funding for capital repairs due to a change in loan terms as follows:

Under its authority as an Administrative Commission of National Capital Presbytery (NCP), the Administrative Commission on Congregational Property (ACCP) **modifies its approval** given October 26, 2021 for St. Andrew Presbyterian Church to refinance its existing mortgage in the amount of \$1,625,271 with Bank of Clark County and authorized additional borrowing of \$150,000 (for the purpose of roof and parking lot repairs) with the following terms: 20-year term amortized over 20 years with rate to be one month LIBOR rate plus 2.476% which generates a maximum rate of 4.00% fixed rate through an interest rate swap. NCP will provide the required loan guarantee.

(Original terms approved on 10/26/21 were: 20-year term amortized over 20 years with rate to be one month LIBOR rate plus 2.092% which generates a 4.00% fixed rate through an interest rate swap and NCP to provide required loan guarantee)