

## **From 2013 NYAC Resolution B – Proceeds from Sale of Discontinued and Abandoned Property**

BE IT FURTHER RESOLVED that in the case of sale of any church property with any outstanding Integrity in Pension obligations, those obligations will be fully repaid prior to the distribution of sales proceeds, unless the Board of Pensions and Health Benefits, Board of Trustees, Committee on Finance and Administration, and the Cabinet agree otherwise, and

BE IT FURTHER RESOLVED that in the case of sale of any church property with any outstanding Shared Ministry Apportionments and/or benefit obligations for up to two calendar years prior to the year of closing and extending to the completion of that calendar year, those obligations will be fully paid prior to the further distribution of sales proceeds, unless the Committee on Finance and Administration, Board of Trustees, and the Cabinet agree otherwise, and

BE IT FURTHER RESOLVED that once all previously noted obligations have been fulfilled, the net proceeds from the sale not affected by paragraph 2549.7 or restricted by other covenants will be divided as follows:

40% to the New Church Growth and Development Fund for new church starts or expansion of local church ministries or expansion of annual conference ministries to be invested and managed by the Parish Development Committee in consultation with the Cabinet and provided that money spent for ministry needs is subject to the normal budget process through the Committee on Finance and Administration, and provided that money spent for capital needs is subject to the approval of the appropriate Board of Trustees, and

40% to be invested in a special fund to be used by the Conference Parish Development Committee in consultation with the Cabinet, with special consideration given to the district within which the property is sold, for special capital or ministry needs within the districts of the annual conference, provided that money spent for ministry needs is subject to the budget process through the Committee on Finance and Administration, and provided that money spent for capital needs is subject to the approval of the appropriate Board of Trustees, and

20% to the NYAC Board of Trustees to be invested in a fund from which Board of Trustees capital expenses, not provided for in the annual conference budget, may be expended through the appropriate approval process, and

BE IT FURTHER RESOLVED that in the event that the proceeds of a discontinued or abandoned church are not sufficient to satisfy all of the obligations listed, the obligations will be satisfied sequentially in the order listed, unless the Cabinet, Committee on Finance and Administration, Board of Trustees, (when applicable) the Parish Development and United Methodist City Society agree otherwise, and

BE IT FURTHER RESOLVED that the distribution of proceeds as adopted in this resolution will apply to all discontinued or abandoned properties effective with the 2013 Annual Conference and following and is not applicable for properties that were closed or sold prior to that date.

Signed by: NYAC Board of Trustees

# District Capital & Ministry Needs Policy

## I. Overall Configuration

- A. For 2015, approximately \$3 million with \$100,000 income annually. Further funds to come with additional Church Property sales.
- B. To be used for special capital projects or program ministry needs within the Districts.
- C. Special Consideration is to be given to requests from within the district where the property was sold.

## II. Two classes of requests shall have different requirements for each – Capital Projects and Ministry Needs.

### A. Capital Projects

1. Capital grants shall be matching, with special exceptions possible by need and vote of the Committee on Parish Development (“CPD”) after a request from the Cabinet. Congregations must have significant personal investment in the projects. Matching funds can be calculated with “sweat equity” dollar value by volunteers from the congregation and/or community. Applications must come from the Board of Trustees of the local Church.
2. Emphasis will be given to repairs that correct major structural or moisture penetration issues. We will not fund cosmetic-only projects. The painting of walls instead of roof, wall and foundation repairs is discouraged.
3. If necessary, when the local church has not done so, the CPD will hire and fund engineers and architects to evaluate applications and projects as needed or find volunteers with that expertise not associated with that congregation to evaluate an application.
4. All applications must have at least three competitive and comparative bids.
5. Energy related projects must be savings oriented and environmentally friendly. An energy audit should be included with the application and the local church should understand all resources available from their local energy suppliers and state agencies before an application is finalized. The CPD could consider a grant and loan to such projects with the loans being paid by future energy savings.
6. The CPD shall partner with the Park Avenue United Methodist Church Trust Fund and/or the United Methodist City Society or other appropriate funding agencies when necessary.
7. In order for a church to qualify for funds, they must be current on Parish Development loans, apportionments and clergy benefits, and must be identified within their district as having viability in the long run. Exceptions can be made by vote of the CPD at the request of the Cabinet and after appropriate review by the office of Congregational Development & Revitalization (“CD&R”) in the case of struggling congregations deemed to have strategic future importance.

8. All projects must benefit church growth/revitalization. All churches applying will have a strategic analysis performed by the CD&R office. Applications must show how any project will contribute to the growth and vitality of the congregation in ministry and mission.
9. All churches applying will have an assessment done by the CD&R office. Pastors of churches receiving funding will be required to be coached and evaluated annually by this office.
10. The maximum grant from all partner agencies shall not exceed \$100,000 per project, with special need-based exceptions to be considered by the CPD at the request of the Cabinet. A church shall be eligible for a subsequent grant for a new project every five years.
11. A member of the District Parish Development Committee shall visit the church before the application is finalized and then conduct a follow-up visit to verify funds were used for the purpose they were granted.
12. All funds will be distributed on an as-needed basis. As contracts are signed, as work progresses, funds will be released upon verification by the Chair of Parish Development of that district.

#### B. Ministry Needs

1. Ministry grants should be matching, with special exceptions possible by need and by special vote of the CPD as requested by the Cabinet. Programs and Congregations should have significant personal investment in the projects.
2. A member of the District Parish Development Committee shall visit the church during the year and verify funds were used for the purpose they were granted.
3. The CPD shall partner with the United Methodist City Society or other funding agencies when appropriate.
4. In order for a church to qualify for funds, they must be current on Parish Development loans, apportionments and clergy benefits, and must be identified within their district as having viability in the long run. Exceptions can be made by vote of the CPD at the request of the Cabinet and after appropriate review by the office of CD&R in the case of struggling congregations deemed to have strategic future importance.
5. All projects should meet community needs that can benefit church growth/revitalization. Applications must show how any project will contribute in this area.
6. The maximum grant from all partner agencies shall not exceed the projected budget for the project. In no event shall the award for the CPD grant exceed \$50,000 with special need-based exceptions to be considered by the CPD. A church shall be eligible for a subsequent grant for a new project every five years.