

Property and Finance Report

Stated Meeting of Presbytery at First PC San Bernardino
13 March 2010

FOR ACTION:

1. **Bethany Presbyterian Church, Rialto** - The P&F Committee received a request for concurrence with the action of the Synod Council to approve the reclassification of a Synod loan to Bethany Presbyterian Church to a mortgage grant in the amount of \$27,483.11. Under this reclassification, the church will no longer be obligated to pay the monthly installment and the Synod will be reimbursed only in terms of the outstanding principal and unpaid/accrued interest upon sale of the property subject of the deed of trust. The P&F committee concurs with the Synod's request and brings this motion to the Presbytery for its' concurrence.
2. **The First Presbyterian Church of San Bernardino (1stPCSB)** is requesting approval to seek a loan of \$325,000 from the Presbyterian Investment and Loan Program (PILP) and to contract the best bidder for installation of a solar panel system. After reviewing the very thorough and detailed study conducted by 1st PCSB which has subsequently been approved by both the session and congregation of 1stPCSB, the P&F Committee concurred with their request for approval of the loan application through PILP and now requests approval by the Presbytery.

3. **Covenant Presbyterian Insurance Program (CPIP)**

Background: Following the purchase of CPIP by the Insurance Board of the United Church of Christ in June, 2009, the CPIP Board has continued to seek a solution for coverage for plan participants who have claims against the self-insured portion of the plan. CPIP has proposed an assessment of all presbyteries based on a participation allocation to be paid by all affected presbyteries and synods nationwide.

Update: Based on a recently approved amendment to the CPIP by-laws, assessments have been determined for each member presbytery. For Riverside Presbytery, the amount of the assessment is \$20,539.14 payable over two years.

At this time, under counsel's advice to the Synod of So. CA and HI (SSCHI), the amendment to the by-laws is being questioned and the presbyteries of the SSCHI are individually determining whether to agree to the assessment. This is a complicated issue and there are a number of legal questions that are still unanswered. Therefore, it is the recommendation of the P&F Committee to follow the advice of the SSCHI's counsel while awaiting the outcome of questions regarding the validity of the by-law change and therefore not participate in the assessment process. A positive response of participation was required by Feb. 28 and the P&F Committee elected not to respond, e.g., participate in the assessment process. The P&F Committee is requesting ratification by the Presbytery of this course of action.

4. **Calvary Presbyterian Church (CPC)** represented by a team of Session and congregation members has been working with representatives of Riverside Community Hospital (RCH) that is adjacent to their church property regarding a long term lease of a portion of Calvary's land that is unused and undeveloped to aid in the hospital's expansion. The Rev. Dean Kokjer and Elder Brad Sackett from CPC have kept the Property and Finance (P&F) Committee informed as the documents have been developed and readied for Presbytery approval.

Preceding the completion of a long-term lease, a Letter of Intent (LOI) for a Ground Lease and Temporary and Permanent Easements was agreed to by both Calvary's Session and the RCH, then subsequently by the Presbytery at the January 12, 2010 meeting. The lease arrangement will provide use of CPC property by RCH to develop parking for the hospital so that other parts of RCH property can be developed for a new hospital bed tower and other improvements and will provide a long-term stream of income for CPC. The lease is close to completion and if agreement is reached between CPC and RCH, and the lease is approved by CPC's session and the P&F Committee concurs, the lease arrangement will be put in place this spring and brought to the Presbytery for ratification. Presbytery has a choice of meeting in special session or delegating its power to P&F Committee. Because of 1) the extensive work by Calvary with the P&F Committee, 2) the Presbytery's vote at the January meeting authorizing the letter of intent, 3) such delegation would normally occur over the summer months, P&F requests that Presbytery delegate its power to the Committee in regard to approval of the Calvary lease. In order for this sequence of action to take place, the P&F Committee is requesting Presbytery approval of the following motion:

Presbytery delegates to the Property and Finance Committee its' responsibility and power described in G-11.0103 y to consider and act upon requests from congregations for permission to take the actions regarding real property as described in G-8.0000 for the sole purpose of facilitating and approving the leasing arrangement between Calvary Presbyterian Church and Riverside Community Hospital.