

Property Policies and Processes –Regional Council 5
Approved November 27, 2018

Background documents:

The Manual: Regional council responsibilities regarding property are described in *The Manual* which will come into effect January 1, 2019. *Manual* references, below, are from the 2019 edition.

Calls to the Church (attached) describes the relationship between the Indigenous church and the non-Indigenous church. This document was approved by GC43.

Resources:

Before selling a property of an estimated value over \$150,000 it is advisable for the Property Commission or the Congregation to contact EDGE's property resource group for advice and expertise. See the attached summary document with contact information at the bottom.

Investing: The United Church of Canada Foundation can assist regional councils in dealing with investing money received from the sale of property. See <https://unitedchurchfoundation.ca/>.

Responsibilities - overview: *The Manual* outlines the responsibilities of the regional councils in relation to property matters, and Calls to the Church mentions property matters in two places. Those responsibilities/calls include:

1. Calls to the Church #8(b) – a percentage of the proceeds of property liquidation be allocated to Indigenous ministry and justice work;
2. Calls to the Church #8(c) – any properties turned over to Indigenous communities of faith be brought up to code before they are transferred;
3. C.2.6(a) - cooperating with communities of faith regarding property transactions;
4. C.2.6(a) – distributing proceeds from the sale of property;
5. C.2.6(a)i - making decisions on requests from communities of faith to buy, sell, mortgage, exchange, renovate, lease, or otherwise deal with community of faith property
6. C. 2.6(a)ii and iii – defining “other major assets”;
7. C. 2.6(a) ii and iii – defining “major renovations”;
8. C. 2.6(b) - making decisions on the property of communities of faith remaining after the communities of faith cease to exist;
9. C. 2.6(c) – making decisions about regional property;
10. G.1.4.5(a) and (b) – determining what is surplus property and deciding how to make use of the surplus property;
11. G.1.5.4 – dealing with proposals regarding property from communities of faith that will be disbanding;
12. G.1.5.7 – deciding how to use any remaining property after a community of faith has disbanded.

Re #4. Distribution of assets from sale of property

See *Manual* Section C.2.6(a)

That in accordance with *Manual* Section C.2.6(a), Regional Council 5 adopt a policy that funds received from the sale of church property be disbursed in the following manner:

Reimbursement of holding/maintenance/disposal costs
Dealing with shortfalls in assessments arising from closure of churches
70% to priorities of the previous/closed congregation, if applicable
10% to Indigenous ministry and justice work as per Call to the Church #8(b)
5% to archives
5% to Mission & Service for immediate short-term operational needs of the work of the church
10% to reflect regional council priorities, e.g. ministry initiatives/leadership/church

Sale of Manse

Effective February 20, 2020, proceeds from manse sales shall, if the sale of the manse is a part of the closing of the congregation, be governed by the *Manual* as amended from time to time, and the Regional property policies for closure of congregations;

and where the manse is the property of an ongoing congregation or pastoral charge, the proceeds of the manse sale shall be, without restriction, retained by the congregation for the ongoing mission and work of that congregation or pastoral charge,

and in accordance with the above, all existing congregational funds from the previous sale of manses, that may be currently considered restricted, be released for the ongoing mission and work of said congregation or pastoral charge without restriction.

Other options

% to the Mission & Service Endowment Fund for long-term needs of the work of the church development/extension councils or other financial or property holding corporations/camps/sustainable energy loan funds/bursaries/specific ministries like education centres or community outreach ministries or campus ministries.

Re #6 – defining “other major assets”

That in accordance with *Manual* Section C.2.6(a)ii, Regional Council 5 defines “other major assets” as any item or group of items under consideration in the accrued amount or evaluation of \$25,000 or greater.

Re #7- defining “major renovations”

That in accordance with *Manual* Section C.2.6(a)iii, Regional Council 5 defines “major renovations” as any repair, work, addition, upgrade or capital improvement or like project to the real property of a congregation or pastoral charge estimated or expected to cost \$50,000 or more with all costs in including without limitation applicable taxes, design, permits, project management and commissions.