



PRESBYTERY
of West Virginia

Called Meeting
Bream Memorial Presbyterian Church, Charleston
July 9, 2019

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PRESBYTERY OF WEST VIRGINIA

REPORT OF THE TRUSTEES

James Rowe, Chair of Trustees

July 9, 2019

RECOMMENDATION:

1. The Trustees of the Presbytery of West Virginia recommend that Presbytery agree to guarantee Bream's loans from the PILP and authorize Stated Clerk Maureen H. Wright to execute the loan guarantee on behalf of the Presbytery of West Virginia.

RATIONALE:

The congregation of Bream Memorial Presbyterian Church on Charleston's West Side has embarked on a 2018-2019 Capital Campaign to address various infrastructure deficiencies, principally roofing, HVAC refurbishing, and kitchen upgrades.

They have engaged Tri-State Roofing to install new roofs on each of the campus buildings at a cost of \$375,000. There is an urgency to complete the project during the summer recess prior to children returning in the fall to the two schools housed on the church's campus. Work is expected to commence the week of July 8.

Bream has been approved for loans totaling \$349,000 from the Presbyterian Investment and Loan Program, Inc. (PILP), an entity of the Presbyterian Church, U.S.A. The loans are \$319,000 for 20 years at the rate of 3.75% per annum, and \$30,000 at the rate of 2.75% per annum for 20 years. Monthly payments to service these loans total approximately \$2,054.

These loans will be secured by a deed of trust on the church's 4.5 acres of real estate. The value of the property for insurance purposes is \$12,256,847.

The congregation's recent annual budgets demonstrate capacity to repay the loans. They have also set aside \$100,000 from their capital campaign for loan servicing. Additionally, they can draw annual sums of \$25,000 for loan repayments from the McClanahan Fund.

To effectuate the loan approval, PILP requires Presbyteries act as a Guarantor of the congregational loans.