

WHAT LEADERS NEED TO KNOW REGARDING PROPERTY

STEWARDSHIP

Faithful
Fruitful
Frugal
Philanthropic

**4 COMPONENTS
OF STEWARDSHIP**

Faithful – is defined in 1 Sam 2:35 where God says, *“I will raise up for myself a faithful priest, who will do according to what is in my heart and mind.”*

Being faithful...is doing what is in the heart and mind of God...not our own heart & mind.

What is in the heart and mind of God regarding the use of your facilities?

FAITHFUL

Fruitful – is not defined by
headcount or finances.

Fruitfulness is growing people...not
the number of people.

How are you stewarding your
facilities in ways that are growing
people?
...rather than the number of people

FRUITFUL

Frugal – is simply...not being wasteful with our resources.

How are you being wasteful with the use of your largest resource...your facilities?

FRUITFUL

Philanthropic is being generous.

How are you being generous
with the use of your facilities ?

PHILANTHROPIC

PROPERTY PHILOSOPHIES

Properties are illiquid assets that have the same ability as other investments to grow in value and decline in value.

Facilities are simply tools for ministry...not the means of ministry.

Congregations are the primary stewards of local church properties.

We value leaders and congregations more than their property.

Decisions should not be influenced by emotional swings nor emotional attachments.

PROPERTY PHILOSOPHIES

PROPERTY CONCERNS

1. Health & Safety
2. Structural
3. Ministry Blockers
4. Aesthetics

**PROPERTY
CONCERNS**

Asbestos or Mold
Buried heating oil tanks
Doors – stuck or flying open
Electrical violations or unsafe conditions
Elevators – non-function
Exhaust hoods – non-function
Exits blocked
Fire alarms – non-function
Fire exit signs – non-function
Trip hazards
Unsafe stairwells

I. HEALTH & SAFETY

Carport covering unsafe
Deck issues
Leaking roof or gutters
Storm damage
Walkway covering unsafe
Water shed issue - landscaping
Water shed issue - parking

2. STRUCTURAL

HVAC not functioning
Plumbing issue – sink
Plumbing issue – toilet
Plumbing issue – water fountain
Property access blocked
Signage absent

3. MINISTRY BLOCKERS

Carpet – sags or stained
Ceiling tiles - sags or stained
Landscaping overgrown
Lawncare lacking
Outdated furnishings
Painting needed
Parking lot unkept
Poor lighting
Signage outdated
Storm water detention non-function
Stucco work needed
Windows lost seals

4. AESTHETICS

CHURCH PROPERTY TRANSACTIONS

Adding Responsibility or Liability

Requires:

1. Congregational Vote
2. Church Council Affirmation
3. ICFG Board Approval – Charter Church

Disposal of Assets

Requires:

1. Congregational Vote
2. Church Council Affirmation
3. ICFG Board Approval – Charter Church

ACQUISITIONS
CONSTRUCTION
LEASES
LOANS
REFINANCE
SALES
DISPOSALS

MAINTENANCE CHECKLISTS