

- congregation and then Trustees before submission to PLIP. In most cases the church makes a short presentation to the Trustees with appropriate financial documentation. Some PLIP loans require a fundraising/capital campaign to facilitate loan repayment. PLIP loan applications are available on their website. (<https://pilp.pcusa.org/>)
- c. Loan requests to Presbytery require a POD loan application and documentation listed below(h). Priority is given to smaller churches.
 - d. Requests for loans from Presbytery are considered for the following
 - 1. Major building repairs
 - 2. expansion or remodeling for upgrading facility
 - 3. adding building accessibility for handicapped people
 - 4. energy conservation
 - 5. churches providing down payment assistance for pastors (see T-2)
 - e. The usual limit for churches is \$50,000 or less.
 - f. A promissory note supported by a mortgage is required and recorded. The mortgage places a lien on the church's property for the amount of the loan. Any back per capita due to the POD will also be included in the mortgage amount. Back per capita payment is expected.
 - g. Line of Credit

The Trustees will consider granting a church a line of credit supported by a mortgage when they have property for sale and have concurrent cash flow issues. Churches with property for sale and related cash flow issues will be referred to the Presbyterian Investment & Loan Program (PILP) for line of credit lending. Trustees reserve the right to add conditions to the draw-down of Lines of Credit.
 - h. Loan documentation expenses such as attorney fees (e.g. note preparation, lien and other documentation preparation/review and Title Insurance (required) will be reimbursed to the Presbytery within 30 days of loan closing. (Loans and LOC's)
 - i. Required documentation for all Presbytery Loan and Line of Credit requests:
 - 1. Commercial appraisal (by a professional appraiser) of church property
 - 2. Most recent annual report
 - 3. Current year budget
 - 4. Three years of financial statements
 - 5. Current year cash flow analysis
 - 6. Session approval
 - 7. Congregational approval
 - 8. Copies of notes and documentation for any other outstanding loans
 - 9. 3 years of membership and attendance records
 - 10. Completed loan application.
 - 11. Allow 60 days for Trustee examination and turnaround requests.
 - j. National Emergency grant/loan policy
 - 1. Complete the Emergency grant/loan application.
 - 2. The application includes all required information, approvals and documentation.

Amended 7/7/20

T-6. GUIDELINES FOR REVIEWING REFINANCING REQUESTS

- a. Except for special circumstances, the Trustees intend to recommend to Presbytery for approval

any refinancing requests where the principal of the loan is not increased, the interest is decreased, and the other terms and conditions do not materially change to the church's detriment, provided the church submits:

- i. Letter of session stating intent
 - ii. A copy of the bank commitment letter;
 - iii. The prior year financial statement
 - iv. Current year budget.
- b. Except when there are special circumstances, the Trustees intend to recommend to Presbytery for approval refinancing requests where the principal of the loan is increased over the current outstanding balance (whether the interest rate is reduced, remains the same, or is increased), only if the following information is furnished and deemed to provide reasonable evidence that the church can fulfill its obligations under the proposed loan.
- i. Letter of Session stating intent for additional funds.
 - ii. A copy of Bank Commitment letter
 - iii. Completion of the forms and information required for new GA Coordinated Loan Program loans (including financial records membership data, and pledge information).

T-7. STATEMENT OF INVESTMENT OBJECTIVES, POLICIES AND GUIDELINES.

Amended by substitution 6/14/16

Statement of Investment Policy - T7

Article I. Purpose

This Investment Policy Statement adopted by the Presbytery of Detroit ((POD) (a tax exempt 501(c) 3 corporation)) Trustees establishes a clear understanding of the values, philosophy and investment objective to be applied to the Investment portfolio (Portfolio(s)). The purpose of the Investment Policy statement is as follows:

- a. To document governance responsibilities and operational policies established for the management of the Portfolio's assets.
- b. To establish objectives and guidelines for the investment of the Portfolio assets that meet the overall goals of the Presbytery of Detroit.
- c. To outline timing, criteria and procedures to assess on an ongoing basis the Portfolio's asset management.

Article II. Definition of Assets to Invest

- a. Restricted investments are defined as those funds commonly called: #410, James Joy Fund; #430, Connor Fund; # 440 McKay Fund , #420 Ranney-Balch Fund and #200, Designated Fund.
- b. Investments from the above named funds are combined for efficient investment management purposes and are further defined by the following percentages.

Table 1 – Designated Funds

Fund Name & Account	Percentage of Total *
• James Joy Fund # 410	76.842%
• Ranney Balch Fund # 420	9.349%
• Connor Fund # 430	3.324%
• McKay Fund # 440	2.584%
• Designated Fund (Capital) # 200	7.901%