

THE FOURSQUARE CHURCH

CELL TOWERS, EASEMENTS, DEMOLITION AND OTHER

Cell tower leases, easements and demolition are very unique transactions that will require assistance to navigate.

- Cell tower leases need special guidance due to the length of commitments and to advise our churches of what is common and acceptable. Cell tower leases often begin as a very one-sided agreement not in the best interest of the church and can be further negotiated.
- Easements vary in uniqueness and complexity dependent on the type and use.
- Demolition is more complex than the simple removal of an unused structure. The removal of an asset will impact the accuracy of the Foursquare financial statements. And there may be federal laws and/or environmental aspects to address prior to demolition.

The Property Services Team is very prepared to assist with unique complexities and negotiations required for each.

Below are details about authorization and signatures, requirements, steps in the process, and typical timeframes related to property transactions. Please contact our team early so that we can help you navigate the process and answer any questions.

AUTHORIZATION + SIGNATURES

According to our bylaws, all offers, agreements and closing documents **can only be executed by authorized signers** who have prior ICFG board approval. Therefore, **no contracts of agreements shall be signed** by the local church or its leadership. Said offers, agreements and closing documents are only permitted in the name of the International Church of the Foursquare Gospel.

LIST OF REQUIREMENTS

- The Foursquare Hub indicates the church is current and up-to-date on monthly reporting, tithing, missions giving, insurance and any mortgage
- 2/3 membership vote certified by the church council
- Copy of all offers and/or proposed agreements
- Professional property inspection and/or survey depending upon the transaction type
- Zoning assurance from local city/county agencies
- Adequate property insurance
- Explanation for the use of any proceeds

LIST OF STEPS

The actual steps vary by transaction type. Please contact the Property Services Team at 213.989.4410 for specific information as it pertains to your scenario. Overall, the church can anticipate the following:

- Church submits the proposed lease, license, easement or agreement for preview by the Property Services Team
- Property Services Team consult with district
- Completion of PT form attesting to congregational and church council approval
- Church submits additional documents as needed
- ICFG board approval

ESTIMATED TIMEFRAME

The actual timeframe varies by transaction type. Please contact the Property Services Team at 213.989.4410 for an estimate.