Resolution to Research Sale and Develop Ministry Action Plan for 838 Almshouse Road Property

Special Session of Charge Conference – April 27, 2026, 6:30pm via ZOOM

Rationale: The leadership of St. John's Ivyland UMC has invested significant prayer, reflection, and discussion in discerning how to lead the congregation forward, focused on strengthening and expanding the vibrant, faithful witness to Christ that has marked our 63-year history. The residential property at 838 Almshouse Road, once used as a parsonage for Associate Pastors under appointment, has provided supplemental income as a rental unit for almost 18 years and was recently vacated. Of note, the 838 Almshouse Road property is not the parsonage used by the Senior Pastor, which is located at 816 Almshouse Road.

Impact of 838 Property on Ministry and Mission: For approximately 18 years a tenant has occupied the property under a traditional tenant/landlord relationship. There has not been theological or missional utilization of the property other than the income it produced. Historically, income generated year to year varied based on expenses. Net income was utilized to support ministry and capital needs or augment reserves. In February 2026, the tenant who occupied the property for over a decade vacated the property, and an evaluation of the optimal utilization of the property was conducted by both the Finance Committee and Trustees.

Many factors were evaluated, including: the current condition of the property; management & oversight of investment; required & potential capital expenses; income contribution to overall church mission; current real estate market; concentration of church assets; lack of liquidity; ability to replace property net income; current church ministry objectives. With recommendations from the Finance Committee and Trustees to sell the property, the Leadership Board voted to initiate the process required for property sale on March 31, 2026.

Strengthening Future Ministry: The St. John's Ivyland Leadership Board recently conducted a thorough and prayerful investigation into the present needs of the church, focusing on sustaining and growing vital ministry and mission. Additionally, implications of age and generational shifts, including the need for financial reserves, were acknowledged. As part of this work, focus groups were conducted to get input from the congregation.

Focus group feedback guided the Leadership Board in identifying several initiatives to address current and future needs of the church. Initiatives in need of improvement are as follows: Fellowship; Communication; Welcoming/Accessibility; Organizational Review; Worship; Facility. All the initiatives are intended to further St. John Ivyland's core mission of extending welcoming arms and serving hands to transform lives through Christ.

One example of initiatives to enhance ministry is our recent addition of a paid nursery attendant at both Sunday services as well as other key services throughout the church year. This need was identified as necessary for young families unable to worship without childcare (welcoming/enabling worship for a crucial population).

The sale of 838 Almshouse property will provide the stability needed to address the initiatives essential to the ongoing vitality of St. John's Ivyland with financial confidence.

Therefore Be It Resolved that the Leadership Board of St. John's Ivyland, and the constituent committees of the Board at its direction, are authorized to research and develop plans for the sale of the 838 Almshouse Road property, including the development of a detailed Ministry Action Plan to be vetted and approved by the District Committee on Church and Location and the District Superintendent as per the *Book of Discipline* (¶2541.3a).