

A SUMMARY OF ACTIVITIES
RELATING TO THE PROPOSED SALE OF PROPERTY
OWNED BY ANTIOCH BAPTIST CHURCH

For some time, there has been concern regarding the future of Antioch Baptist Church, which has been inactive for more than 20 years. Rev. Larry Lee of the Haymarket Baptist Church, working with other members of that congregation, has proposed a potential solution which may benefit both Antioch and the community.

Most of the information available on population growth patterns indicates that the heaviest growth in the Haymarket area will occur along the Route 15 corridor. At some point, a church will be needed to support the growing demands of the community, with an ideal location on Route 15 between Haymarket and Route 234. A piece of property is currently available in this area, consisting of approximately 10 acres, and is considered to be an excellent location by both Rev. Lee and Rev. Bill Smith, Director of Missions of the Potomac Baptist Association.

In short, the proposal involves selling a portion of the acreage in the Antioch property, consisting of 7.8 acres. This property is located across the stone wall from the churchyard, and does not include either the church or cemetery. It would, however, include the house and outbuildings located on the property.

The proceeds from the sale would be used to purchase the 10-acre site on Route 15, which would be held for future development as a church. This property is priced at \$30,000, and it is estimated that the Antioch property would bring around \$35,000 to \$40,000. The county assesses the property at \$37,000.

It is further proposed that Antioch Church and cemetery become a non-profit association, with membership open to all interested persons. The members would elect a Board of Trustees charged with administering the perpetual care of the church and cemetery. With the sale of the acreage, Antioch's remaining assets available for maintenance and other expenses consist of a church treasury of approximately \$20,000. Additional revenue could be generated through membership dues, contributions, or through sale of a limited number of cemetery lots. The non-profit status would free Antioch of any tax liability.

KEY ISSUES

1. COULD ANTIOCH EVER BE RE-ACTIVATED TO SUPPORT THE NEEDS OF THE COMMUNITY?

Leaders in the Virginia Baptist Church have indicated that the probabilities of the existing church ever being re-activated (as a Baptist church) are very small. The location is felt to be wrong, with inconvenient access and poor roads. Moreover, the site would not allow for sanitary facilities, which are now mandatory. Rev. Lee feels, based on projections from the Potomac Baptist Association, that a church will eventually be built along Route 15, and this would end any prospects for Antioch's re-activation.

HISTORIC SITE FILE: *Antioch Baptist Church*
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2. HOW DOES THIS PROPOSAL BENEFIT ANTIOCH?

Potential benefits are that the new church would be named Antioch, thus keeping the name and the heritage of Antioch alive, and that the Antioch property would be used to expand the congregation of the Baptist Church in the area. Turning Antioch into a non-profit association would also help to ensure the perpetual care of the church and cemetery through continuity of leadership via the Board of Trustees.

3. IS THERE ANY TIMETABLE FOR THE BUILDING OF THE NEW CHURCH?

It is envisioned that this would occur within 10 to 15 years. However, there is some question as to whether the property will pass a percolation test. No official test has yet been made on the property. If it does not, a sewer line would have to be run from Haymarket to the site.

4. ARE WE GUARANTEED THAT A NEW CHURCH WILL BE BUILT?

No. Many things may occur over the next 10 to 15 years. The sewer may not be extended in that time frame, growth patterns may change, etc. However, Rev. Lee and others in the Virginia Baptist hierarchy feel that the prospects are very high that a church will be constructed.

5. IS THERE A PIECE OF PROPERTY AVAILABLE WHICH WOULD PASS THE TESTS FOR WELL AND SEPTIC?

There may be -- no other alternatives have been explored. However, any property which is approved for well and septic would probably demand a higher price than the proposed site.

6. WHO WOULD BE RESPONSIBLE FOR PAYING THE ANNUAL TAXES ON THE NEW PROPERTY?

This is unclear at present. The taxes would probably be in the range of \$350 per year. It is hoped that the sales price of the existing Antioch property would be sufficient to buy the new land, cover closing costs, and set up a fund to pay the taxes.

If not, it was suggested that Antioch contribute a portion of its current treasury to cover taxes. It may also be possible to get the Potomac Baptist Association to cover these taxes. Under no circumstances would former Antioch members be asked to pay taxes out-of-pocket or out of cemetery funds.

Antioch Baptist Church documents were loaned to RELIC, Bull Run Regional Library, Manassas, Va., by Larry Lee, former pastor of Antioch Baptist Church on June 2013. They were photocopied and scanned. Scanned copies stored on RELIC computer under Documents\Churches\Antioch Baptist Church docs from Larry Lee 6_2013.

7. IF THIS PROPOSAL WERE ADOPTED, WHAT FINANCIAL POSITION WOULD ANTIOCH BE IN?

As noted before, there is roughly \$20,000 in Antioch's treasury. The sale of the property would remove one income source, which is rental from the house (\$1,020 per year). Approximate annual expenses for the church are:

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| Cemetary maintenance | \$250 |
| Insurance | 130 |
| General maintenance | 200 |
| Electricity | 100 |
| | <u>\$680</u> |

The present treasury can easily absorb these routine costs. However, unanticipated major repairs, which very well may occur in a building the age of Antioch, could deplete the treasury significantly.

QUESTIONS

1. SHALL ANTIOCH BAPTIST CHURCH SELL ITS EXCESS ACREAGE TO PURCHASE A SITE FOR A NEW CHURCH?

2. SHALL THE EXISTING CHURCH AND CEMETERY BE TRANSFORMED INTO A PRIVATE, NON-PROFIT ASSOCIATION?

3. ARE THERE ANY OTHER SOLUTIONS FOR THE PRESERVATION OR RE-ACTIVATION OF ANTIOCH BAPTIST CHURCH?

Respectfully submitted,

Lewis P. Smith, Treasurer
Antioch Baptist Church

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