



Warren Tetz
Director



Kathleen Roberts
*Departmental Assistant,
Asset Management*



Ronda Harrison
*Departmental Assistant,
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About the Team

Welcome to the asset/risk management department of the Southern California Conference. During the last quadrennium, this department has undergone a restructuring, the specifics of which are addressed on page 3 of this report. Yet, one thing has stayed consistent — God in His mercy has given us an abundance of good gifts; it is our responsibility to care for the assets He has put under our care.

Warren Tetz joined the team as the interim director for the asset/risk management department in November of 2018. Ronda Harrison, who has been in the office as an administrative assistant for the West Region since August 2017, joined the asset/risk management team as a departmental assistant overseeing risk management items in 2019. Kathleen Roberts has supported the department since September 2013.

Present & Deferred Gifts Received

Benefitting individual entities:

Benefitting the Southern California Conference:

Total: \$1,285,753



Sales Transactions

La Puente Spanish Church

Pomona Valley Spanish Company

Lancaster Spanish Church (land)

El Faro Spanish Group under supervision of
Lancaster Spanish Church (residence)

Newbury Park Spanish Company (condominium)



Purchases

Central Japanese-American Church

Los Angeles Tongan Church

Newbury Park Spanish Company

El Faro Spanish Group under supervision of
Lancaster Spanish Church (residence)



Construction

Chino Valley Chinese Church

Groundbreaking on April 17, 2016

Occupancy on September 15, 2018

Outstanding construction debt: \$0

The department also identified and obtained property tax refunds of approximately \$525,000 for local churches where exemptions had been improperly withheld by Los Angeles County. These local entities will now have these funds available for use in mission rather than inappropriate taxes.

In late 2018, the department of asset management and legal affairs was restructured and renamed asset/risk management and now handles property purchases, leasing activities, property tax management, risk management issues relating to property, Certificates of Insurance as needed, assistance with remodeling/construction contracts and interfacing with Adventist Risk Management on accident claims. Risk issues related to employees are now handled by the human resources department. Asset management issues are overseen by the asset management committee, which meets quarterly.

Goals

- Coordinate needed approvals for property purchases and disposition, advising as needed or requested at the local entity level.
- Strengthen the support of local churches leasing activities through .pdf fillable leasing forms and a central database for tracking insurance requirements and term dates.
- Assist local entities as needed on construction contracts and projects.
- File all property tax exemptions on a timely basis, monitoring and assisting in getting property tax refunds for local entities when there are improper property taxes assessed.