



ASSET/RISK MANAGEMENT REPORT

Chris Jordan

Asset/Risk Management Director

Our Team

At the start of this term, Warren Tetz continued to lead the Asset/Risk Management Department through 2021, with Kathleen Roberts and Ronda Harrison, providing much-needed assistance. In late August 2022, Chris Jordan joined the SCC team as the new Director of Asset/Risk Management and continues to serve in this capacity. Assistance to the director has been provided by Ronda Harrison, Eileen Legaspi, and others, as the department increased in activity and the pandemic subsided.

Our Challenges

During the quinquennial term of this report, we saw God move in a mighty way. Although we experienced significant devastation and loss during one of the greatest pandemics the world has ever encountered, we also experienced God's mercy, grace, and protection.

While many normal activities were halted during this time, SCC's assets were maintained and even expanded in some cases. During this period, several of our churches were able to begin and complete renovation projects as well as property acquisitions to enlarge our territory. Two parsonages were purchased, and several were upgraded and reactivated.

Our Task

The Asset/Risk Management Department handles property purchases, leasing activities, and property tax management, as well as risk management issues relating to property, Certificates of Insurance and interfacing with Adventist Risk Management on accident, incident, and property damage claims. Risk issues related to employees are handled by the Human Resources Department. Asset management issues are overseen by the Asset Management Committee, which meets quarterly.

Our Highlights

During this term, SCC obtained property tax refunds of approximately \$361,000 for local churches where exemptions were improperly withheld by Los Angeles and other counties. Exemptions are often withheld when inspectors do spot checks and see a situation that is not a public benefit. Sometimes inspectors misinterpret their findings, and the Asset Management Department provides evidence and rationale for maintaining the religious, church, or welfare exemption. Obtaining a refund for those funds is a long and tedious process; however, we have experienced grace in our success.

In 2023, SCC enhanced the safety of our work environment by installing a new security entrance system at the conference office. This system allows the employee to enter by using a smartphone app, keypad code, engagement with the receptionist desk, or key. Visitors may gain entrance though engaging the receptionist using the video monitoring intercom. Security cameras also aid in making the workplace a safe environment.

In 2023, energy-efficient lighting was installed throughout the SCC building, both internally and externally. This not only improved lighting but also reduced energy costs and increased outdoor safety, where most of our employees and visitors park their cars. This installation was completed at no cost to SCC but delivered through obtaining a grant.

In 2023, Automated External Defibrillators (AEDs) were provided to all SCC schools and the conference office. With cardiac arrests affecting over 350,000 people annually, having AEDs on hand can increase survival odds by 10% each minute. We also plan to place an AED at every church and initiate training for those responsible to administer the treatment in the event of the appropriate medical emergency. In September 2023, an intensive training and certificate workshop was held for all principals and other school leaders. It is a blessing that our schools are both equipped and trained to provide a higher level of care that can save lives.



AED training was provided for principals in 2023, hosted at the conference office.

Goals for the Next Five Years

Establish and support a formal Risk Management Committee.

Explore the development of new housing construction opportunities to address the elevated cost of affordable housing in SCC's geographic areas.

Establish a Safety Officer and Committee at each church. The main charge will be to develop an emergency plan with an associated system to respond to emergencies expeditiously and appropriately.

Strengthen the support of local churches leasing activities through .pdf fillable leasing forms and a central database for tracking insurance requirements and term dates.

Implement self-risk assessment survey program to engage each church annually and arrange or perform an independent risk assessment survey for 20% of properties each year in conjunction with Adventist Risk Management.

Assist local churches and schools with the development of construction contracts, cell tower contracts, lease agreements, projects, and other legal and project documents.

Continue to engage the Asset Management Committee in the review process of multi-level development projects, including construction, site development, refurbishment, renovation, and other site development activities.

Continue to monitor and assist in getting property tax refunds for local entities when improper property taxes are assessed.

Strengthen and expand support for online fillable documents for churches to access, complete, and submit for most services required and requested.

Develop a resource tool for distribution or referral that will highlight vendors vetted by the Department and provide economic and service advantages for SCC's church constituency.

Continue efforts to implore church leaders and volunteers for 100% participation in registering in the Live Scan program in response to California law AB 506.