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# UMC GENERAL AGENCIES PROPERTY REPORT

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2025



(Pursuant to ¶ 807.8 of the *Book of Discipline*)

*Some agencies either own or lease office space in other locations for field staff and branch operations. These staff and the cost of these facilities are **not** included as part of this Headquarters Property Report.*

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# General Board of Church and Society

1. Headquarters building location:  
**100 Maryland Ave NE, Washington DC 20002**

- *Address confirmed*

2. Occupant(s) of building:  
**Council of Bishop**  
  
**Commission on Religion and  
Race Baltimore Washington  
Conference Other non-profit  
organizations**

3. Owner(s) of building:  
**General Board of Church and Society**

4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?  
Please see answer in # 2.

5. Year and cost of last major remodeling: Do you still own both locations? – **Yes, the Board still owns both buildings.**

<b>100 Maryland Ave. – 1999</b>	<b>\$5,109,000</b>
<b>110 Maryland Ave. – 2007</b>	<b>\$5,431,196</b>

6. Year(s) facilities were constructed:  
**100 Maryland Ave. - 1923**  
**110 Maryland Ave. – 1931**

7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.  
**Yes, \$41,793,671**

*NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.*

8. Value of building and land

Year	2022	2023	2024	2025 Forecast
At Cost Value	\$7,235,044	\$7,104,423	7,086,520	7,441,343
At Fair Market Value	FMV appraisal is pending			

9. Amount of debt at year end

Year	2022	2023	2024	2025
	\$0	\$0	\$0	\$0

10. Interest rate on debt

Year	2022	2023	2024	2025
	\$0	\$0	\$0	\$0

11. Years remaining on debt

Year	2022	2023	2024	2025
	\$0	\$0	\$0	\$0

12. Annual operating cost

Year	2022	2023	2024	2025 Forecast
	\$2,013,236	\$2,096,539	\$2,225,234	\$2,419,283

13. Annual payments, as applicable

Year	2022	2023	2024	2025
Total Mortgage	\$0	\$0	\$0	\$0
Total Lease	\$0	\$0	\$0	\$0
Length of Lease	\$0	\$0	\$0	\$0
Total Rent	\$0	\$0	\$0	\$0

14. Number of agency staff at headquarters

Total	2022	2023	2024	2025
	17	17	18	16

15. Number of agency staff at remote locations

Total	2022	2023	2024	2025
	3	3	2	2

16. Square footage available to Agency

Total	2022	2023	2024	2025
	21,072	20,280	20,280	18,016

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation

N/A

18. Please Confirm this is a recent photograph of your headquarters building(s).



# General Board of Global Ministries

1. Headquarters building location:  
**458 Ponce de Leon Avenue  
NE Atlanta, GA 30308**
  
2. Occupant(s) of building:  
**General Board of Global Ministries of The United Methodist Church, Inc.  
(GBGM) Cascade United Methodist Church (Cascade Midtown)  
  
Hope Atlanta  
  
Students Without Mothers (SWM)**
  
3. Owner(s) of building:  
**General Board of Global Ministries of The United Methodist Church, Inc.**
  
4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?  
**Cascade United Methodist Church (Cascade Midtown) Hope Atlanta  
  
Students Without Mothers (SWM)**
  
5. Year and cost of last remodeling:  
**2024 - Children's Area: approximately \$150,000 for remediation and reconstruction (primarily covered through insurance)**
  
6. Year(s) facilities were constructed:  
**Sanctuary with attached educational building built in 1922. Renovated in 1954, 1964, and 2016.**
  
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.

*NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.*

8. Value of building and land:

Year	2022	2023	2024	2025
At Cost Value	\$21,633,746	\$21,087,710	\$21,087,554	\$20,556,000
At Fair Market Value	\$26,540,000	\$26,540,000	\$26,540,000	\$26,540,000

9. Amount of debt at year end:

Year	2022	2023	2024	2025
	0	0	0	0

10. Interest rate on debt:

Year	2022	2023	2024	2025
	0	0	0	0

11. Years remaining on debt:

Year	2022	2023	2024	2025
	0	0	0	0

12. Annual operating cost:

Year	2022	2023	2024	2025
	\$650,000	\$735,000	\$755,324	\$892,754

13. Annual payments, as applicable:

Year	2022	2023	2024	2025
Total Mortgage	0	0	0	0
Total Lease	\$153,000	\$227,712	\$351,240	\$339,612
Length of Lease	Two Years	Two Years	Two Years	Two Years
Total Rent	0	0	0	0

14. Number of agency staff at headquarters:

Total	2022	2023	2024	2025
	79	67	65	62

15. Number of agency staff at remote locations:

Total	2022	2023	2024	2025
	39	47	46	49

16. Square footage available to Agency:

Total	2022	2023	2024	2025
	66,966	66,966	37,566	37,566

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation.

18. Please confirm this is a recent photograph of your headquarters building(s).

*South building to which the Sanctuary is attached.*



*North Building (former education building)*



# General Board of Higher Education and Ministry

1. Headquarters building location:  
**Denman  
Building  
1908 Grand Avenue  
  
Nashville TN 37212**
  
2. Occupant(s) of building:  
**General Board of Higher Education & Ministry**
  
3. Owner(s) of building:  
**The Upper Room, Inc.**
  
4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?  
**No**
  
5. Year and cost of last remodeling:
  
6. Year(s) facilities were constructed:
  
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.

*NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.*

8. Value of building and land

Year	2022	2023	2024	2025
At Cost Value				
At Fair Market Value				

9. Amount of debt at year end

Year	2022	2023	2024	2025

10. Interest rate on debt

Year	2022	2023	2024	2025

11. Years remaining on debt

Year	2022	2023	2024	2025

12. Annual operating cost

Year	2022	2023	2024	2025
	\$14,500			

13. Annual payments, as applicable

Year	2022	2023	2024	2025
Total Mortgage				
Total Lease	\$125,000	\$130,000	\$130,000	\$135,200
Length of Lease	24 MOS	24 MOS	24 MOS	24 MOS
Total Rent				

14. Number of agency staff at headquarters

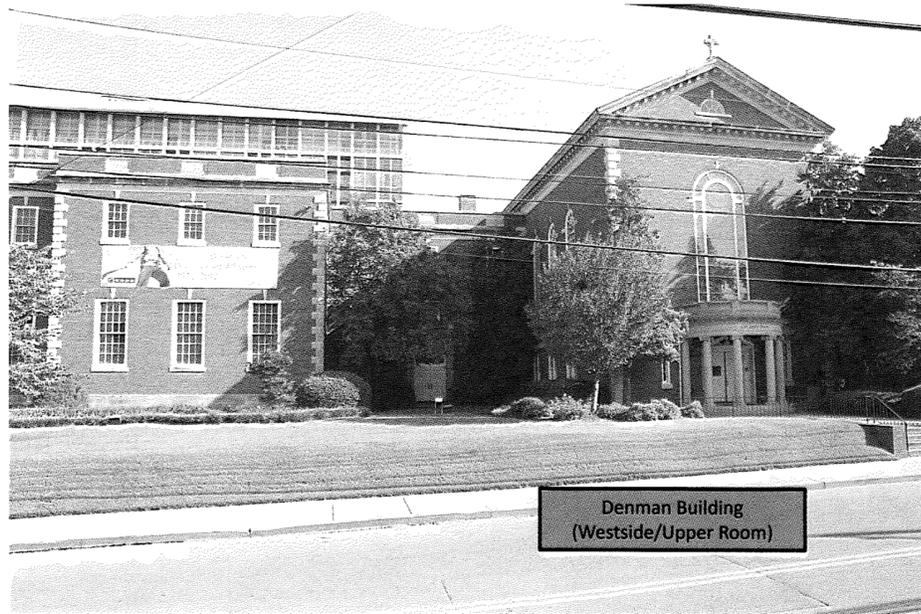
Total	2022	2023	2024	2025
	28	24	22	18

15. Number of agency staff at remote locations

Total	2022	2023	2024	2025
	15	13	14	11

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation

18. Please confirm this is a recent photograph of your headquarters building(s).



Denman Building  
(Westside/Upper Room)

# General Board of Discipleship Ministries

1. Headquarters building location:  
**Denman Building, 1908 Grand Avenue, Nashville, TN 37212**
  
2. Occupant(s) of building:  
**General Board of Discipleship (d/b/a Discipleship Ministries) The Upper Room, The Upper Room Chapel General Board of Higher Education and Ministry – leasing office space Africa University Development Office – leasing office space United Methodist Fellowship of Church Musicians – leasing office space General Council on Finance and Administration – leasing office space Office of the General Conference – leasing office space**  
**Tennessee Western Kentucky Conference – leasing office space**  
**Tennessee Western Kentucky Conference Foundation – leasing office space Operation Andrew Group – leasing office space**
  
3. Owner(s) of building:  
**The Upper Room, Inc.**
  
4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?  
**General Board of Higher Education and Ministry – leasing office space Africa University Development Office – leasing office and storage space United Methodist Fellowship of Church Musicians – leasing office space**  
**General Council on Finance and Administration – leasing office and storage space Office of the General Conference – leasing office space**  
**United Methodist Publishing House – leasing storage space Tennessee Western Kentucky Conference – leasing office space**  
**Tennessee Western Kentucky Conference Foundation – leasing office space Operation Andrew Group – leasing office space**
  
5. Year and cost of last remodeling:  
**2023 - \$300,000. Tenants have done remodeling in leased space during 2024.**
  
6. Year(s) facilities were constructed:  
**1952, with the west wing added in 1965**

7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.

*NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.*

8. Value of building and land

Year	2022	2023	2024	2025
At Cost Value	\$7,300,000	\$7,300,000	\$7,300,000	\$7,300,000
At Fair Market Value	\$30,164,800	\$30,164,800	\$30,164,800	\$30,164,800

9. Amount of debt at year end

Year	2022	2023	2024	2025

10. Interest rate on debt

Year	2022	2023	2024	2025

11. Years remaining on debt

Year	2022	2023	2024	2025

12. Annual operating cost

Year	2022	2023	2024	2025
	\$736,966	\$750,000	\$856,200	875,000

13. Annual payments, as applicable

Year	2022	2023	2024	2025
Total Mortgage				
Total Lease				
Length of Lease				
Total Rent				

14. Number of agency staff at headquarters

Total	2022	2023	2024	2025
	5	5	5	5

15. Number of agency staff at remote locations

Total	2022	2023	2024	2025
	100	104	108	110

16. Square footage available to Agency

Total	2022	2023	2024	2025
	91,900	91,900	91,900	91,900

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation  
N/A

18. Please confirm this is a recent photograph of your headquarters building(s).

Yes, it is.



## General Commission on the Status and Role of Women

1. Headquarters building location:  
**No HQ, fully remote, table removed**  
  
We use Wespath's address for our mailing address only. (1901 Chestnut Ave., Glenview, IL 60025)
2. Occupant(s) of building:  
**No HQ, fully remote**
3. Owner(s) of building:  
**No HQ, fully remote**
4. Do you lease or rent space to other organization in your headquarters building? If so, to whom? We pay a user fee to Wespath for use of several file cabinets for our permanent files and use of the building for meetings.
5. Year and cost of last remodeling:  
N/A
6. Year(s) facilities were constructed:  
N/A
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.  
N/A

*NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.*

## General Commission on Religion and Race

1. Headquarters building location:  
**100 Maryland Ave NE, Washington, DC 20002 Ste 315**
  
2. Occupant(s) of building:  
**GCORR  
GBCS  
Council of Bishops  
Women's Division  
JustPeace  
Other Non-UMC agencies**
  
3. Owner(s) of building:  
**United Methodist Church – GBCS Managed  
by Stout & Teague**
  
4. Do you lease or rent space to other organization in your headquarters building? If so, to whom?  
**No**
  
5. Year and cost of last remodeling:  
**N/A – See GBCS's Report**
  
6. Year(s) facilities were constructed:  
**N/A – See GBCS's Report**
  
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.  
**Yes, GCORR insures business personal property for \$500,000.  
See GBCS's report for building coverage.**

**NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.**

8. Value of building and land

Year	2022	2023	2024	2025
At Cost Value				
At Fair Market Value				

9. Amount of debt at year end

Year	2022	2023	2024	2025

10. Interest rate on debt

Year	2022	2023	2024	2025

11. Years remaining on debt

Year	2022	2023	2024	2025

12. Annual operating cost

Year	2022	2023	2024	2025

13. Annual payments, as applicable

Year	2022	2023	2024	2025
Total Mortgage				
Total Lease	\$2,812.16	\$2,812.16	\$2,812.16	2,866.67
Length of Lease	11 mos.	11 mos.	11 mos.	11 mos.
Total Rent				

14. Number of agency staff at headquarters

Total	2022	2023	2024	2025
	6	7	6	11

15. Number of agency staff at remote locations

Total	2022	2023	2024	2025
	3	3	1	4

16. Square footage available to Agency

Total	2022	2023	2024	2025
	688	688	688	688

*If your lease has any options or codicils outside of the normal lease, kindly attach an explanation.*

*Please confirm this is a recent photograph of your headquarters building(s): **See GBCS***

## General Commission on United Methodist Men

1. Headquarters building location:  
**810 12<sup>th</sup> Ave S, Nashville, TN 37203**
2. Occupant(s) of building:  
**GCUMM – UM Communications - UM Publishing**
3. Owner(s) of building:  
**UM Communications**
4. Do you lease or rent space to other organization in your headquarters building? If so, to whom?
5. Year and cost of last remodeling:
6. Year(s) facilities were constructed:
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.

*NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.*

8. Value of building and land

Year	2022	2023	2024	2025
At Cost Value				
At Fair Market Value	\$2,400,000			

9. Amount of debt at year end

Year	2022	2023	2024	2025
	\$0			

10. Interest rate on debt

Year	2022	2023	2024	2025

11. Years remaining on debt

Year	2022	2023	2024	2025

12. Annual operating cost

Year	2022	2023	2024	2025

13. Annual payments, as applicable

Year	2022	2023	2024	2025
Total Mortgage				
Total Lease				
Length of Lease				
Total Rent				

14. Number of agency staff at headquarters

Total	2022	2023	2024	2025
	6	4	4	4

15. Number of agency staff at remote locations

Total	2022	2023	2024	2025
	1	2	2	1

16. Square footage available to Agency

Total	2022	2023	2024	2025
	5,348	7,000	7,000	7,000

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation.

18. Please confirm this is a recent photograph of your headquarters building(s)



## General Council on Finance & Administration

1. Headquarters building location:  
**1908 Grand Ave, Nashville, TN 37212**
2. Occupant(s) of building:  
***See GBOD's report***
3. Owner(s) of building:  
***Denman Building: The Upper Room, Inc.***
4. Do you lease or rent space to other organizations in your headquarters building?  
No
5. Year and cost of last remodeling: ***See GBOD's report***
6. Year(s) facilities were constructed:  
***Denman Building: 1952, with the west wing added in 1965***
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.

*NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.*

8. Value of building and land

Year	2022	2023	2024	2025
At Cost Value	\$0	\$0	\$0	
At Fair Market Value	\$0	\$0	\$0	

9. Amount of debt at year end

Year	2022	2023	2024	2025
	\$0	\$0	\$0	

10. Interest rate on debt

Year	2022	2023	2024	2025

11. Years remaining on debt

Year	2022	2023	2024	2025

12. Annual operating cost

Year	2022	2023	2024	2025

13. Annual payments, as applicable

Year	2022	2023	2024	2025
Total Mortgage				
Total Lease	\$107,697	\$117,205	\$117,785	\$106,984
Length of Lease	12 mos.	24 mos.	24 mos.	24 mos.
Total Rent				

14. Number of agency staff at headquarters

Total	2022	2023	2024	2025
	5	5	5	5

15. Number of agency staff at remote locations

Total	2022	2023	2024	2025
	52	53	54	56

16. Square footage available to Agency

Total	2022	2023	2024	2025
	6,899	6,899	5,974	5,974

## Wespath Benefits | Investments

1. Headquarters building location:  
**1901 Chestnut Avenue, Glenview, IL 60025**  
**1967 Chestnut Avenue, Glenview, IL 60025 (Vacant Land)**
2. Occupant(s) of building:  
**Wespath Benefits | Investments (see #4)**
3. Owner(s) of building:  
**Wespath Benefits | Investments**
4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?  
A very small space is rented to the following two organizations:
  - WISCONSIN CONFERENCE BOARD OF TRUSTEES OF THE UNITED METHODIST CHURCH, INC. and NORTHERN ILLINOIS CONFERENCE BOARD OF TRUSTEES OF THE UNITED METHODIST CHURCH (jointly and together, the “Tenant”)
  - The General Commission on the Status and Role of Women in The United Methodist Church.
5. Year and cost of last remodeling:  
*2025 \$331,153.00 for remodeling of west wing 1<sup>st</sup> floor bathrooms*
6. Year(s) facilities were constructed:  
**2010**
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.  
*Yes, Policy Limit \$32,660,000.00 with additional coverage for Flood \$1,000,000.00 and Earthquake \$5,000,000.00.*

*NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.*

8. Value of building and land

Year	2022	2023	2024	2025
At Cost Value	\$38,838,686	\$37,591,482	\$37,589,399	\$37,197,219
At Fair Market Value	\$42,383,726	\$42,383,726	\$42,383,726	\$42,383,726

9. Amount of debt at year end

Year	2022	2023	2024	2025
	\$21,305,716	\$20,496,418	\$19,654,149	\$18,777,564

10. Interest rate on debt

Year	2022	2023	2024	2025
	4%	4%	4%	4%

11. Years remaining on debt

Year	2022	2023	2024	2025
	18	17	16	15

12. Annual operating cost

Year	2022	2023	2024	2025
	\$2,294,350	\$2,515,007	\$2,595,597	\$2,739,284

13. Annual payments, as applicable

Year	2022	2023	2024	2025
Total Mortgage	\$1,646,796	\$1,646,796	\$1,646,796	\$1,646,796
Total Lease				
Length of Lease				
Total Rent				

14. Number of agency staff at headquarters

Total	2022	2023	2024	2025
	273	280	283	291

15. Number of agency staff at remote locations

Total	2022	2023	2024	2025
	11	16	16	14

16. Square footage available to Agency

Total	2022	2023	2024	2025
	108,865	108,865	108,865	108,865

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation
  
18. Please confirm this is a recent photograph of your headquarters building(s). Confirmed, from last fall.



# General Commission on Archives and History

1. Headquarters building location:  
**Drew University Campus, 36 Madison Ave, Madison, NJ 07940**
2. Occupant(s) of building:  
**The General Commission on Archives and History, UMC  
Methodist and Special Collections, Drew University**
3. Owner(s) of building:  
**Drew University**
4. Do you lease or rent space to other organization in your headquarters building? If so, to whom? **Rent space from Drew University**
5. Year and cost of last remodeling:  
None
6. Year(s) facilities were constructed:  
1982
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.  
Building structure and insurance: Drew University insures all its facilities and collections under a blanket insurance policy as follows:

<u>Building &amp; Content Value</u>	<u>Cost/\$100</u>	<u>Total Cost</u>	<u>GCAH (52%)</u>	<u>Drew (48%)</u>
<b>Irreplaceable</b>	<b>\$1.18/sq/ft</b>	<b>\$38,940</b>	<b>\$14,424</b>	<b>\$24,516</b>

*NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.*

8. Value of building and land

Year	2022	2023	2024	2025
At Cost Value				
At Fair Market Value				

9. Amount of debt at year end

Year	2022	2023	2024	2025

10. Interest rate on debt

Year	2022	2023	2024	2025

11. Years remaining on debt

Year	2022	2023	2024	2025

12. Annual operating cost

Year	2022	2023	2024	2025

13. Annual payments, as applicable

Year	2022	2023	2024	2025
Building Maintenance	\$193,000	\$199,180	\$146,386	\$127,741
Library Services	\$56,862	\$58,568	\$60,325	\$0
Length of Lease				2 years
Total Rent				\$151,822

14. Number of agency staff at headquarters

Total	2022	2023	2024	2025
	4	5	5	4 FT, 2 PT

15. Number of agency staff at remote locations

Total	2022	2023	2024	2025
	1	0	0	1

16. Square footage available to Agency

Total	2022	2023	2024	2025
	16,016	16,016	16,016	12, 224

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation

18. Please confirm this is a recent photograph of your headquarters building(s):



# United Methodist Communications

1. Headquarters building location:  
**810 12<sup>th</sup> Ave South  
Nashville, TN 37203**
  
2. Occupant(s) of building:  
**United Methodist Communications**
  
3. Owner(s) of building:  
**Joint Committee on communications of the United Methodist Church**
  
4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?  
  
**Yes, we provide ministry space at no cost for United Methodist Publishing House and United Methodist Men.**
  
5. Year and cost of last remodeling:  
  
**2023-2024 - \$112,000.00**
  
6. Year(s) facilities were constructed:  
**1980**
  
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.

*NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.*

8. Value of building and land

Year	2022	2023	2024	2025
At Cost Value	\$3,947,151	\$4,197,133	\$4,447,114	\$4,447,114
At Fair Market Value	\$15,827,400	\$15,827,400	\$15,827,400	\$25,867,600

9. Amount of debt at year end

Year	2022	2023	2024	2025

10. Interest rate on debt

Year	2022	2023	2024	2025

11. Years remaining on debt

Year	2022	2023	2024	2025

12. Annual operating cost

Year	2022	2023	2024	2025
	\$417,090	\$485,897	\$371,689	\$316,004

13. Annual payments, as applicable

Year	2022	2023	2024	2025
Total Mortgage				
Total Lease				
Length of Lease				
Total Rent				

14. Number of agency staff at headquarters

Total	2022	2023	2024	2025
	13	13	14	

15. Number of agency staff at remote locations

Total	2022	2023	2024	2025
	68	66	41	

16. Square footage available to Agency

Total	2022	2023	2024	2025
	49,432	49,432	49,432	49,432

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation
18. Please confirm this is a recent photograph of your headquarters building(s).



## Property Summary

<b>Location</b>	<b>City</b>	<b>State</b>	<b>Occupants</b>	<b>Owner</b>
100 Maryland Ave NE	Washington	DC	GCORR, COB	GBCS
			BWAC, GBCS	
458 Ponce deLeon Ave NE	Atlanta	GA	GBGM	GBGM
1908 Grand Ave	Nashville	TN	GBDM, GBHEM	The Upper Room, Inc.
			GCFA, GC	
36 Madison Ave	Madison	NJ	GCAH	Drew University
810 12th Ave South	Nashville	TN	GCUMM, UMCOM	UM Communications
1901 Chestnut Ave	Glenview	IL	Wespath	Wespath
1967 Chestnut Ave	Glenview	IL	Vacant Land	Wespath