

NEW YEAR. NEW GOALS. NEW MINISTRY OPPORTUNITIES.

As we step into a brand new year, marked by fresh opportunities and limitless potential, we are delighted to bring you the latest edition of the National Covenant Properties newsletter. In this issue, we shine a spotlight on two of the 19 remarkable Covenant camps and conference centers that exemplify the spirit of new beginnings, embodying the values that define our community: Cascades Camp and Conference Center in Yelm, Washington, and Covenant Pines Ministries in McGregor, Minnesota. Though these camps are separated by thousands of miles, they both are rethinking their ministry models in a post-Covid world.



As we explore the theme of "New Beginnings," we draw inspiration from the timeless wisdom found in Scripture. Ecclesiastes 3:1 reminds us, "To everything, there is a season, a time for every purpose under heaven." This resonates deeply with our journey, as we navigate seasons of growth, transformation, and fulfillment. Join us on this journey of exploration, celebration, and renewal. Let's embrace the possibilities that lie ahead in 2024 and unite in our shared commitment to building the future together.

Is sharing and living out the good news a priority for you in the new year?

As we begin a new year, this is an opportune time to connect with our neighbors and consider ways to broaden and spread the awareness of the gospel. We have each been given a unique part to play in God's overall vision for his kingdom. What is your role? What is the role of your church? Are you intentional with your ministry vision? How can you participate in God's wonderful story and be an influential witness to others?

In this newsletter you will find some encouraging and inspiring stories about what our Covenant camps are doing to reach a younger generation for Christ and to live out the gospel with a great number of people. Many of us have had the opportunity to attend one of our camps resulting in a lifelong personal impact and a transformed life. We are fortunate to have so many wonderful options to experience God's beauty in the Covenant. You will also read about one of our board members, Dave Hanson, who has faithfully served many Covenant entities. We appreciate his contribution to our mission and to the Covenant.

Our team at NCP is blessed to work with so many servant-minded church leaders and teams who are investing in new strategies and community projects to reach and serve their communities. If you are considering new initiatives to coordinate your plans for your church facilities and space as a tool for ministry, please let our real estate team know. We would appreciate the opportunity to collaborate in developing a relevant meeting place for your church in your community to reach the lost and hurt. For God's glory and neighbor's good!

Thank you for allowing NCP to serve and connect mission-minded investors with kingdom real estate projects. We are excited to support and assist the Covenant as we collectively use our resources and church facilities wisely to become salt and light to a world searching for meaning and purpose.

I am looking forward to hearing and learning more about your individual and communal ministry stories in 2024. Thank you for partnership in ministry. Together we are building for the future.



Peter Hedstrom, President

COVENANT PINES MINISTRIES

McGregor, Minnesota

The mission of Covenant Pines Ministries (CPM) is to encourage campers to take a next step in Christian faith. When we spoke with Dave Cairns, executive director, he shared this mission repeatedly. It is at the core of the camp's ethos and drives their decision-making and planning.

Looking back over the summer, Dave shared that they are still managing the impact of Covid. The number of campers has shrunk, which has led to lower staff levels. Although each summer since 2020 they have had more campers, they have yet to reach pre-Covid numbers.

CPM is located near the Twin Cities of Minnesota. The health of local congregations has a tangible impact on the number of kids attending camp since the majority of their campers live within two hours of camp, and 50% of campers are less than 20 miles away from camp transportation. As church budgets are stretched thinner, more volunteer youth leaders means they have less time to lead and chaperone retreats and encourage kids to attend camp in summer. CPM is also not immune to the financial struggles so many people are now facing. Sending a kid to camp, for many, is discretionary spending and when times are tough financial expenses need to be cut. CPM is working to increase access to scholarships and financial assistance to eliminate the financial barrier of attending camp.

In spite of all the challenges, God is still working. CPM lived in to their mission statement last summer and 87% of campers surveyed said they learned more about God. 99% of campers said they had fun. **Camp is ministering to campers and their families.** 88% of parents said camp has had a clear impact on their child and strengthened their faith.

CPM is working to be intentional, staying aware that campers are in different social and emotional states than they were in the past, while staying true to the gospel making tweaks as needed and creating a safe space for campers to explore their faith. As they add toys and invent new games, CPM staff keep themselves rooted by continually asking if they are meeting the mission of why they exist.

NCP partnered with CPM to build a 13,000-square foot worship space, which Dave said will have a generational impact. The new worship center is replacing a seasonal building that was too small to hold all the campers. It will provide year-round temperature-controlled meeting space, opening the door for larger groups in the off-season and becoming the "ministry hub" of camp. Rollie Persson, vice president of real estate services, worked with Dave and the CPM staff and board. Dave was quick to share what a blessing it was to work with someone who understood the mission and uniqueness of camp ministry. He truly felt that Rollie was an advocate. Dave mentioned Rollie was a blessing, Rollie assures us that the feeling is mutual. Camps are sacred ground, glimpses of heaven on earth where future leaders are mentored and empowered. We are honored to literally and figuratively build the future with Covenant Pines Ministries.



CASCADES CAMP AND CONFERENCE CENTER

Yelm, Washington

Welcome to a place of wonder and discovery in Christ (cascades.org). Cascades Camp and Conference Center is located near Yelm, Washington, in the shadow of Mount Rainier, about a hour and a half from Seattle, Washington, and two hours from Portland, Oregon. Rob Mohrweis, executive director, stated that Cascades is not the church and it's not meant to replace the church. Cascades is, however, one of the best tools to help young people and their families meet Christ.

Like Covenant Pines Ministries, Cascades was not immune to the impact of Covid, which brought a forced sabbatical for Rob. He draws a parallel between a farmer who lets a field go for a year. It's not neglected, but rather is intentionally left alone to grow and develop nutrients so future crops are stronger. In the midst of Covid, God provided time and space for Rob and the leadership of Cascades to strategically plan for the future. Through an extremely challenging season, they remained faithful, and emerged healthy with a renewed identity and goals.

Now their staff are the healthiest they've ever been. The 2023 summer season camp numbers were almost at pre-Covid levels. When asked for highlights, Rob says the summer youth and family centers thrived. Spirits were up and the Holy Spirit was moving with rich and full ministry. Although kids are coming back to camp in record numbers, a lack of staffing required wait lists and reduced programming. Those struggles were not unique to Cascades.

Cascades Camp and Conference Center operates 24/7 from Memorial Day through Labor Day. In the off-season, they lean into the conference center half of their name, primarily hosting weekend retreats and supporting local ministries.

The 2023 year marked Rob's twenty-sixth consecutive summer working at camp. His love for camp is palpable. Based on survey responses, about 35% of attendees make a significant decision for Christ. These statistics, but more importantly the faith journeys they represent, are what keep Rob focused on camp as a powerful tool for ministry.

Rob mentioned that in beginning of Covid, when everyone was struggling, Rollie Persson from NCP was one of the first denominational leaders to offer assistance. NCP was ready to help Cascades purchase properties with ministry and familial nature of camp ministry aligning. Rob said the complexity of property deals never ceases to amaze him. He knew Rollie was intimately aware of the deal which gave him the comfort and confidence to live into the mission God has called Cascades to: supporting the church at large.



DAVE HANSON

National Covenant Properties Board Treasurer

Dave Hanson joined the NCP board in 2013. He is a resident of Granite Bay, California, and on staff at Midtown Church in Sacramento and Mission Springs Camp and Conference Center. Dave said he felt joining the board was a natural fit for him. He has been a Covenanter for decades and had both a personal and professional relationship with NCP through the Bayside church building program in the early 2010s.



When asked why he continues to serve NCP, he said he loves to see what NCP does, and how NCP sees unseen needs or less glamorous needs like roofs and parking lots providing an important service to the local church. He loves having an active role in the loan approval process and stated that the NCP board is a working board. Each board member studies the projects being presented for approval and prayerfully speaks to the future ministry of NCP.

Dave's service to the board has grown from professional to personal as he has formed deep friendships with his colleagues. He continued to serve while battling cancer and we celebrate with him that he is finally able to say he is cancer-free. Dave described being on the NCP board as being part of a family, that NCP is in many ways the glue that binds the denomination and the local church together through

INVESTMENT PRODUCTS

Type	Fixed Rate	Fixed Rate	Fixed Rate	DIA	IRA		HSA
Term	5 year	30 month	12 month	Demand	Demand	Fixed Rate	Demand
Rate	4.50%	4.00%	4.00%	3.00%	3.00%	5 year = 4.50%	3.00%
						30 month = 4.00%	
						12 month = 4.00%	

The offer and sale of the Certificates is limited to persons who, prior to receipt of our Offering Circular, were members of, contributors to, participants in, or affiliates of The Evangelical Covenant Church, including any program, activity, or organization that constitutes a part of The Evangelical Covenant Church, or any of its conferences, or any congregation of The Evangelical Covenant Church, or other persons who are ancestors, descendants, or successors in interest to such persons (Investors). This does not constitute an offer to sell or the solicitation of an offer to buy the Certificates. There shall not be any sale of the Certificates in any state in which such offer, solicitation, or sale is not authorized. The offering is made solely by the Offering Circular. The offering of Certificates involves certain risks, which are more fully disclosed in the Offering Circular under the heading "Risk Factors." In the event NCP exercises its right to redeem a Certificate prior to maturity and upon sixty (60) days notice to the holder thereof, payment of the outstanding principal and interest will be paid to the holder to the date of redemption. The Variable Rate Certificates, Demand Investment Accounts, Individual Retirement Account (IRA) Certificates, and Health Savings Account (HSA) Certificates are not available for sale to investors residing in South Carolina. The Variable Rate Certificates and Demand Investment Accounts are not available for sale to investors residing in Louisiana. NCP's Certificates are not insured by any governmental agency or private insurance company, including the Federal Deposit Insurance Corporation, or any state bank, insurance fund, or any other governmental agency.

FINANCIAL & REAL ESTATE TRAINING

Does financial stewardship matter?

As we share together in ministry, we are excited to offer financial and real estate training as another tool and resource for you and your team as you continue to make a difference in your local community and conference. These trainings are designed for pastors, staff, treasurers, and church leadership. We partner with the regional conferences and partners of the Evangelical Covenant Church and Capin Crouse to offer these training sessions. Capin Crouse is a national, full-service CPA firm based in Indianapolis, Indiana, that has served churches, denominations, and higher education institutions since 1972.

If you are interested in coordinating with NCP and/or hosting a training session at a conference or regional location, we are happy to structure a seminar to meet your needs. Call Peter Hedstrom at (773) 442-6582 or send him an email at peter.hedstrom@nationalcovenantproperties.org to schedule a session.

We invite you to join us and other Covenant leaders at one of the scheduled sessions in your conference to learn best practices on how to steward your church financial resources well.

Attendees will learn:

- How healthy and missional churches manage their finances
- How to structure your budget to make key ministry decisions
- The latest tax regulations for pastors
- Best practices to communicate the financial reports to leadership and the congregation
- How to use and interpret financial dashboards to assess whether your facility is a tool for effective ministry
- Understand why capital fund-raising is good for your church

Topics that will be covered:

- What is the big deal with my church's financial statements and reporting?
- Aligning your budget to your ministry plans
- Ministerial compensation and taxation
- Fraud risk assessment and prevention
- Intro to Real Estate Services
- Why church buildings matter
- Capital fund raising

Upcoming Sessions:

2/24/2024: First Covenant Church, Omaha, NE

3/15/2024: Praise Covenant Church, Tacoma, WA

4/26/2024: Midsouth Conference, Oklahoma City, OK

Presenters include:



PETER HEDSTROM

President
National Covenant Properties



ROB HALL

Vice President Real Estate Services
National Covenant Properties



ROLLIE PERSSON

Vice President Real Estate Services
National Covenant Properties



PAUL KRUIT

Vice President Real Estate Services
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STAN REIFF, partner

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