

## UMC Conference/Steeplecom FAQs

We are excited to be able to work with your Conference and the Wireless Industry in a fully-managed manner to generate revenue for your church. Due to unprecedented cooperation from all parties, your location qualifies as being a potential solution for a Carrier's coverage/capacity needs.

Here are some of the most Frequently Asked Questions:

- How much will this cost our church? **\$0**
- Will this jeopardize our tax-exempt status? **No. The GCFA has clearly stated these arrangements will not expose your church to UBIT (Unrelated Business Income Tax). This may trigger municipal commercial property tax, but we make the Carriers pay that.**
- How long will this process take? **Since this is a highly regulated industry, there are many steps that need to be taken. If all things go as planned, this process should take about 18 months. Things rarely go as planned and some sites can take significantly longer.**
- Who takes care of Zoning? **The Carriers and their representatives. We oversee everything using a "trust but verify" approach.**
- What will this look like? **We won't know until an engineering analysis is done. Sometimes the building will work sometimes a stealth tower will work.**
- Are cell tower emissions dangerous? **As time has gone on, we have found that this has become less of an issue. Please look to reputable sources when doing your own research. The American Cancer Society and the World Health Organization are reputable sources. We can provide you with several other resources as well.**
- Is Conference involvement necessary in these transactions? **YES! Section 2540 of The Book of Discipline outlines how a UMC leases its property. This will require a Charge/Church Conference, approval from the DS and pastor, and the District Committee on Buildings and Locations.**
- Do we need a lawyer for this? **We will never tell any client they should not get a lawyer. Our goal is to cooperatively work out any legal issues with the Conference to have one single set of documents to be used Conference-wide. This would save a tremendous amount in legal fees for individual churches.**
- Why do we need to sign an Agency Agreement? **Primarily to allow us to have "standing" with the carriers. Without an agreement in place, we cannot mobilize assets to work on your church's behalf. This also communicates to the Wireless Industry that your church has already contemplated this type of arrangement and are positively inclined to move forward.**
- Are we obligated to ultimately move forward with a cell tower? **No. This is a long process with many twists and turns along the way. Your church will NEVER have anything happen that it does not want to have happen. There will be multiple sets of plans that will need your input and approval. Some locations just don't work out, for a variety of reasons, not the least of which is local Zoning.**
- How long are the leases? **Generally, anywhere from 30-50 years. They become an encumbrance on the deed and remain with the property.**
- Because we are on the list, are we guaranteed a lease? **No. We now know that the carriers need SOMETHING near you. Your church may work, and it may not. Our job is to work together so they don't look too hard at other options.**
- If I have further questions, who to I ask? **Tom Moylan, President of Steeplecom**  
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