

Grace Memorial Episcopal Church

Vestry Meeting

March 13, 2018

Minutes

Members of the Vestry

Elyssa de la Cruz
Cameron Denney
Robin Gault
Curt Germundsen, Treasurer
Phillip Koop
Nora McLaughlin
Peyton Snead
Louise Tippens

Clergy

The Rev. Martin Elfert

Others

Alicia Perkins Lehrle, Clerk

Members of the Vestry Absent

Andrew Eshleman
David Goodrich, Jr. Warden
Steve Lovett, Sr. Warden

1. Formation

1.1 Opening Prayers

- The meeting was called to order at 6:00pm with a reading from Acts in an abbreviated form of lectio divina, followed by an opening prayer from Martin.

2. Minutes

2.1 Approval of the Minutes

- The minutes from the January 30, 2018 Vestry meeting were distributed and discussed via e-mail prior to the current meeting. After corrections were made, Robin moved to accept the minutes as corrected, and Dave seconded the motion. The motion passed with an e-mail vote on February 9, 2018.

3. Items

3.1 Welcome of New Vestry Members

- Nora welcomed the new Vestry members and asked everyone to introduce themselves. Martin offered a note of welcome and added Vestry membership provides an opportunity to be stewards of the church doing enjoyable and exciting work and discerning where God is calling us. He gave all members a copy of the book God's Grace and Roberts Rules, which he thought could prove useful. All were encouraged to read it by the next Vestry meeting.
- Martin continued by saying providing feedback to him was part of the Vestry's job, and he noted critique by those wanting one to thrive is helpful. He believes the most useful feedback has 4 characteristics:
 - It is private and in person
 - It is direct from the individual and not secondhand
 - It is specific in nature
 - It is timely

He added Susan Scott in her book Fierce Conversations would also include the characteristics of shared feelings and saying "And my contribution to this problem is..."

The coming year will offer many challenges and a generous response to concerns expressed by parish members will be needed from the leadership at Grace.

- The format of future Vestry meetings was discussed, and all agreed a meal at the beginning is much appreciated. The Moments of Grace will also be retained with the understanding it may be cut if the meeting is running over its scheduled time. Rotating the responsibility for meals and the Moment of Grace is acceptable to all, and Phillip initiated a sign-up sheet for both. After some discussion, it was decided the third Tuesday of each month is the best day for the Vestry meeting, with no meeting in July. The goal is to begin the meeting at 6pm and end by 7:30pm.

3.2 Next Steps for Campus Development

- Ross Cornelius has agreed to represent the parish, as necessary, in negotiations regarding campus development. A proposal was distributed prior to the Vestry meeting via e-mail for review, and it was emphasized payment is not required if development does not occur. The Portland Housing Bureau (PHB) will not negotiate with a group at a church, so a representative is needed for negotiations. It was noted Ross is the right person to fill this position for Grace, if the opportunity is there to work with PHB, due to his construction and development experience as well as being an Episcopalian and understanding the church and the Anglican communication style.
- The questionnaires were discussed, and the sense is they are providing a good idea of where the parish is now and where it is called to be. A possible conflict of interest with Ross, who is an employee of Walsh Construction, representing Grace has come up in the parish development meetings. However, because the City will choose the construction company in the event development goes forward, and Ross is not one of the decision makers for this process, there is no conflict of interest. Additionally, it will not be

Ross but the parish making the decision on whether and how the development moves forward, which eliminates another possible conflict of interest.

- It was noted Ross has generously donated approximately \$30,000 worth of his time thus far to advise Grace, and, considering his expertise and involvement to date with the development discernment process, the Vestry believes Ross is the correct person to retain as a consultant. Many decisions will need to be made by the Vestry, and his counsel will be invaluable. The potential agreement with the City needs much review and consideration, and advice and guidance from an expert such as Ross is necessary.
- Following this discussion, Curt moved to have Ross Cornelius retained as Grace's consultant for the possible development of the Grace campus, and Elyssa seconded the motion. There was a brief further discussion, and the motion passed unanimously.
- Next steps regarding parish meetings and additional questionnaires were discussed. Most responses received so far have been positive with negative comments centering round the uncertainty such a huge change entails. Parking is one of the biggest concerns to date. It was emphasized everyone in the parish needs to be reached out to every time there is a meeting so all have an opportunity to voice their opinions. In order to allow further discussion, 2 more parish meetings on the 18th will be held, one after the 8am service and the other after the 10am service. As many vestry members as possible will be in attendance to facilitate the discussions and to hear the concerns and responses of the parish. Additionally, it was decided to have a packet mailed and e-mailed to all in the parish with the same information to be distributed in the parish meetings. The Vestry wants everyone to have the opportunity to voice concerns and ask questions about the possible development. Nancy will compile the responses, which she will need by March 20th. Martin will contact Nancy and Ross about next steps. If the responses from the questionnaires and meetings are largely positive, it is anticipated Nancy will ask Ross to have a conversation with the City to gather more information about the potential development project.
- The question was raised if the Vestry knows the requirements of Grace Institute and PHAME for the future if there is development of the campus. It was suggested Grace, Grace Institute and PHAME each draft a list of their respective requirements.
- It is deemed a good idea for the Vestry to meet with the Grace Campus Development Committee (GCDC). Nancy has requested two additional members from the Vestry to join the GCDC, and Robin volunteered as a Vestry representative. Another Vestry member will be added after there has been time for members to consider the request. Curt offered to be an advisor for GCDC. Louise moved to have Robin included on the Grace Campus Development Committee as a Vestry representative. Elyssa seconded the motion; there was no further discussion and motion passed unanimously.
- Martin mentioned a similar church campus development project in Seattle and its challenges. The project was ultimately successful and may provide information to be used at Grace, if development moves forward.

3.3 Ratification of Grace Institute Contract

- The contract between Grace Memorial Episcopal Church and Grace Institute was distributed prior to the Vestry meeting, and it was noted it is very similar to last year's contract. Cameron moved to accept the Grace Institute contract as presented, and Robin seconded the motion. There was a brief discussion, and the motion passed unanimously.

3.4 Appointment of New Check Signers

- Robin, Curt and Steve were named as signers for checks for the parish with Becky continuing as an authorized signer until Robin, Curt and Steve have had their authorization finalized with the bank. Nora so moved, and Peyton seconded the motion. There was a brief discussion, and Martin clarified that three sets of eyes see each check before it is issued. The motion passed unanimously.

3.5 Renting Parking Spaces to For-Profit Entities

- Uber, which has an office across the street from Grace, has approached the parish with an offer to rent some parking spots for their vehicles. It was noted Fr. Stephen had been reluctant in the past to monetize parking, perhaps because of possible tax consequences. Peyton moved to have Grace learn more about Uber's parking requirements, and Louise seconded the motion. There was a brief discussion, and the motion passed unanimously.

3.6 Auction Update

- Phillip has agreed to be the chairperson of this year's auction and noted he hoped his sacrifice would be more like Isaac and less like Jesus. He added he will e-mail Stoke's Auction soon and has begun work on committees. The theme will once again follow the Art Camp theme, which this year is The Silk Road.

3.7 Rector's Report

- Martin reminded the Vestry he leaves on Thursday for the Holy Land pilgrimage and will return Tuesday of Holy Week. John Scannell and Corbet Clark will provide pastoral needs, and the services he will miss are being covered.

3.8 Treasurer's Report

- Curt said he received the financial reports from Jackie but has questions for her and added she has questions for him as well. There may have been a deficit for last month, but he needs to investigate further. He noted he has a great working relationship with Jackie. He also said he would like to try providing a summary of the financial report and will do a sample summary for the Vestry to review. This suggestion was met with enthusiasm.

3.9 Other Business

- Reports from GCDC will be added as a regular agenda item for Vestry meetings, and it needs to be decided how to best report the work of GCDC. The question was raised as to whether the configuration of the GCDC is optimal. It was agreed major stakeholders should have a seat on the GCDC. However, the GCDC wants parish buy-in on the project in general before adding additional members. The proposed GCDC should note seats on the committee rather than specific names. The Vestry will write the charge

for the work of the GCGC, including membership. In developing the charge, the vestry will clarify the responsibilities of the GCDC and of the vestry as they pertain to the campus development project.

3.10 Closing Prayer

- Martin offered a closing prayer, and the meeting was adjourned at 7:40pm.

Respectfully submitted,

Alicia Perkins Lehrle, Clerk