

Grace Memorial Episcopal Church

Vestry Meeting

April 16, 2019

Minutes

Members of the Vestry

Elyssa de la Cruz

Cameron Denney

Andrew Eshleman, Sr. Warden

Robin Gault

Curt Germundson, Treasurer

Phillip Koop

Charles McGee

Nora McLaughlin

Peyton Snead

Louise Tippens

David Waldow

Ben Snead, Youth Representative

Clergy

The Rev. Martin Elfert

Others

Nancy Entrikin, Chair, Grace Campus Development Committee

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 March 19,2019 Vestry meeting were distributed and discussed via e-mail prior to the current meeting. After corrections were made, Curt Germundson moved to accept the minutes as corrected, and Peyton Snead seconded the motion. The motion passed with an e-mail vote on April 2, 2019.

3. Items

3.1 Review of Conceptual Site-plan Drawings

- Nancy Entrikin shared the “Conceptual Site Design Plan Study – Updated,” dated 11 April 2019. The Development Committee asserted its commitment to two things: 1) accessibility of the new building (e.g., no steps to negotiate) and 2) the plan will honor the church. The plan includes parking on the street level. The plaza is placed in the corner to comply with city regulations that the “business side” be on the busy street. There are ideas for making the west face of the church more appealing. The architectural details are not complete on this draft; it is too early for that. The draft will change through the process, but the Development Committee believes this is sufficiently detailed to meet with the city.
- Vestry discussed the many components of the campus. The housing component will have shared social space of its own.
- The plans will be shared with the parish on May 19, the next available Sunday for such a meeting. There was discussion of adding an evening meeting before then, because timeliness is important. We agreed that continuing our practice of Sunday meetings is more important and the date allows sufficient time to prepare for the meeting.
- Andrew Eshleman asked for reactions to the drawings to date. Reactions were positive and members said they are excited about the possibilities evident in the plan. It will be important to address how shared spaces are to be shared. Nancy reminded the vestry that not all of these answers are available yet. Grace Institute has been consulted about the space and square footage.
- The communication group may be asked to determine how best to share this with the parish.

3.2 Development Process Overview

- Curt Germundsen shared a presentation from the Housing Development Center about affordable housing and the development process. It described a typical development team and the processes that a project such as Grace Commons will entail.
- Topics included 1) the role of a board/multiple boards in development, 2) funding sources and strategies, 3) risk management, 4) ownership structure, 5) city support of development projects, 6) timelines, 7) expectations of owners by funders, 8) neighborhood engagement, and 9) relation of program space to housing space.
- Curt believes there is foundation money available for a project with this vision and these goals.

3.3 Moment of Grace

- Robin Gault chose a piece called “Lent” from Brian Doyle’s *How the Light Gets In*.

3.4 Restructuring of the Development Working Group

- Andrew, in consultation with Nancy Entrikin in her role as chair of the Grace Campus Development Committee (GCDC), introduced for discussion a proposal that would restructure how we approach our deliberation and decisions regarding the possibility of campus development, since the nature of the work going forward has begun to change. The current committee is nearing completion of its original

charge to outline a project and identify good partners in pursuing it, so its work would be suspended. It has become clear that implementing the conclusions of the GCDC would benefit from a newly constituted group that combines some members of the current GCDC (who would report directly to Vestry) with a wider range of representatives from our potential partners.

- The vestry agreed to continue discussion of this proposal at the next meeting.
- The GCDC members will participate in the parish update on May 19.

3.5 Grace Institute

- Andrew reported that Becky Wong has resigned as president of the Grace Institute Board of Directors. Alicia Cash has agreed to serve as Interim President (and has stepped away from her role as secretary-treasurer to do so).
- The vestry and the Grace Institute (GI) board will continue conversation about how to best meet GI's needs as the development project continues.

3.6 Curate: Next Steps

- Martin Elfert reported that we have a grant from the diocese to support a curate at Grace. The grant provides \$25,000 per year for three years, which is about 40% of the funding needed for the position. The gap is \$35,000/year. One fundraising strategy is to find 10 members who could each donate \$2000 for one year, then ask parish members more broadly for support.
- The candidate we are considering, Jeanne Kaliszewski, would work on 1) Grace's welcoming ministry, 2) financial stewardship, including end-of-life planning, and 3) some pastoral duties while more of Martin's time is focused on redevelopment. Jeanne's ordination to the priesthood is May 1, 2019.
- There may be foundation money available and we are exploring possible options. There could be a specified paddle raise at the Grace auction.
- In order for Jeanne to start by her preferred date of June 23, we need donors in place right away.
- Martin moved that if we can secure \$40,000 (i.e., \$15,000 in pledges to augment the \$25,000 grant money) for this first year, we will execute a contract with Jeanne. Curt seconded the motion. The motion passed.
- Andrew affirmed that the vestry would review the contract and the budget.

3.7 Election of the Junior Warden

- David Waldow agreed to serve as Junior Warden. Andrew moved approval of David to be appointed Junior Warden. Peyton seconded the motion. The motion was approved.

3.8 Rector's Report

- Martin affirmed that his report was included in the business items already discussed.

3.9 Treasurer's Report

- Curt noted that he will forward the most recent financial reports via email once Jackie Thomas is back in the office.

3.10 Other Business

- Andrew reported that there are two leads for legal representation for the development project.
- Ben Snead and Andrew Eshleman are scheduled to update the parish at the April 28 service.

3.11 Closing Prayer

- Martin offered a closing prayer, and the meeting was adjourned at 8:00pm.

Respectfully submitted,

Nora McLaughlin & Robin Gault, Clerks *pro-tem*