

Grace Memorial Episcopal Church

Special Vestry Meeting

January 30, 2018

Minutes

Members of the Vestry

Elyssa de la Cruz
Andrew Eshleman
Robin Gault
David Goodrich
Phillip Koop
Steve Lovett, Sr. Warden
Nora McLaughlin
Peyton Snead
Rebecca Wong

Members of the Vestry Absent

Charlene McGee

Clergy

The Rev. Martin Elfert

Others

Louise Tippens
Alicia Perkins Lehrle, Clerk

1. Formation

1.1 Phone conference

- All participants called in to the phone number provided by Steve. The special meeting of the 2017 Vestry began at 6:00pm.

2. Minutes

2.1 Approval of the Minutes

- The minutes provided by Steve from the Vestry's special meeting on Sunday, January 21, 2018, were reviewed, and a question was raised regarding whether or not to include the names of those on the Planning Committee in the minutes to ensure that information was available to the congregation. The current members are Fr. Martin Elfert, Paddy Tillet, Ross Cornelius, Becky Wong, Stephen Weeks,

Sharon Loomis-Malin, Phillip Koop, and Nancy Entrikin. After much discussion, it was decided to list the Planning Committee member names in the minutes from the current meeting. Peyton moved to accept the minutes as presented, and Nora seconded the motion, which passed. Becky abstained from voting as she had not been present at the January 21 meeting.

3. Items

3.1 Planning Committee

- Further discussion took place about the composition of the committee. It was suggested Ashley Smith be asked to join the committee as well as another Vestry member to replace Becky, whose Vestry term is concluding. The Vestry also considered adding a parishioner who is neither on the Vestry or working directly with Grace Foundation or Grace Institute. Steve suggested the size of the Planning Committee should be discussed with the chair of the committee once the chair is in place. Also, the importance of meeting times convenient to all was discussed. Martin will find out Paddy and Ross's availability for meetings.
- The question of whether or not the Planning Committee should meet with the Portland Housing Bureau (PHB) was discussed. Questions about development possibilities have gone out to the Grace community and many thoughtful responses have been received back from the sessions already held. Tomorrow Nancy and Ross will be meeting at the church for a walk-through to determine a rough estimate of the cost of repairing and remodeling the current buildings. The repair and remodeling estimate will provide important information to help decide the best option.
- Time is pressing to move ahead with discussions with the PHB because of the bond issue and multiple developers competing for the funds available. This needs to be communicated again to the parish.
- Phillip moved to accept the following proposal presented to the Vestry by Steve via an earlier e-mail:
"The Vestry directs the Planning Committee to begin preliminary discussion with the City of Portland and/or its Housing Bureau to explore the possibility of partnering in redeveloping Grace's campus, even while it continues to explore alternatives for meeting our infrastructure needs. The Planning Committee shall report to Vestry regularly, and be guided in this preliminary work by ongoing input from the Vestry and Grace membership."

There was discussion about what constitutes "regularly" for reporting, and it was suggested a report could be worked into the monthly calendar and perhaps should be a standing agenda item for Vestry meetings with updates between meetings as needed. The importance of keeping the parish informed was discussed, all agreed it was important to ensure all were given the opportunity to be included and heard.

Becky seconded the motion; there was no further discussion, and the motion passed.

- Thanks were offered to all those who worked on the questions from the parish.
- Further discussion took place about the Planning Committee, and it was agreed the Committee needs a chair as well as an agenda and minutes. Martin will ask the Planning Committee about adding Ashley to

the Committee as well as one or two additional parishioners. He will also approach a suggested candidate about accepting the position as chair of the Planning Committee.

- A question was raised as to who would negotiate between the church and the City, should the development project move forward. It was decided this decision could wait until a need was established. Should negotiations with the City be needed, it was agreed a professional should be used and a land use attorney should be engaged for consultation as needed.
- It was acknowledged the Diocese will have to approve Grace's plans, once the plan is established. Steve, Ross, Paddy and Martin may visit the Board of Trustees to apprise them of the plans being considered. It's possible the Diocese may know of individuals who could serve as development resources. Also, once Grace's plan has been established (remodel or develop), additional question sessions could be held to help identify additional expertise within the parish.
- A possible conflict of interest for Ross was brought up. However, it was pointed out the City is in control of bids for projects so a conflict is unlikely and, to the extent any conflict may exist, it has been fully disclosed.

3.2 Vestry Meeting Date

- Steve asked if the third Tuesday was still the best day for the regular Vestry meeting or if another day would work better. There was not a general consensus, partially because the complete availability of the Parish Hall is not known. Martin will research the available times and communicate his findings via e-mail.

3.3 Rector's Report

- Martin noted the Vestry needs to appoint an additional check signer and asked this be added to the next meeting's agenda. Becky was an authorized signer, but her Vestry term is now concluded.
- Gale Beagle resigned as of last Sunday, so there are now two 1-year terms to be filled for the Vestry.

3.4 Closing

- Becky expressed her thanks for being included in the vote regarding the development project as the project is near and dear to her heart.

The meeting was adjourned at 6:47.

Respectfully submitted,

Alicia Perkins Lehrle, Clerk