

ST. MARY'S EPISCOPAL CHURCH
VESTRY MEETING MINUTES
December 17, 2014

Present: Senior Warden- Murry Edwards, Junior Warden-Harry Gustafson, Treasurer- Chris Winslow, Clerk- Christine Cassels, Marshall Lundberg, Dave Munroe Christian Myers, Pat Sweeney, Paul Westrom, Karen White, Anna Zambrano and the Reverend Jennifer L. Pedrick, Rector.

Absent: Linda Drummond, Judy Hall

Rev. Jennifer Pedrick called the Vestry to order at 6:03 p.m. Christine Cassels led the vestry in prayer.

Parish Goals:

Rev. Jennifer Pedrick passed out a list of parish goals organized in categories. Vestry members were asked for these goals at the last meeting. The purpose was for the Vestry to agree, on three areas of work within our community that we can communicate to the parish. Consensus on areas to create goals within is: Distinct Worship Services, Education for all Ages and Discipleship.

Aquidneck Land Trust:

Trustee Jeff Belden and Attorney Richard Sayer joined the meeting at 7 pm.

Murry Edwards facilitated discussion and Richard Sayer detailed the recent complications affecting the previously planned closing of the deal with the ALT by December 24, 2014.

- The ALT would like to proceed with a closing with or without the USDA funding. Another appraisal for just the “Young Land” has been submitted to the USDA. Once the appraisal has been accepted and USDA signs off, the RI DEM can sign off and then submit the package to the RI Properties Office. The Properties Office can then release the RI share of the funding. This just cannot all happen by December 24.
- There had been a complication with the Young land title and an easement to the City of Newport. However, a corrective easement has been prepared and approved by the City and submitted to USDA who said it is OK now.

Rich Sayer answered questions concerning our (Vestry & Trustees) rights, concerns, legal position, possible actions, etc. He stressed again that the ALT is firmly committed and wants to complete the deal as soon as possible. He advised that our action could be, at this time, to extend the closing deadline until 1/30/2015. As consideration for extending to that date, we are asking that the ALT reimburse St. Mary's for our bank loan interest in full and any additional legal expenses. Rich Sayer also recommended that the phrase “time being of the essence” should also now be included in the amended option agreement. We discussed ALT paying legal fees.

- 1) Paul Westrom made the motion: To authorize the Senior Warden to sign, seal, execute, deliver and record a Corrective Easement to the City of Newport, Rhode Island clarifying that the prior easement granted to the City over Lot 18, on Town of Portsmouth Tax Assessor's Plat 61 (the "Property"), for the construction of a water main, which is recorded in Volume 356 at Page 342 of the Town of Portsmouth Land Evidence Records, is a non-exclusive easement with respect to access and use of the Property for all other purposes. Anna Zambrano seconded the motion, and the Vestry passed it unanimously.

- 2) Christian Myers made the motion that the Vestry does hereby authorize and direct any two of the Wardens, Rector and Treasurer to sign, seal, execute and deliver a Tenth Amendment to the Option to Purchase Land and Conservation Easement with the Aquidneck Land Trust and the Trustees of the Sarah Gibbs Trust, extending the closing date to January 30, 2015, TIME BEING OF THE ESSENCE, conditioned upon the Aquidneck Land Trust agreeing to reimburse the Church in an amount equal to 100% of the interest accruing on the Church's construction loan with Bank Newport from December 23, 2014, and for additional legal fees. Dave Munroe, seconded the motion, and the Vestry passed unanimously.

Island Commons:

Dave Munroe will get the actual operating costs from Christine Winslow and report back to the vestry with a projection of costs related to operating and maintaining the Parish House building for the next several years. This projection will include all costs related to operating the building. Island Commons has expressed interest in possibly using the building and also paying for the building operating costs.

Bevin Lindsay, from Island Commons is planning to apply for new grants in 2015.

Reverend Jennifer Pedrick made a motion that we charge an administrative fee of 10% for the grant administration for Island Commons. Murry seconded the motion. The motion carries.

Nominating Committee:

- Murry Edwards, Linda Drummond, Paul Westrom are members of the nominating committee for 2015.
- Four Seats are open for Vestry positions; all seats are for three-year terms, along with three convention delegates, and one alternate. The **Vestry** will **appoint** one of the new Vestry members to also serve as a Sara Gibbs Trustee.
- Four names of nominees have been suggested to the committee. Murry Edwards will vet candidates to insure that they fit within the bylaw requirements of St. Mary's membership, pledging status, and sacramental requirements.
- Christian Myers will applying for an open position on the Vestry; Harry Gustafson will run for Junior Warden.

Consent Agenda:

Murry Edwards made a motion to approve all items in the consent agenda, with an exception made to the Senior Wardens Report to add a statement that the capital Campaign books can be closed, any capital campaign pledges that come in will be used for building expenses for the new building.

Harry Gustafson- 2nd motion; the motion carries.

The Executive committee will discuss who gets the approved minutes and how they are distributed, in consideration of the Sarah Gibbs Trustees.

Stewardship Update:

Christine Cassels reported that we have received \$227,291 in pledge commitments from 131 parishioners. Thank you letters were sent to pledging members, Pledge follow up letters were sent to 52 people. There are still 20 people we are waiting on a response from.

Budget:

Karen White made a motion to accept the proposed budget that Christine Winslow presented; Murry Edwards seconded the motion, motion passed with 11 votes in support of the motion, and one vote against.

Rev. Jennifer Pedrick closed the meeting with a prayer.

The vestry adjourned at 9:12 PM.

Next meeting: Wednesday January 21st, 7 PM

Respectfully submitted,
Christine Cassels
Vestry Clerk