

MINUTES OF THE MEETING OF THE VESTRY OF ST. ANDREW'S EPISCOPAL CHURCH, DENVER HELD IN THE UNDERCROFT OF THE CHURCH JUNE 12, 2012

Present: Rich Rinehart, Elizabeth Randall, Pam Stewart, Richard DeTar, Jim Anthony, Rick Larson, Sue Kilgore, Janice Burley, Susan Trickett, Peter Thulson, Shelley Brown, Wib Garfield, Sue Torfin, George Hoover, Roger Kilgore, Chris Buri, Steve Grupe, Steve Medema. Not present: George Magnuson, Tim Krueger

We began the meeting at 6:39 p.m. with our opening prayer and meditation on this week's gospel.

Sue Torfin spoke briefly about how she sees the task of being Process Observer.

Roger Kilgore and George Hoover reported on Caledonian, which manages our parking lots, giving both its annual report and some background information. In January 2008, we bought the parking lots for 1.4 million dollars in partnership with the Urban Land Conservancy. The Conservancy and St. Andrew's each put up \$400,000, and Caledonian borrowed the remaining \$600,000. The loan will have to be refinanced by May. St. Andrew's and the Urban Land Conservancy are equal partners in Caledonian, and its board consists of two members each from the Conservancy and from St. Andrew's, with Roger and George currently being our members. St. Andrew's manages the lots. Caledonian pays Mike Giddings and also pays some to Bennett Buenconsuejo, our Parish Administrator. Originally, we did not expect to still be operating the lots at this time. New signs are going to be made for the lots, some landscaping is going to be done, and some necessary maintenance done as well soon. Parking lot income is enough to cover the mortgage and maintenance costs. At one time, the Bella Vista restaurant, across Glenarm from St. Andrew's, was in foreclosure, as was the parking lot just north of it, and there was talk of Caledonian buying it. The Urban Land Conservancy checked into this. They are the principal "development partner" as we are the "management partner." They are to find and reach out to developers who might be interested in the parking lots.

George Hoover sees little improvement now in the situation of the overall economy with regard to development. Chris asked and Roger answered regarding the value of the Urban Land Conservancy. It lies in their expertise in development and in their financial help buying the lots. We could not have done that alone. Our loan rate is good, and the ULC is looking into that also. Roger said that various different ideas have been discussed for the use of the lots. George noted that we are "extraordinarily close to the center of the city." The area immediately surrounding St. Andrew's simply WILL develop. We should think about this in advance. We don't know what might happen in this regard. Elizabeth: We need a vision for this location. George described the zoning situation here. The height limits seem to be twelve stories on the one lot and five on the other. Those owning the adjacent lots have no interest in selling any of them. Roger noted we could develop a dialogue with them to improve the entire block. George said that we should think of the land as a whole. He discussed multiple uses and joint uses. Chris discussed a project done by the St. Francis Center. There is no core for this neighborhood. It was pointed out that Caledonian is not a

nonprofit entity. Elizabeth: What are the implications of “The kingdom of God is happening here?” We don’t really know how long the land might remain parking lots. George: DIA (the airport) can only look ahead for five years. Try not to think of this in terms of buildings but of activities. Further visioning on this subject will be done at the Vestry retreat June 30th.

Sue Torfin: We can help the homeless in other ways than by providing shelters.
Susan: How does this relate to Who Is My Neighbor? Shelley: The question of how to use the parking lots in part gave rise to Who Is My Neighbor.

The May minutes were unanimously approved as amended. This was moved by Steve Grupe and seconded by Janice.

See the Treasurer’s report. As of the end of June, we actually have \$21,773.79 more than we were expected by the budget to have at this point. There has been no fall-off in giving so far this year. This past Sunday was great. The item “pass-through expenses” was explained. Jim then answered questions regarding the budget, noting that sometimes bills due don’t get entered right away and that pledge income varies greatly. Sue Kilgore moved and Rick seconded that the Vestry accept Jim’s report. It was accepted unanimously.

Sue Torfin asked if we can get a form for tax purposes for in-kind donations to Safe Haven. Yes, we can.

Rick: The yellow envelope campaign exceeded expectations by almost 25%. St. Andrew’s people always come through in the end.

Rich: After talking with Cynthia Katsarelis, grant recommendations have not been made for the proceeds of the yellow envelope campaign. A more comprehensive plan will come out of the Outreach Committee’s retreat. Discussion followed of the following four grants approved by the Outreach Committee, \$800 to the St. Francis Center, \$800 to Metro CareRing, \$500 to St. Elizabeth’s School, and \$1200 to the Safe Haven program. The meaning of a grant recipient being a “fundamental partner” is being worked out.

Tim Krueger proposed spending \$1000 for from 1 to 4 (depending on the Sunday) paid staff singers over the summer for the summer choir. This is partly due to the receipt of \$7500 from the Thompson benefit concert. This would go into the designated funds for music, neither affecting There Will Your Heart Be Also nor increasing the overall music budget. Sue Torfin moved this be done, Sue Kilgore seconded it, and it was unanimously approved.

Rector’s Report: She would like to refer those desiring spiritual direction to a friend and colleague of hers also working in that area who would keep appointments here at St. Andrew’s. Elizabeth herself can no longer fill the needs alone of all those desiring this. There was discussion of liability and insurance issues involved in this. The Facilities Use Ministry will handle this matter.

The Financial Task Force is working on long-term planning and will be ready with a report on this for the Vestry's November retreat. There was discussion of the function of this committee and of other possible financial bodies.

Work is being done on the Rector's personnel review.

Shelley reported on the Ministry Collaboration Team: See her report, paying special attention to the summaries of the different ministries. The Vestry will go over ministry matters in August.

Peter reported on WIMN. Signage is being worked on, as is the neighborhood picnic, tentatively set for August 26th. St. Andrew's would be among those putting on this event.

Sue Torfin reported on Safe Haven. There are enough volunteers to carry this project through the summer. Nancy McMahon is working on getting a grant and would like to have someone else to help her do this. She is also working on solving the laundry problem.

There will be a Vestry retreat June 30th and another retreat in the fall. The Vestry will host a coffee hour. This will be merged with a retrospective report by the Rector on the past three years, and both will occur sometime around the middle of July. If we do this, Susan will coordinate the coffee hour. Sue Torfin noted this may conflict with a meeting regarding Safe Haven, but the times do not seem to.

Elizabeth noted that due to our size, our Parish will have four delegates to the next diocesan convention, which will be held October fourth through the sixth.

Sue Torfin reported on our process at this meeting.

We closed with a prayer and adjourned at 9:11 p.m.

Respectfully submitted,

Richard DeTar, Clerk