

**St. Andrew's Episcopal Church, Denver**  
**Special Vestry Meeting Minutes**  
**April 17, 2018**  
**6:30 – 9:00 p.m.**

Our Vision

*The tree of life is growing here.*

Our Mission

*We are called*

*To offer sanctuary in the city*

*To grow in God's love*

*To seek the renewal of the world*

**Participants:**

- Vestry members: Ken Backensto; Susan Backus; Matt Bentley, Senior Warden; Bill Calkins; Barbara Day; Reese Jameson, Junior Warden; Roger Kilgore; Victoria Parker; Elizabeth Randall, Rector; Kylie Schwartz; Janice Woodward
- Other participants: Melissa Adzima, Associate Priest; Shelley Brown, Clerk; Zoe Cole, Minister to Children and Youth; Wib Garfield, Deacon; Tim Krueger, Choirmaster

**Meeting Topic: Response to the Parish Meeting of April 15, 2018**

- Parish meeting: Matt recapped the parish vote on the following statements:
  1. I believe this project is aligned with our Vision and Mission, and I support proceeding
  2. I believe this project is aligned with our Vision and Mission, but the risks and sacrifice are great. I support proceeding assuming the Vestry can address an arrangement with nearby parking and an affirmative commitment on how space will be shared.
  3. Though I believe the project is aligned, the risks/sacrifices are too great or the time is not right, and I cannot support the project
  4. I believe we are called to live into our Vision & Mission in some other way

Voting for statement 1 or 2 counted as an affirmative vote. 71 voted for one of these.

Voting for statement 3 or 4 counted as a 'no' vote. 46 voted for one of these. Three abstained, and these were counted as 'no' votes.

- Matt asked for a recap of why people were supporting and why they were concerned.
  - Wib: People expressed fear about the residents of the project – interesting in that people would be surprised by the number of people with mental health issues in their daily lives; if treated they do fine. Janice agreed and said it's also our job to let people ask these questions; we need to be open to hearing them. Irving Street residence is germane too; people at home, no matter their issues, are more at peace.
  - Janice: was struck with Roger's questions to the people who have said they will leave if the project goes forward.
  - Barbara: was struck that people had switched from negative to affirmative over time.
  - Elizabeth: heard other, more nuanced concerns about parking.
  - Matt: heard concerns about financial stability.
  - Zoe: heard concerns about the financing of the project.
  - Matt: was struck by people who had a can-do attitude in regard to the church's history, and also that one person had felt that in the past, but not about this project. We need to be aware of that.
  - Melissa: Heard about access in many forms – deeper access.
  - Matt: a number of people were not speaking to any specific option, but out of a desire not to be divided.
- Matt asked if there were a conclusiveness about the mind of the parish in this.
  - Roger: there was complexity in the mind of the parish.
  - Matt: hadn't been prepared for how difficult the meeting might be.
  - Melissa: the whole day was more spiritual than she had expected
  - Matt: The TSE student (Fiona) was courageous and well-spoken – which (Zoe) also speaks for the TSE mentors as well as her parents.
- Related news: Roger reported.
  - The next step should we decide to go ahead will be to move toward a lease arrangement, which is something the Vestry will deal with at the May meeting if we choose to go ahead.
  - Concerns about the tiny house village (THV): There have been two letters:

- One from the funder shows misinformation about the timing, and ignorance that the THV will be gone by the time MHCD opens.
- A second from Shannon Parker with a number of concerns about how the THV project might adversely affect the chances of getting the award, as well as the neighborhood's resistance to what is done at St. Andrew's. Shannon's team has asked for a meeting with the THV team. Roger informed newer members of the Vestry that there was a longstanding commitment for the THV to move when the MHCD project opens. Vestry members asked if this was a drop-dead point for the MHCD; Roger did not think so. Participants also noted that there is general confusion in the parish and the neighborhood about the two projects, and confusion between the projects. They may see it as something that started as the THV and grew into the MHCD project.
- UBIT (Unrelated Business Income Tax): Roger mentioned that the Vestry had grappled with this issue last year, as summarized in an email he sent to the Vestry. Up until now, all of the income the parking lots have generated has gone into the project and doesn't fall under UBIT. The Building Our Vision (BOV) team talked with attorneys and CPA's and were told that some churches that rent out parking lots pay UBIT and others don't. The consensus among the Diocese, CPA's and lawyers was that we don't owe taxes as long as we go forward with the project but would need to revisit if we don't.
- Other: George Hoover talked with Amy Harmon (owner of the block across the street presently housing Bella Vista) and she told him she was contemplating selling but hadn't put it on the market yet. Roger talked with the owner of the 2011 Glenarm lot about a 3-year lease but there has been no response yet.

The Vestry then engaged in sacred and confidential conversation.

**MOTION:** After reflection, discussion and discernment and considering the input of the parish, the Vestry supports continuing to pursue the PSH project with MHCD. The Vestry will diligently pursue long-term leases for close-in parking and will preserve accessibility for all parishioners. Minimum configuration of the PSH would include a 2,400 square foot event room with kitchen, two adequately sized engagement spaces, agreement on our uses of the spaces, access to the courtyard and other open spaces, 10 parking spaces on site and a \$300,000 parking access fund. Roger moved and Susan seconded.

The Vestry's consensus was that it would require 2/3 of the Vestry (8) voting YES for it to pass. Voting results: The motion passed with 1 abstention, 3 NO, and 8 YES votes.

## **Next steps**

Elizabeth asked:

1. For the Vestry to consider how to preserve the bonds of unity in this body – it may be harder this week but it is of the essence. What she would counsel is that each of us look around the table and consider to whom we want to reach out tomorrow and with whom we

want to be in conversation in the days to come. Matt commented that some feel divided even within themselves and in their own minds and hearts. Marjanne asked that all remember the Vestry norm to assume good intent.

2. Communicate with the parish – Elizabeth asked if the Vestry entrust this to her and Matt, and the Vestry assented. Roger will communicate with MHCD.
- Matt asked participants to think of ways we can, in as intentional and concrete a way as possible, extend this to the parish. Elizabeth commented that in a world as divided as ours the will to pull apart is very strong, so this is important.
  - Marjanne asked: what do we do when people come to us with strong feelings? Elizabeth answered: one thing that she and Matt have talked about is being intentional about having a listening ministry where we remain overtly open and where we can be proactive, rather than waiting for people to come to us. Susan: very often when people are hurting, they don't have the wherewithal to reach out – so our part may be to reach out to them. Elizabeth: if you've heard people in pain about it you may want to reach out, or tell Elizabeth or Matt about it.
  - Matt: at our May retreat we may need to look at what is draining people.
  - Zoe: this is about different visions of what we're called to; we need to remind ourselves and others of that.
  - Melissa: firmly believes in the power of prayer and hope. There are a number of people who receive our mailings who are praying for us – remember we're surrounded by that.
  - Matt: we also have a norm that we pray actively for the health of the parish. This is a moment to do that.

Elizabeth closed the meeting with prayer at 10:20 pm.

Respectfully submitted,  
Shelley Brown, Clerk