Christ Church Vestry Meeting  
October 26, 2021 – via Zoom

**Evening Prayer** at 6:40 p.m. was led by the Rev. Noelle York-Simmons

**Attending**
Clergy: Noelle York-Simmons, Lauren Banks Killelea
2022: Marilyn Bromley, Bob Cady, Carol Donlan (Sr Warden), Mary Dixon Hutcheson
2023: Betsy Hahn, Brett Levanto (Jr Warden), Liz Nelson, Anne Ramsey
2024: Sean Dalton, John Grey, Elizabeth Trigg, Libby Witt
Others: Jilinda Crowley, Theodore Somes, Chris Zavrel

**Call to Order and Opening Prayer**
The Rev. Noelle York-Simmons called the meeting to order at 7:00 p.m.
Anne Ramsey offered the Opening Prayer.

**Stewardship Report – Chris Zavrel**
The pledge campaign is going well. Four weeks into the pledge campaign, there are 135 pledges totaling $660,678. Parishioners who pledged last year and this year increased their pledges by 13%, compared to 1% to 2% over the past two years. Call nights will be held Thursday October 22 and November 18. As of this time last year, there were 131 pledges totaling $509,000. In 2019, there were 119 pledges totaling $416,000.

**Worship Report/Covid – Noelle York-Simmons**
Worship is going well. The Norwegians, who visit every year, attended our service this past Sunday. The Clergy, in consultation with the Liturgy Guild, will develop the Christmas schedule and announce it the first week of December.

**Organ Updates – Noelle York-Simmons**
The organ is on a ship bound from England to Baltimore. The organ and installers will arrive around the second week in November. It will be installed, then allowed to settle for a few weeks, and then be tuned/voiced. Regrettably, the organ will not be ready Christmas services. Because organ components will be in the church, on November 21 services will be held in the Auditorium. Arrangements will be made for the installers’ lodging. A donation and a no-interest loan have allowed us to pay all our debts on the organ. We will budget $8,000 per year for three years to repay the loan. We still need to replenish the Reserve Fund.

**Treasurer’s Report – Jilinda Crowley**
Offerings are $204,000 behind budget for the year and $47,000 behind September last year. Total revenue appears on target but is helped by $217,000 forgiveness of the (PPP) Payroll Protection Plan. Year-to-date, we're $7,500 under budget for Ministries expenses. Year-to-date, we're $1,400 under budget for Outreach and Mission expenses. Year-to-date, we're $1,400 under budget for Outreach and Mission expenses. Understaffing has led to year-to-date under budget for Salaries/Taxes/Benefits. The Parish House/Church expenses were $14,000 over budget, caused by a large gas bill. Fowler House expenses are spot on with the budget. Total expenses
are $5,000 over budget for the month and $84,000 under year-to-date. The Net result is we spent $44,000 more than collected in September and $43k more than collected year-to-date. Compared to our budget, we are $58,000 better, but this includes $217,000 in PPP loan forgiveness. We are counting on completion of pledges and year end donations to end the year on a positive note.

The Offutt Fund designated for the Fowler House is about $825,000. The Offutt Fund for Mission and Outreach is $405,000.

Announcement of New Christ Church Foundation Members – Carol Donlan
Alistair Green and Joe Walsh have agreed to serve on the Christ Church Foundation.

Our Calling, Our Future – Noelle York-Simmons
Noelle noted that we are not soliciting any more parish feedback. Surveys were collected and group meetings were held last spring to determine what about Christ Church is important to parishioners. Two forums were held in September to explain Christ Church’s finances and the cost of the various options for the Fowler House/Ross Building. The congregation was urged to send their opinions to the Warden’s email. At the December vestry meeting, the vestry will vote on the disposition of the Fowler House/Ross Building. This is time-critical since the Ross lease ends in January 2023. Two ground lease proposals fell through before the pandemic. Searching for other ground lease proposals was put on hold during the pandemic. In the end, we need to find a place for all activities and ministries.

The vestry discussed three Fowler House options: 1) Sell the Fowler House Building; 2) Keep the building for congregation/community use; 3) Find a developer for a 99-year ground lease. Discussions covered a wide range of subjects: parish feedback, church mission, annual parish budget requirements, church space requirements, possible income from investing funds from a sale, cost of required renovations of Parish Houses, required capital campaigns, repairs needed to Fowler House, real estate taxes and other expenses, history of the search for commercial renters for Fowler House, long-term land appreciation.

Rector’s Report – Noelle York-Simmons
Turnover of FAs (Facility Assistants) continues. One FA remains with Christ Church. Two new FAs have been hired. We need a fourth FA who is able-bodied and willing to work with the team. While Pouyon is on parental leave, the new FAs have not had training.

We continue to wait for Robbie Laughton’s paperwork from the State Department. Working part-time, Rebecca Givens has been doing a great job with the Youth Program.

Warden’s Report – Carol Donlan and Brett Levanto
Carol Donlan emphasized that the Fowler House decision will require prayer, trust, and discernment.
Consent Agenda – Carol Donlan
Marilyn Bromley moved that the September vestry meeting minutes be approved; Mary Dixon Hutcheson seconded. The motion passed and the minutes are accepted. Bob Cady abstained since he was not at the September meeting.

Elizabeth Trigg moved that the allocation of Christmas Eve loose plate offering be approved as proposed by Melanie Grey – half to the Refugee Ministry and half to our overseas ministries (Our Little Roses, Mengo Hospital and Clinic, and the Diocese of Renk in South Sudan). Libby Witt seconded. The motion passed.

Announcements & Upcoming Events
- November 21 – Zoom w/ Temple Beth El
- November 30 – Vestry meeting (moved from November 23 after discussion)
- A number of Advent activities are planned
- December 18 – Lauren’s ordination
- December 21 – Vestry meeting (moved from December 28 after discussion)

The budget will be discussed at the November vestry meeting and voted on at the December vestry meeting.

Closing Prayer
Bob Cady offered the closing prayer.
The meeting adjourned at 9:15 p.m.