

The Episcopal Parish Church of Saint Michael and All Angels
3233 Pacific View Drive Corona del Mar, CA, 92625

The Rev'd Shane Scott-Hamblen, Presiding Officer

Minutes of the Vestry Meeting
September 13, 2023

Present

The Rev. Shane Scott-Hamblen

Senior Warden – Louise Stover

Ombudsperson – Steve Morris

Junior Warden – Julie Sheffield

Fellowship – Gail Haghjo

Communications – Brooke Pauley

Christian Education – Kim Montgomery

Treasure – Stacie Tibbetts

Mission – Beth Bianchi

Clerk – Colette Spence

Evangelism – Clyde Dodge

Buildings & Grounds – open

Stewardship – Keith Lumpkin

1. Opening

1.1 Prayer by Rev. Shane Scott-Hamblen opened meeting at 5:34pm

2. Matters of General Consent

2.1 Louise moves to accept the minutes from August's Vestry Meeting. Several people second the motion. August 2023 Vestry Minutes accepted.

3. Reports:

3.1 Rector's Report - Rev. Shane Scott-Hamblen

3.1.1 Organ

- The organist interview went well, but we lost him. There is a new candidate, a female. Service this Sunday, Sept. 17th will be a capella. Scott is stepping up with the choir. ½ the organ is not working. Shane+ found an organist to play for the installation, maybe a brass quartet. Still looking for someone for the patronal festival.
- Are we going ahead with the organ or deferring? The total cost is \$115,000 with a deposit of \$66,895 (\$35,000 pipe, \$24,500 digital). We can't do one without the other.
- Gail mentioned needing to have a plan on how we are going to bring in money before presenting to the congregation for pledges. Can we have something by October? Shane+ pointed out we need to move on the organ or they will raise the price.
- Kim mentioned the Men's Group talked about raising money for the organ. Shane+ will go to the men's group to talk about raising money for the organ with Kim's help.
- 2 possibilities were brought up: donor restricted fund and 5k choir donation. Choir donation not available.

3.1.2 Sell or Lease the Land

- It is believed that the Bishop will sell for the right price
We had two brokers make possible bids. Brandywine offered \$20 million (Mark Scott put us in touch with Brandywine). We can try to tie on Sunday school, a rectory, and a kitchen. Shane+ sent the preliminary bids to the Bishop. Bishop said he doesn't think we want to sell (hot & cold)
- Shane+ has an appointment to talk with Michael Bell+ from the diocese about selling or leasing.
- Shane+ feels selling and saving the principal and only using the interest is the best route to go.
- Two questions came up: What happens to the Verizon tower? and Does the diocese get the money if we sell the property?(dioceses trust)
- Julie said that she has put out feelers to other brokers
- Gail organized a reference check with a LeSar client and it was positive. It was felt that LeSar provides services needed and has a good relationship with the city, etc. Gail feels if we are leaning toward land lease, we should engage LeSar's services.
- Shane asked us to give our opinions on whether to sell or lease, no definitive one way or the other.
- There was a lot of discussion with people sharing their input
- Julie brought up that SB4 is on the governor's desk. It could remove hurdles with regards to affordable workforce housing on church land.
- We want a letter from the diocese with a clear understanding. Shane+ wants us to have a clear request from us for the diocese. We are okay with leasing but it is a slow process. Selling quicker but need approval and clear understanding with the Bishop
- Steve is willing to work with someone for us to come up with a plan (advise us)
- Someone suggested we engage both a broker and a developer to get information on both sell or lease to help us get "off the fence". Need congregational input
- Shane+ will talk to the diocese regarding what they will commit to either way (sell or lease)
- Julie and Gail will identify 3 more additional brokers
- Steve will talk to LeSar to clarify what we want and what we don't need
- Louise would like a feasibility study from LeSar

3.1.3 Painting the interior of the church by the installation on November 4th

- Shane+ meeting with a designer for ideas(respecting the Mid Century Modern. No painting of the brick or cement

- Discussion about where the money will come from

*Louise moved that Father Shane have the church painted in time for the installation

Keith seconded.

After some discussion about whether this sends a mixed message to the congregation, the motion passed.

3.1.4 Louise talked about the 2024 Budget planning

- The finance committee proposes to have a zero-based budget. This will affect the commissions. She will send out information.

*Louise moved that for the 2024 planning, the Vestry pursue a zero-based budget. Several people seconded the motion. The motion passed with 1 member abstaining.

3.1.5 Beth announced a new ministry for the Mission Commission “We Care”. there was a hand out for signing up.

3.1.6 St. Michael’s Day will be a fiesta theme. Gail will be asking for help.

3.1.7 We got back the last \$50,000 taken from our accounts

Closing prayer was said at 7:15pm. A second meeting to be held on Wednesday, September 27th at 5:30 pm via zoom.

Vestry Meeting Part II- September 27, 2023 on Zoom

Present

The Rev. Shane Scott-Hamblen

Senior Warden – Louise Stover

Ombudsperson – Steve Morris

Junior Warden – Julie Sheffield

Fellowship – Gail Haghjo

Christian Education – Kim Montgomery

Treasure – Stacie Tibbetts

Mission – Beth Bianchi

Clerk – Colette Spence

Evangelism – Clyde Dodge

Buildings & Grounds – open

Stewardship – Keith Lumpkin

Absent

Communications – Brooke Pauley

Opening

1.1 Prayer said by all of us together opened meeting at 5:40 pm

3.2 Treasurer’s Report- Delivered by Louise

She sent out notes from the Finance Commission meeting in September.

3.2.1 We have changed banks because of the money that was taken.

- Lousie talked about the budget.
- Paul Multari provided a forecast of expenses. He was not aware of our reserve
- If we hear people talking about the church being underwater, let them know we have known and planned ahead
- Louise projected for a calendar year based on Paul Multari's forecast, we can make it through with reserves for 2024 (if we are vigilant)
- There are 2 projections. 1 is status quo and 1 is with a 10% reduction for commissions and 20% reduction for Buildings & Grounds
- What does that mean for 2024? Louise repeated the projection for 2024 to get a sense of when we will run out of money- November of 2024
- Finance recommends doing a zero-based budget. Louise will send out what this means. The categories are: what commissions must have, would be nice to have, and would like to have but can live without.
- Commissions should look at past expenses and determine needs.
- Kim asked for a separate workshop to help develop the 2024 budget. Everyone liked this idea and Louise said she would make it happen.
- Stacie reminded everyone that these numbers are important because they help determine the target for the Stewardship Campaign.

*Kim moved to pass the August treasurer's report. Someone seconded the motion.
Motion was passed.

4. Other Business

4.1 Building Project Report (Sharing Spaces)

- #### 4.1.1
- After talking with the Bishop and Rev. Michael Bell, it has been made clear that the Bishop will not allow us to sell property
- Shane+ is impressed that Rev. Bell understands our situation
 - Rev. Bell has gotten in touch with Brandywine, LeSar, etc. The process is for a long-term lease. This is a slower process
 - Rev. Bell is working on long-term lease options and what we have to do. How do we get through the next couple of years until we can start building
 - Gail spoke with JLL, a market broker who recommended we work with a consultant to figure out what we have (city, financing, etc).
 - Ground leases are rare because construction is expensive. Gail in favor of getting LeSar on board
 - Shane+ is concerned that Mark Scott may not be as invested in the project with the recent and unexpected loss of Anne. Julie said he is still invested and that he mentioned Tom Nicholson who works in the construction industry.

- Steve has done a short description of the project asking LeSar for a detailed work plan on doing a feasibility study
- Shane+ wants to get in touch with Rev. Bell before contracting with LeSar
- Once we have information from LeSar, if we agree, then we can move forward
- Workforce housing project issue- Gail says senior housing is easier to get approved and has less restrictions on parking
- Shane+ said the diocese wants affordable housing.
- Shane+ says this is not going to save us.
- Mixed housing is better, especially for teachers in Newport-Mesa or Harbor Day. Mixed housing can be 4 stories
- Julie found a commercial broker, Bob Davis, he says senior housing for churches.
- Gail reviewed references she got for LeSar. They really liked working with LeSar.
- Rev. Bell also has a group in LA who does consulting for free and is checking to see if they will consider OC
- Louise said that the expectation is that upfront expenses will be rolled into what we propose for the final contract with whoever we go with
- We need to maintain momentum

4.1.2 Rector Installation - Gail spoke

- It is “all hands on deck” for installation
- Gail will have tasks for us to do
- She has donations for the installation budget.
- Decorations are not her strong point but she is gathering things.
- Louise has some ideas and will help.
- Discussed where to hold the party, outside or in
- Shane+ doesn’t want it to be all about him. He wants it to be about the church
- Invites sent out to local leaders, former parishioners, etc.
- This is only the third time we have formally installed a new rector at St Michael’s

4.1.3 Mission Statement- Shane+ spoke

- Shane- said that Jesus already gave us a mission statement in the Summary of the Law. We should use Jesus’ mission statement.

*Louise moved that we as the Vestry propose to adopt the Summary of the Law (from the Gospels) as the mission statement for St. Michael and All Angels Church: “You shall love the Lord your God with all your heart, and with all your soul, and with all your mind. This is the first and great commandment. And the second is like unto it: You shall love your neighbor as yourself.”

Stacie seconded the motion. The motion was passed.

- Shane+ wants us to look at our motto, the word “Modern: in our tagline bothers him. He wants us to consider something else: we are not modern in the eyes of younger people. Motto needs to be updated.

5. Other Reports

5.1 Senior Warden- Louise Stover

5.1.1 Louise wanted us to consider three motions in relation to Buildings & Grounds. Louise proposed the three following motions:

Motion #1: Authorize expenditure from buildings & grounds budget of up to \$2000 for biennial deep clean of church building subject to review by the rector.

Motion seconded by Gail and was passed.

Motion #2: Authorize expenditure from buildings & grounds budget of up to \$1500 for annual carpet cleaning of Chapel, East Wing, St. Michael's Room, Library, Conference Room, Office, Classrooms, Corner Room and Nursery subject to review by the rector.

Motion seconded by Gail and was passed.

Motion #3: Authorize expenditure from buildings & grounds budget of up to \$5000 for rodent extermination/removal subject to review by the rector.

Motion seconded by Stacie and was passed.

5.2 Stewardship Report- Keith

5.2.1 Stewardship Campaign- Keith will do what he has done in the past.

- The Stewardship Campaign to start November 12
- Shane+ suggests a second Town Hall Meeting to coincide with the start of the Stewardship Campaign on November 12

6. Other Discussions

6.1 Shane+ wants to discuss the designer's pictures of the sanctuary (4 options). He feels we need to do something visible to say we are growing. He asked for our opinion on which one we liked. There was some discussion.

It was proposed we get a chance to look them over and meet again next week on Wednesday, October 4 at 5:30 pm either in person or on Zoom.

7. Adjournment & The Closing Prayer

Meeting ended at 7:25 PM