

## **Vestry Meeting March 21, 2021 @ 1 pm (virtual via Zoom)**

In attendance: Nancy Emmel, John Eads, Liam Clements, Margarita Tschomakoff, Ann Balsamo, Steve Hoepflinger, Jeff McIntire-Strasburg, Anna Hall

Missing: Brent Brower-Toland & Ann Quay Rushing

Opening Prayer, Nancy Emmel

Declaration of a Quorum, John Eads reminds everyone of our Vestry Covenant

### **Guest Presenter, Luke Jernagan**

Episcopal Priest (used to work with St. Peter's in Ladue)

- Left the church early 2020 feeling called to something new. The church is not the building, it is the people, however so much of energy, time, and budget go towards maintaining our sacred spaces. He's been thinking over the years about an endeavor called Common Ground (as a third party manager of church property). Developed a model to use the non sacred space of the church property to generate income. The model is such that the rector, vestry, and parish does not need to think about and worry about the building. He's at the very beginning of this process and looking for churches to work with.
- Budget questions - white fund withstanding that covered a new roof a few years ago, waiting for that fund to go through probate for that to become a grant, not a loan. Our rental budget has been slow to get off the ground, but having someone else monitor the space, so that we're not a landlord.
- St. John's leasing the space as other communities/churches lease the space. St. John's is the only congregation that Luke is working with, others are churches that are brand new and being sold.
- Yoga studio? Gym? Coffee shop? He thinks that there are a lot of commercial uses that could bring more people into the space that wouldn't otherwise walk through the door. Common Ground would want as much broad control as possible over the decision making process regarding leases.
- Would not recommend a triple net lease to St. John's.
- No decision needs to be made now, so we will continue to talk through what such an agreement might look like.
- Who is feeling called to work on the task force for this conversation?

John Eads motions to accept the minutes from February. Anna Hall seconds, unanimous acceptance of the minutes. (Jeff MS stepped out).

### **Clergy Search - Nancy Emmel**

- Since Rebecca's resignation, Nancy has been looking for a priest's presence to consecrate and provide blessing, especially as we move into in person services. Nancy spoke to +Rev. Dunnington about covering for Easter, and agreed. He has also agreed to move on with us in a short term role.

**Vestry moved into executive session to discuss personnel matters.**

**Budget/Senior Warden's Report : John Eads**

- Advertising rental space - Building and grounds says they don't do advertising for use of space. Jeff, on the communications committee, will pitch if anyone is interested in helping with that process.
- Ann Balsamo would like to step down from heading up the finance committee. John Eads is willing to take on the revival of the finance committee.
- John Eads is putting in 20 hours/week on Vestry responsibilities and needs assistance with upcoming responsibilities. Vestry members need to step in to help.
  - Anna Hall - Hospitality: special events, coffee hour, ushers
  - Ann Balsamo - Finance: budget setting
  - Ann Quay - Worship: lectors, music, altar guild
  - Brent - Education formation: adults, youth and children
  - Liam - Outreach/social justice
  - Stephen -
  - Margarita - Communications/Junior Warden/building & grounds
  - Jeff - Communications