



Diocese of Missouri
THE EPISCOPAL CHURCH

*Making Disciples
Building Congregations
For the Life of the World*

**MINUTES OF THE
Trustees of the Corporation of the Episcopal Diocese of Missouri
Meeting as
Diocesan Council
St. Mark's Episcopal Church:
St. Louis, MO:
February 21, 2015**

Members physically present: Bishop Smith, Amy Chambers Cortright, Susan Naylor, Harry Richter, Margaret Rowe, William Gilbert, Robert Ard, Allyce Bullock, Liz Yount, Jerry Martin

Members present via phone: Brooke Forsyth, Carolyn Hackman, Patricia Heeter, Carl Muench, Kevin McGrane, Tamsen Whistler

Members ex officio: Tom Hedrick

Special Guests: Mike Kinman, Kate Baxley, Sally Weaver with 15 members from St. Francis' Eureka

Staff present: Desirée Viliocco, Joe Chambers

Opening Prayer

Called to Order & Opening Prayer: Bishop Smith called the meeting to order and opened with a prayer.

Special Guest: Cathedral Presentation from the Very Rev. Mike Kinman

Bishop Smith introduced the Very Rev. Mike Kinman, Dean of Christ Church Cathedral, St. Louis to speak about the current realities and potential for CCC. He spoke about these six realities:

- Financial

- Physical
- Missional- the Cathedral Congregation
- Missional- the Cathedral Institution
- Missional- the Cathedral as Diocesan center
- Missional- Great commandment, Great Commission, Resurrection faith
- Mike: based on these realities, we would need to eat into our endowment, the congregation wouldn't thrive, and eventually would die if it continued to be in charge of the Bishop Tuttle Memorial Building (BTM). So CCC and the chapter are looking for a way forward, looking at different models, and taking the necessary steps to stay ahead of the potential crisis.
- The Bishop Tuttle Memorial Endowment Fund (trust) is the official owner of BTM, so one option would be to repopulate this body that hasn't met for decades.
- Mike passed out a document with more information.
- Allyce asked a question about the size of the CCC budget and endowment.
 - Mike - Budget around 1 million, endowment(s) around 7 million.
- Bishop opened conversation about Mike's presentation, but he and Council agree to take some time to digest the information and talk about it at the next meeting.
- Conversation continued regarding the value, episcopal presence, space, and about current usage.

Special Guest: Kate Baxley from the Church Medical Trust

- Bishop announced another special order by welcoming Kate Baxley from the Church Pension Group Medical Trust to present: **Health Planning for the Future**.
- Kate presented the realities about medical insurance and how that will affect our current plans in the diocese in the year 2018.
- A request has been made for her to make her presentation slides available to us.

Special Guests: St. Francis', Eureka

- Bishop introduced the Rev. Sally Weaver from St. Francis', Eureka to speak about possible property options.
- Sally was here today to speak about St. Francis'.
 - Mission since 1990
 - Never had our own space
 - Moto:
Growing in Service
Growing in Faith
Growing in Christ

- Past 5 years:
 - o 50% increase in Sunday Attendance
 - o 70% increase in dollars pledged
 - o The 3rd highest attendance of all congregations receiving financial support from the Diocese
- Location: St. Francis' has members from nearby counties and towns. Eureka is the fastest growing county of the 91 county municipalities
- Who is St. Francis'?
 - o Community service ministries
 - o Marketing and Evangelism
 - o Welcome and Hospitality
- We are here today because:
 - o Our growth is being hindered by the lack of decent space
 - o We have to say "no" to opportunities for ministry because we lack space
- What do we need from the Diocesan Council?
 - o A resolution to allocate \$910,000.00 from the property fund for St. Francis' – Eureka
 - o St. Francis' capital campaign will produce \$210,000.00
 - o On Feb 26, we'll ask the Standing Committee for a White Fund loan for the \$85,000.00 shortfall

To rent the space that we need would cost \$100,000 a year. The typical cost in the area is \$162,000 an acre. This 4.4 acres is under \$100,000 an acre. Total expense for relocating and building is estimated at 1.16 Million. Outlined budget was handed out to present members. There are already 2 offers on the property, but the real estate agent believes that a cash offer will be accepted. This is the time, we will never see this location and price again

- Tom - How did you come up with the financial numbers?
 - o Weaver: the book *Preparing to Build* by Stephen Anderson has guided us through the process.
- Tom - It seems that this number might not cover some of the surprises that pop up during the building procedure.
 - o Sally: I believe we are off by \$85,000. We've estimate for \$99/square foot when we should really be at \$110 per square foot. Farmington was \$172 per square foot
- Bishop: We will do a site study to make sure that the property is in good shape... in 2007 we had a potential property that was on bad limestone ...we walked away and we are prepared to do that if this site also does not pass the site study.
- We would do a contingent contract based on the site study.
- Susan - If we bought the land, worst case scenario, we will be able to sell for more later

- Sally - We cannot stay where we are because we wouldn't grow. Also, the current space we are in is not safe
- Tamsen : How did Farmington pay for their building?
- Bishop: Farmington had another property that they sold to finance their building project

General conversation continued. Tamsen moved Council approval of \$910,000 for St. Francis. The motion is seconded (over the phone)

- Discussion:
 - o Question how much does the building fund have?
 - Desiree: just under 2.4 Million
 - o Amy: Will St. Francis be able to raise the 200,000+?
 - Ms. Weaver: definitely feasible
 - Bishop: I agree
 - o What about the gap loan of \$85,000 from Standing Committee?
 - We need the full 995,000.00

Discussion continued with the guests from St. Francis' out of the room.

Following Resolution was amended and approved:

Resolved that the members of the Diocesan Council, in their capacity as the Trustees of The Corporation of the Episcopal Diocese of Missouri (COEDMO), do hereby authorize, approve, and confirm the use of \$450,000.00 from the "building and property fund" to be allocated to St. Francis', Eureka for the purchase of land contingent on a successful site study.

- Bishop announced the resolution to the guests from St. Francis' with an applause.

Break for the Eucharist

Approval of December Minutes:

- o Approved with one correction: Allyce Bullock was present

Approval of the Minutes of February 13, 2015, regarding the sale of St. Paul, Palmyra:

- o Approved with one correction: the spelling of Carl Muench's name

Financial Report- Tom Hedrick

Highlights:

- o Ended 2014 with a small surplus

- We managed our expenses in a prudent and responsible manner
- Trust fund classification adjustment, guidance from The Episcopal Church. We explored our possibilities. After in house and outside counsel from our financial advisors at SEI Investments Company, they believe we are a good candidate to move the Thompson and White Trusts from private foundation to a supporting organization classification. This will eliminate the excise tax charged on income earned on these trusts.

Bishop's Report

- Attended a wonderful meeting about Ferguson with the Executive Council Committee on Anti-Racism from The Episcopal Church.
- I'll be preaching at the House of Bishops and speaking about Ferguson and our response.
- I'll also be speaking at Virginia Theological Seminary later this spring
- An article I wrote about Ferguson will be published in the spring edition of the Anglican Theological Review, and will come out in May
- For personal reasons Dan Smith withdrew from the election in the Central Gulf Coast

Clergy Compensation Team

- Amy- We attempted many times to convene, but never got off the ground. We believe that an invitation from the Bishop or Bishop's staff might better serve the purpose.

Convocation Reports

- Kemper: written report
- Metro II: have not met
- Metro III: Written report
- Metro IV: meeting in February
- West: not meeting

Open question and comment:

- Tamsen - My 30th ordination anniversary is this Tuesday, a round of applause followed

Bishop- adjourning blessing

Respectfully submitted by

The Rev. Joseph Chambers