

**HOLY FAMILY EPISCOPAL CHURCH**  
**VESTRY MEETING MINUTES – APRIL 20, 2022**

Attending: Carol Bruns, Gary Snyder, Tina Vawter, Stephen Beard, Fr. Bruce Gray, Betty Bogeman, Bob Murray, Katie Hamon, Tom Clines, Jon Manuszak, Reba Ericksen, Dan Chillemi, Travis Tucker, Greg Jacoby, Derrick Ferguson, Drew Braley

The meeting was called to order at 7:08 p.m. with prayer led by Father Bruce.

Old & New Business

- Real Estate Discussion with Travis Tucker
  - Dan explained that the Finance Committee has considered possible ideas for how to generate income through our building/land, which led him to conversations with Travis Tucker. Travis has a successful career in real estate and is one of the founders of Hub and Spoke in Fishers. Their discussions led to the Finance Committee's recommendation to explore the possible opportunity to partner with Travis and his team to monetize the use of Holy Family's land.
  - The real estate and architecture team introduced themselves (Travis Tucker, Greg Jacoby, Derrick Ferguson, and Drew Braley).
  - Travis shared that the city of Fishers is interested in creating trailheads for the Nickel Plate Trail that offer housing, businesses, or other amenities for the community. In the case of Holy Family, it could provide exposure to the church and potentially attract new attendees. Greg explained that housing seems to make the most sense for our location and that there a variety of options (townhomes, condominiums, apartments, etc.) He stated that it seems wise to keep greenspace for a playground and dog park that the other neighborhoods can use. A 3-story building is recommended, and the slope of the land could allow for parking and storage underneath the building. There is a trend towards people preferring a flat as opposed to a multistory home. Parking for visitors would be needed, and a terrace would be a shared public amenity.
  - The team provided opportunity for discussion of questions and concerns of Vestry members. Future church growth, land use plan, parking expansion, and compatibility with the surrounding neighborhoods were discussed. Travis emphasized that if we move forward, it will be a transparent partnership. The process would likely be 1.5-2 years. The housing would likely be high end "renter by choice" units. \$300,000 per acre is a ballpark figure for selling land.
  - Next steps: sign non-binding LOI (letter of intent) agreement which would allow the team to move forward with initial plans; Land Use committee will meet

Sunday after church; notify the Diocese of potential plans; obtain an appraisal of land

- Fr. Bruce noted that Thursday meeting at 7:00 p.m. is planned with Canon Ellen Ekevag. Stephen offered to share her email with Vestry members who are unable to attend.
- Fr. Bruce informed us that the Diocese has recommended that we make a decision about the Renewal of Permission for the Rev. Cathy Gray to volunteer at Holy Family. The letter was included in the Vestry email. Bob suggested we wait until next month when we have more time to discuss, and the Vestry agreed.
- The Presiding Bishop Confirmation service at Monroe County Convention Center (Bloomington) will be Saturday, June 4 at 12:30 pm (all welcome, registration required). Bob shared that we have five people in the confirmation process.

#### Vestry Working Groups Reports for April

- *Regathering*: Fr. Bruce stated that components of worship are being reintroduced.
- *Stewardship*: Bob hoped to have an initial meeting this month but is still recruiting members.
- *Evangelism*: Bob reported that the committee met last Tuesday. They went over the newcomer cards and looked at the status of activities for the year. They would like to see more promotional material for the flower sale and the Spark Fishers event. There will be training on June 12 for ushers and greeters. A possible idea to connect people is a digital directory. The official ribbon cutting for the Nickel Plate Trail will be May 14; this is an opportunity for us to wear Holy Family shirts and be visible. Next committee meeting is July 19.
- *Building & Grounds*: The Flower Sale is May 7. The Community Garden has a waiting list for first time. The women's restroom has a new toilet. Fr. Bruce reported that we won the compensation for the Nickel Plate Trail easement.
- *Christian Formation and Youth*: The Spaghetti Dinner Fundraiser for the youth summer mission trip is planned for May 21 at 5:00 p.m. May 22 we will recognize graduates.
- *Worship*: Acolyte Training is planned for May 22 after 10:00 worship. Bob offered several suggestions for Holy Week services such as Stations of the Cross, allowing everyone to wash feet, and getting more lay people involved.
- *Missional Outreach*: Support A Teacher at Fishers Elementary School has sixteen parish volunteers.
- *Racial Reconciliation*: Bob gave a reminder that the Film Discussion Program for 2022 continues April 27 (7:00 pm) on Zoom with "42" about Jackie Robinson. The next committee meeting will be May 18.

#### Finance & Budget

- Betty provided the Treasurer's Report. We have lost \$7800 in the General Fund, and it is rapidly depleting. We have closed the account at UBS for the capital campaign and moved the money to the Chase account. After the May mortgage payment, we will not be able to make payments. Dan has notified the Diocese. Fr. Bruce shared that the Rails to Trails money could be approximately \$30,000 which would last four months.

#### Review and Approval of March Vestry Minutes

Bob moved to approve the March minutes; Tina seconded. The motion was approved.

#### Rector's Report

Fr. Bruce shared that we have successfully completed the Diocesan "Church Buildings for Collaborative Partnerships" program. They are more likely to say yes to capital needs than program needs (such as making the building and grounds more likely to be used by the community). They are preparing to release the requirements for grant applications for capital improvements.

The meeting concluded with Compline and was dismissed at 9:23 p.m.

**Next Vestry Meeting: Wednesday May 18 at 7:00 PM**