



### **Vestry Meeting Minutes October 25, 2023**

Attending: Fr. Bruce Gray, Senior Warden Tom Clines, Junior Warden Bethany Paden, Chris Beldin, Gary Synder, Jessica Largent, Katie Hamon, Kristine Canter, Jolene Johnston, Jon Manuszak, Ben Paden, Dan Chillemi and Sharon Naatz. Also attending were Travis Tucker (Meyer Najem), David Leazenby (Onyx + East), Brandon Knox (Onyx + East), and Drew Braley (Browning Day).

The first part of the meeting took place at the M lange at Onyx and East in Carmel at 5:30 pm where the buildings will be like the ones that are going to be built on the land that will be sold along the Nickel Plate trail. The rest of the vestry meeting was at the parish hall at Holy Family Episcopal Church.

The meeting was called to order approximately at 7:06 p. m. with prayer led by Father Bruce.

Presentation on Land Development - It has been about a year since Travis first discussed with Dan regarding the development of the Holy Family Property. Since then, they met with the city of Fishers to discuss the plans they had in store for the property. It was determined that it was better to have residential properties vs. multi-family due to the special challenges that come with that population. As of tonight, they have not presented the project to the city yet, as they want to see how the vestry views the development.

They wanted to answer any questions and show the vestry the concept brochure. The vestry had three main concerns. But a positive reason to start the discussion was the opportunity to be part of the ability to add value to the neighborhood and with a focus on creative problem solving. David and Brandon have been involved in land development that started 8 years ago with Downtown Indianapolis and then moved to the suburbs within Hamilton County. They talked about how this meeting was very preliminary and questions that needed to be broached were how to position units, while allowing for public space. They are looking for vestry feedback and very enthusiastic about continued trail access and possible plaza at trail head at the corner of Fishers Pointe Blvd (not to be confused with Fishers Pointe Church). They also gave various ideas on projects near trail that could generate money in the future for Holy Family and encourage more attendance from relationships from these ventures. (Example: Coffee shop called "Holy Grounds" – thanks Jolene!). Other ideas include motor vehicle access to electricity for possible food trucks.

Trail heads are going to be rare and extremely valuable places to be near to as people will gather in these areas to meet with others. This brought up a first concern regarding parking and how limited spaces would be while trying to attend church activities. There is that concern, but the developers said that each unit will have a 2-car garage and a driveway to hold at least 2 more cars which should be good parking for them. And there can be signs on each of the church parking spaces that a tow company will be called if they are taking up parking during church activities. Another concern was losing too much of the property for garden areas that the gardeners depend on. There was talk of the members of the church would have to make some hard decisions affecting the amount of land that will be available for gardeners. There are compromises to be made if Holy Family wants to sell enough land to make a decent profit to benefit the future of the church. If adjustments are to be made, then there will be a smaller portion of land to donate to gardeners. But we shouldn't be boxed into one idea of gardens. We need to

reach down and be creative in finding other avenues that can accommodate gardeners. A tongue in cheek idea was given in a roof top garden, which we can't do but there are gardens that are raised or lined against fences or walls that could save space and might give a unique and artistic look to the church home.

Another cause for hesitation and anxiety is losing our outdoor worship space. And space for the Boy Scouts to have storage. Usually, it is rare that members want to sit on the aging outdoor seating and are happy to bring their own chairs to sit in comfortably. Holy Family will always provide room for the Boy Scouts trailers. And increased foot traffic in the area will help with watching the trailers so nothing is stolen. And the front of the church has an area that could be utilized as an outdoor worship meeting place. So, there are many options to help the reduced amount of land the project development will entail, including an underground retention pond instead of above ground which will help discourage the geese from flying in to spend time on our property getting it dirty.

Travis is having a meeting with the mayor tomorrow about another matter, but he will mention the project to him. Everyone that Holy Family has discussed this with has ended up leaving the staff. There was also the consideration of having construction done on Sundays disrupting services and events. There would be conversations with construction crews to form an agreement, but it is highly unlikely that construction crews will pay weekend and overtime pay for workers therefore it would benefit them also to now work on Sundays.

With construction a fear of losing site of trail is an important need to address. Travis pointed out at the Carmel tour that huge archways would be between the buildings to give a line of site from church to trail. This will create access to the trail also so Holy Family members can access the trail when they want to. It was also mentioned that there is a high probability that we will be able to fence in the playground where it currently is so that will not be negotiations to resolve before construction.

The team talked about how excited and hopeful they were for this opportunity to work with Holy Family. They were eager to discuss our concerns and were respectful to listen and have a discussion that was beneficial for all concerned. Tom Klines made a motion for the project continuance and to go ahead and approve the addition of Onyx East. Jessica Largent seconded the motion. All votes were ayes and no nays, therefore the motion passed.

### Old & New Business

- Dan continued to talk about investment options that would benefit and left shortly thereafter.
- The Stewardship Committee had a great meeting, and more information is attached to the packet emailed out to vestry members.
- Trunk or treat will have 8 booth displays and preparing for a large group of children. Advertisements are going to various community sites so increase participation.
- Prayer date and prayer shawl dates were listed as a week early but has been corrected.
- Humane Society blessing and donations will be given to Fishers Humane Society on 11/5/23.
- After Church Chili Lunch fundraiser and Bake Sale. \$5/bowl or \$20/family. Bake sale goods on sale will not be included in the Chili fee.

- Thanksgiving Food Baskets and Angel Tree Christmas Gift collection. Cathy Gray getting numbers on how many families need assistance.
- The Diocesan Convention is coming up. All delegates are picked.
- Started working on the Christmas Bulletins and Music is being reviewed by Bethany. Issue with Advent Four, which is Sunday before Christmas which is next day (Monday) which time with Advent Four. Times that will be are a 9am service, 5pm Family Service, and 11pm Service on 12/24/23 and a 10am service for Christmas Day.
- Eagle Scout project on the west side of church, activating our west side a little bit more. There is now a path to direct door of the youth group. They can't seal it too quickly as they will crack.
- The Strategic Plan for 2024 was discussed and will be worked on by Fr. Bruce first and then will be sent to spell checkers etc.

#### Treasurer's Report

- September wasn't a great month for income. No problems with expenses. But pledges were down, due to travel or sickness. Our usual summer dip came late this year. The Net Worth is still fine, but we shouldn't be dipping into savings all the time.
- Railroad money went into some payments and short-term investments with a rate of return of 12%.
- New note with Diocese to repackage the debt and catching up with Chase debt. Very nice about it.
- We do have some funds to fall back on but shouldn't be dependent on them.
- For the fourth quarter we are about where we need to be, but pledges still need to come in.
- Open Alms has been fantastic this year and we plan to hit our budget goal.

#### Rector's Report

- Fr. Bruce was in touch with Brendon O'Sullivan O'Hale and the Diocese will give a large check to cover the Chase loan payment.
- The After School Art Program will take place late January through late January. It will be 6 weeks in a row and will be great for the children.
- Will revisit survey result next month, and event hosting is still being investigated.
- Church rocking chairs are being discussed and debated on whether they are needed or not since we have the cozy corner.

The meeting ended with compline led by Fr. Bruce at 9:00 p.m.

**Next Vestry meeting is Wednesday November 15th, 7:00 p.m.**