



Special Organ Vestry Meeting Minutes

Date: May 29th, 2018

Attendees: Rev. Ellen Ekevag, Suzanne Jasiak, Andy Dolliff, Marc Borge, Dorren Gertsen-Briand, Kathy Lampert, Marc O'Brien, (Larry Brongel - Treasurer) Kathleen Valenta, Judy Staiano (clerk) Vicki Roe

Attendees by phone: Jenn Vince, Mike Bolton, Hendrik Noth

Secretary: Judy Staiano Call to order 7.10pm

Agenda

I. Formation

Mindfulness Minute.

II. Information

Current Status: the contract is due to be signed in June, with the deposit of \$45,000, which we have thanks to donations, events, etc. Marc O'Brien has reviewed the contract (Marc is a lawyer by profession) and is in agreement with the contract apart from an element of arbitration (the fact that there are 2 separate contractors involved – might be better to have one as a contractor and one as a sub-contractor (in case of any problems)) we could ask to look at. Currently the contract states that the deposit is paid now to reserve the 'start of work' slot for next Spring (May 2019) and installments will fall due at 2 monthly intervals until the project completion and approval, estimated by Advent/Dec 2019. \$450,000 total cost.

Pledge cards have been sent to parishioners since the last vestry meeting along with an explanatory letter. So far we have had 5 pledge cards returned totaling \$33,000. The first payment (after the deposit) will be due in May 2019 of \$150,000. Estimated schedule of payments vs income (pledges/fundraising) discussed (as handed out during last Vestry Meeting) but all very broad as not enough parish response yet. Each parishioner will receive an invitation to a House Party. Parish pledge participation income is spread over 3 years, but we have to pay for the project in full before the end of the 3 year capital campaign. If we had the money before, of course we would pay off any loan as quickly as possible (without any penalties incurred) but we will not know how much we should need to borrow until we have more data/results of our campaign pledge request.

III. Discussion

Our bank (FNBC) has in principle agreed to a \$300,000 loan over 1.5-3 yrs. The Episcopal Church Loans seem to be the most competitive, and familiar with such Church projects. Any secured loan could use our 'real estate' (church property), pledge income promise, and or endowment fund as collateral.

Before we could affect a loan we would have to have permission from the Diocese Standing Committee, which is basically the Vestry of the Diocese and advises the Bishop, who then may (or may not) give final permission for any loan.

The Standing Committee has to approve any loan using our 'property' as collateral.

Step 1, with our project we must apply to be itemized on their agenda (they take a summer recess)

Step 2, once a date is established, we must present all facts, information, vestry minutes, loan pre-approvals etc and the vote of approval from our Vestry, and have the results of a parish vote – need 2/3 majority in favor from the parish (pledging communicants in good standing, at least 16 yrs of age).

Step 3, we await a decision

Real Question – Are we moving forward? Each vestry member vocally gave their initial vote, with 7 saying yes in favor (need to keep up momentum etc and believe we will find the money) and 6 members were not against but reluctant to commit until more facts/knowledge about where the money was to come from. Is the pledging request of an extra \$4,500.00 per pledging family too much? Achievable? We do still have an unused previously arranged line of credit, to the tune of \$25,000 could we use that? Yes but it is a short term loan and therefore would need repaying quickly. How is the campaign for the major donors? Not much success yet. Would Casavant themselves help us? No. If the project/repayment schedule was broken into more manageable/achievable 'chunks' then it might have more response. Would the organ payments take away from the operational costs of the church? Or other unforeseen expenses (such as boiler) etc? – might it impact our Outreach success? (Bishop Lee considers the Organ project our current Outreach Project). There is the risk of polarizing the congregation further. If we use the endowment as collateral would it then be locked, with restrictions of our eligibility for the annual interest that we receive? If we delayed the project by a year we might only need to borrow an unsecured loan of less than \$100,000. We could use our property as collateral (the church sits on 10 50ft lots) or the South Building? If we paid the deposit but couldn't raise the rest of the money and didn't go ahead would we lose the deposit money? Probably. Our pledge campaign is over 3 years but we need to pay within that three years. Should we ask for new quotes/different companies? Not many companies do it, one quote we had was very 'shoddy', one didn't provide a quote. Casavant only and best option as it is such a specialized instrument, and they built the instrument originally of course. In order to move the project forward could we offer to commit to the project, pay the deposit but specify that we are not ready to start until a year later, say May 2020?

IV. Decision

It is agreed that the Organ Committee will put that question to Casavant – Can we pay the \$50,000 deposit as a promise/agreement to commit and lock our project in, but for a year later start date and for the same if not similar price. If it will cost more then how much? The vestry will then reconvene again in June and vote then. Would a time delay extra cost/penalty be the same as interest payments on a loan for the year? Vote taken – 8 happy to proceed with this new line of enquiry and 4 happy to proceed with more information.

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| Next Meeting: | Vestry Meeting | June 19th |
| | Vestry Meeting | August 21 st |
| | All Committee Night | August 30th |