

Called Vestry Meeting Minutes

St. James' Parish, Waimea, Hawai'i Island

Tuesday, 01/06/2026, 2:00pm

Present:

Pat Anderson

Katie Fendel

Ian Hersey

David Stout

Hans L'Orange

Harry Morley

Melanie Rufo

Jackie Minto

Terri Greenwell

Marnie Keator

Guests:

Paul Donoho

Alex Woodbury

3:00pm Michael Thompson joined online

At 2:06pm David called the meeting to order. He explained that the purpose of the meeting was to vote on the recommended GC.

Katie F. shared details about a 200K CIP/ Aid grant that she signed for prior to Christmas 12/25/25. The Resolution is below:

ST JAMES' EPISCOPAL CHURCH CERTIFIED RESOLUTION OF THE GOVERNING BOARD ("VESTRY")

I, Katherine Fendel, Clerk/Secretary, of the vestry of St James' Episcopal Church, do hereby certify that the following is a true and correct copy of a resolution duly adopted at a meeting of the Vestry of St James' Episcopal Church duly held and convened on December 16 at which meeting a duly constituted quorum of the Vestry was present and acting throughout, and that such resolution has not been modified, rescinded, or revoked, and is at present in full force and effect:

RESOLUTIONS

BE IT RESOLVED that no one shall be denied rights, status or access to an equal place in the life, worship, governance, or employment of The Episcopal Church in Hawai'i (St James' Episcopal Church), or to discernment for any ministry, lay or ordained, in this Church, on account of race, color, ethnic origin, national origin, sex, marital status, sexual orientation, gender identity and expression, disabilities, age, or any other protected class under federal or state law.

BE IT RESOLVED that St James' Episcopal Church, its officers, representatives, members of any Boards, Commission, Committee, Task Force/Group, or Diocesan Council, employees, or volunteers will not use federal, state, or county funds for entertainment or lobbying activities.

BE IT RESOLVED that St James' Episcopal Church include the following section in the Systems of Financial Control:

BE IT FURTHER RESOLVED that the document be retitled Systems of Financial Control Policy.

BE IT RESOLVED that when the St James' Episcopal Church accepts donations or grants, that the donor's or grantor's conditions/wishes/etc. are documented and the use of the donation or grant follows those expressed conditions/wishes/etc.

BE IT FURTHER RESOLVED that records, reports, files, and other related documents will be made available to the donor or grantor upon their request.

IN WITNESS WHEREOF, the undersigned has affixed his/her signature on this 23rd day of December. The Church has no corporate seal.

*Katherine Fendel
Clerk/Secretary*

Harry M motioned to approve and Terri seconded. The group accepted the resolution.

The meeting went into a discussion of the two contractor bids. We went around the table explaining our thoughts about the two different bids. Each member shared their thoughts and which one they'd select. Some wished that the bids were closer in range, noting that one bid is significantly more (\$707k) which makes it difficult to explain to the Parish.

Alex W. and Paul D. expressed the need to select one GC at this time.

2:37pm Quality Builders was voted as the General Contractor for the Gathering Place. No one abstained from voting. Harry (1) Ian (2) the motion.

Next Steps

Ian will contact both Pa'akai and Quality Builders. Letter of intent is needed as it's like a "digital handshake". Fr. David will follow up with a Thank You letter to Pa'akai for their bid. If Quality Builders is not able to bring thier contract price in to a satisfactory level, we may be frced to pause and rethink

Next, there was some confusion about the building permit that was announced in the most recent online church newsletter (Fri. 1/02/26). Discussion followed.

A parish meeting on March 1st will allow vestry members to share updates with the wider congregation and gather questions, ideas and concerns regarding the Gathering Place build and ongoing fundraising.

Paul D shared that the county had an issue with the septic system and plumbing. They "don't match" but Paul provided plans to show they do match.

Terri stressed- The Gathering Place Steering Committee had their final meeting Dec.29th and is now handing it over to the GP Building Committee.

Alex Woodbury left the meeting.

Chock Building Update, 2:52pm

Ian explained that Mr. Chock is open to clearing the property.

Fr .David provided the Hope Services update. They visited 12/12 and no homeless individuals accepted their services or were registered. One individual is no longer allowed on Church property due to threats made to Fr. David.

Ian explained that there are two periods, or stages, in this process:

- 1) The stage before we own it. We (the vestry/church) volunteered to help with clearing the property.
- 2) The stage after we take possession, closing mid-Feb, roughly.

Ian provided these bids:

- 1) Clearing & trash removal \$8,700 with Joe Gaglione
- 2) Security solution- Two Alert Alarm mobile security trailers costing \$6,700/month for both trailers with monitoring capabilities since there is no electricity or internet on the Chock Property.

The cost is to come out of the seller's portion in Escrow.

Ian mentioned that Mr. Chock may have a friend clear the property and remove trash for less than the Gaglione bid, but that is still up in the air. Ian mentioned that Mr. Chock is motivated to sell and that the February closing date will not likely be postponed or delayed.

Securing the Job Site

Discussion followed about community perceptions regarding the new owner (the church) evicting homeless off the property.

Harry M. suggested getting a reporter in an effort to inform the wider community about what is happening with the Chock Property. It might be a good way to

- Keep the public up to date
- Get feedback on the best uses for the property
- Let people know that we (Mr. Chock and St. James) are doing our best to relocate the homeless.

Perhaps we should devote some \$\$ to help the homeless relocate? Discussion followed:

- Do homeless individuals want to be relocated?
- What happens when family members don't want the homeless person "sent back" to them?

Terri suggested utilizing Patti Cook as a person to do the write-up of the Chock Property but wording needs to be precise. Hans suggested a small, quiet PR campaign to inform the public about how Mr. Chock & St. James will manage the homeless occupying the Chock Property.

3:15 Michael Thompson unmuted and provided the financial update towards the purchase of the Chock Property.

1 M - from Mr. Harry Morley

650 K - from Mr. Tom Robertson

February 17th, closing date. Three million will be available by Friday 01/09/26.

Marnie, David, Paul D. left the meeting.

Closing Discussion, 3:24pm

Discussion followed about the increase in acts of retaliation towards St. James property, church staff and tenants on the campus due to the eviction of the homeless people on the adjacent property.

Is there any money left over from Mr. Tom Robertson's estate to cover security costs for the St. James properties during the transition period? Harry suggested a night watchman.

Michael T. said there may be some money available that can be used towards securing St. James properties. Alert Alarm was mentioned again as an effective tool to secure

the campus, possibly 3-5 months during the transition period. Hans wondered if security is needed beyond the transition period.

Katie (1) Pat (2) motion passed to authorize Ian to use 10k towards securing St. James campus during the transition period.

Katie said it is okay to call a special meeting to go over security, cost and length of use.

The Vestry Meeting adjourned at 3:33pm. Terri (1) Jackie (2).