



The vestry was called to order at 7:15 pm, once a quorum (2/3) was present.

Attendance

Nicholas Morris-Kliment (Rector)	X	Jeff Murphy (Warden)		Stan Hitron (Warden)	X	Stefano Migliuolo (Treasurer)	X
Duncan Allen	X	Jim Black	X	David Carnahan (Clerk)	X	Denise DeGroff	X
Janet Haines	X	Bob Keener	X	Ingrid Melvin	X	Michael Niden	X
Annie Russell	X	Patty Smith	X	Joe Sweeney	X	Ginny Yerardi	X
Bob Begin							

Chair: Stan Hitron, Warden Worship/Christian Learning Chair: Nick

Prayer and Formation

We opened with the Collect for Transfiguration Sunday, then read Matthew 17:1-9 several times. We then shared experiences of awe in our lives.

Information/Discussion

Welcome New Vestry

Nick welcomed the new Vestry members: Joe, Ginny, & Jim, and new positions for Duncan and Stefano. David C. will send links to the shared drive.

Retreat Agenda

The retreat is scheduled for March 6 & 7. We will look at "Retooling and Refreshing ourselves" for service to the Church. We will have dinners and lunches provided, but will need to organize breakfasts, snacks & drinks. Janet will assist in this. Checks for \$130 will cover the full weekend, marked as Vestry retreat. Provide your license plate information to Janet so parking permits can be issued.

Youth Group

The Youth Group will go to NYC in April, this time to the Lower East Side. They will be joining the Hingham Unitarian Universalists who we met last year. We will trade off evening prayers so we can learn from each other. They will be serving at the kitchens, and also have some time available for site-seeing. Mike Niden expects 5 or 6 attendees, and Sandy Konstantin will also chaperone. In addition, a painting party is scheduled for March 1 for one of the rooms downstairs to become their meeting space.

Property Committee Report

1. 61/65 Rosemary

Phil Trussell could not attend tonight. The report he submitted reviews the progress made to date, and the committee recommends that the Vestry conduct a survey of the two properties (61 & 65 Rosemary), with the intention of forming a single 10,000 sf conforming lot, and then incorporating the remainder into the existing property, as reviewed in Appendix A. The Standing Committee at the Diocese will have to approve our action. Jim Black asked if there was value to increasing the lot size somewhat, as we would not benefit significantly from an expanded lot, but it may command a higher price.

Our Rosemary Property committee recommendation is to sell the lot once it is conforming. The use of the proceeds is currently proposed as follows:

- Reimburse the endowment fund for expenses from the survey and demolition,
- Pay off the mortgage on that property,
- Provide up to \$150k for refitting the rectory, and



- Deposit any further remainder in the endowment fund.

Nick suggested that the Vestry also consider earmarking some of the proceeds for mission/outreach.

The following motion was made with regard to the 61/65 Rosemary property:

The Vestry approves the expenditure of up to

\$8,000 for a survey of 65/61 Rosemary

\$18,500 for demo of existing property on 65 Rosemary

\$26,500 Total

to complete the creation of a conforming, buildable lot from these two properties. The required funds will be drawn from the General Memorial Fund and later be reimbursed.

Motion passed

It is the Vestry's intent to offer a buildable lot for sale upon Town of Needham approval. The required funds will come from the General Memorial Fund within the endowment. The General Memorial Fund will be reimbursed for all costs related to the creation of the lot from the proceeds of the sale.

2. Organ Committee

Tim Lysaght, representing the Organ Fundraising Committee, presented a schedule for fundraising, demolition, and installation of the organ. To capture and track the income anticipated by the Organ Fundraising committee, the following motion was presented to the Vestry.

Whereas, the Vestry has previously sanctioned an Organ Fundraising committee and this Committee has formulated a fund raising plan, with a goal of \$125k; it is hereby Resolved, that the 125th Anniversary Fund be created to allow the housing, tracking, and expending of the funds; and it is further Resolved, that any funds remaining in the fund after procurement of and preparation for the organ will be allocated into other accounts, including organ repair, maintenance and replacement, and the 125th Anniversary Fund will be closed by a future motion, voted by the Vestry based on a recommendation from the Organ Fundraising committee.

Motion passed

We do not know the costs we will face, nor the amount we will raise. It is the Vestry's intent to establish and fund a sufficient organ maintenance account from any overage beyond that required for the demolition and installation of the organ. Funds raised above and beyond the \$125k goal may be reallocated to other priorities.

3. Rental Report

Nick thanked Joe Sweeney for his work on identifying comparable rental rates. Two potential tenants will be visiting the space downstairs to potentially replace Expressions as a tenant.

Other

Sabbatical Coverage: Nick

Nick is working on plans for caring for the church during his absence. A letter of agreement is being negotiated with Laurie Rofinot to establish the details of the engagement.



Parking Lot/Other Business

Inventory- Church assets have been photographed. We decided not to have an appraisal conducted.

From 1/2020

1. Joe Sweeney suggested that we look at configuring several spaces downstairs, and listing on Craigslist and Loopnet. To list it on Loopnet and Craigslist, we need to establish which areas are still available.
2. Stan, Nick and Jeff will assemble a team to conduct this initial study of highly performing churches in the diocese and town to see what services are being offered there. The assembled group will report sometime in January of Feb.

Reminder of 2019 goals

25	61 Rosemary Street Review & Recommendation Create Property Rental Committee	Phil Trussell Dusty Hecker	Joe Leghorn Joe Sweeney
14	Re-imagine Sunday 5:30 pm Service	Nick Morris-Kliment	Myra Anderson
11	Re-imagine Christian Formation for All Ages		

Motion to adjourn made, seconded and passed at 9:28 p.m.

Calendar

Sunday, February 9	10:00 am Annual Meeting/125th Anniversary Exhibit/Organ Appeal, No services at 8:15 am or 5:30 pm.
Sunday, February 2	8:15 and 10:00am, Guest Preacher: The Rev. Lori Mills-Curran, Executive Director of the MetroWest Mission Hub and the National Association of Episcopal Deacons.
Sunday, February 9	Annual Meeting/125th Anniversary Exhibit, 11:15am. One service only, at 10:00am
Tuesday, February 18	7:15pm Vestry
Sunday, February 23	Mardi Gras Sunday and Untalent Show/Pancake Supper after the 10am service
Weds, February 26	Ashes to Go at Hersey in the morning; Services in the Chapel 12:00 and 7pm
Sunday, March 1	First Sunday in Lent. DioMass Youth Adult Task Force visits Christ Church as "Church of the Month" at 10am service
Friday, March 6, 6:00 -Saturday 3/7 4:00pm	2020 Vestry Retreat: @ Bethany House of Prayer, Arlington. "Refreshing and Retooling to Lead a Changing Church" The Rev. Pamela Werntz, Rector, Emmanuel Church, Boston, Facilitator



Appendix A. PROPOSED ADDITION TO AND SALE OF 61 ROSEMARY ST. BY CHRIST CHURCH NEEDHAM

Christ Church of Needham (CCN) owns land and buildings in Needham primarily on the corner of Highland Ave. and Rosemary St. with our parsonage located approximately a quarter of a mile away at 19 Homestead Park.

In 2007 CCN purchased a house and lot (61 Rosemary St.) directly adjacent to our owned property at 65 Rosemary St. for \$433, 500 with a mortgage of \$390,150 from Needham Bank. Early in 2008 the house was demolished as it had been unlivable for a long time. In 2016 the Needham Building Commissioner stated that the lot was buildable, however, in 2018 he reversed his decision based on the fact that a new building had to be built within 2 years of demolition of the old structure otherwise the lot was considered "abandoned". This lot is considered merged with the rest of our property since it is vacant and held in common ownership.

CCN has decided to make the 61 Rosemary St. conforming by adding land from 65 Rosemary St. to bring the lot size to 10,000 sf and increasing the frontage from 65 feet to 80 feet. For several years this house was used as a storage facility by the Circle of Hope, a non-profit that collected and distributed clothing and other essentials for the homeless. They have found a much needed larger facility in Needham and the uninhabitable structure at 65 Rosemary St. will be torn down as it is in very poor condition it must be removed in order to expand the 61 Rosemary St. lot.

Our plan is to sell the lot for an appraised price of \$650,000 and pay off the existing mortgage balance of approximately \$300,000. Approximately \$150, 000 of the net proceeds would be used to update the parsonage which needs substantial upgrades and the balance would be added to our endowment fund for property capital improvements.

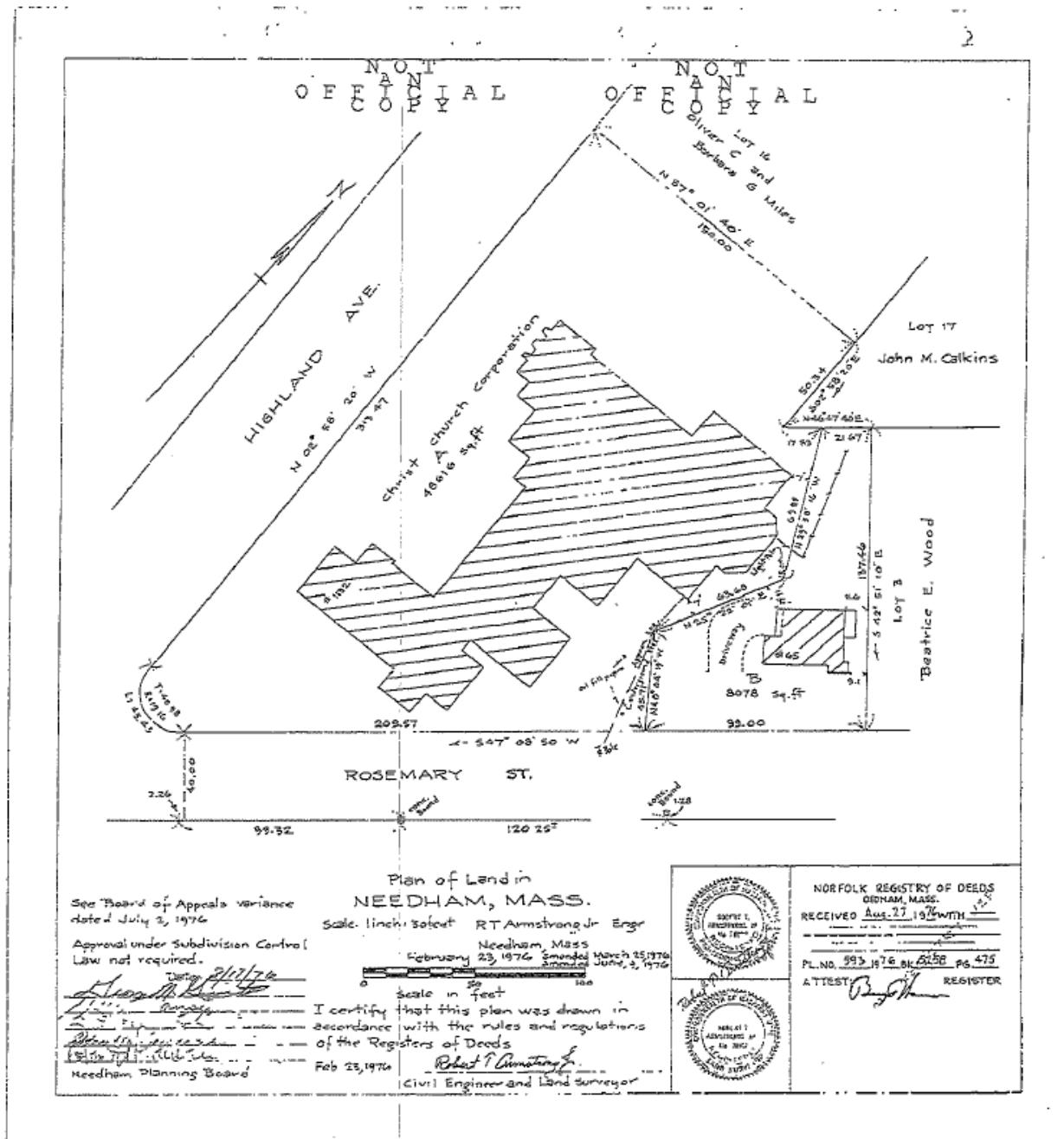
In order to assist us in dealing with the Needham Planning Board for approvals we have engaged a well respected local land use attorney, Roy Cramer. By our planning to reduce the size of the 65 Rosemary St. lot, demolishing the 65 Rosemary St. house, and selling the 61 Rosemary St. lot we will be changing the FAR (floor area ratio), one of the important zoning requirements. He will direct the surveyor who we hire to produce an ANR (approval not required) plan with the applicable zoning tables and setback requirements.

To assist in understanding the proposed transactions we have provided three marked up plans using the recorded 1976 Plan of Land showing the 1132 Highland Ave. and 65 Rosemary St. parcels as the base plan.



Needham, MA
Vestry Minutes
Date: February 18, 2020

The first plan is the base plan showing the church parcel having 48,616 sf and the 65 Rosemary St. parcel with the existing structure on a 8,078 sf parcel.



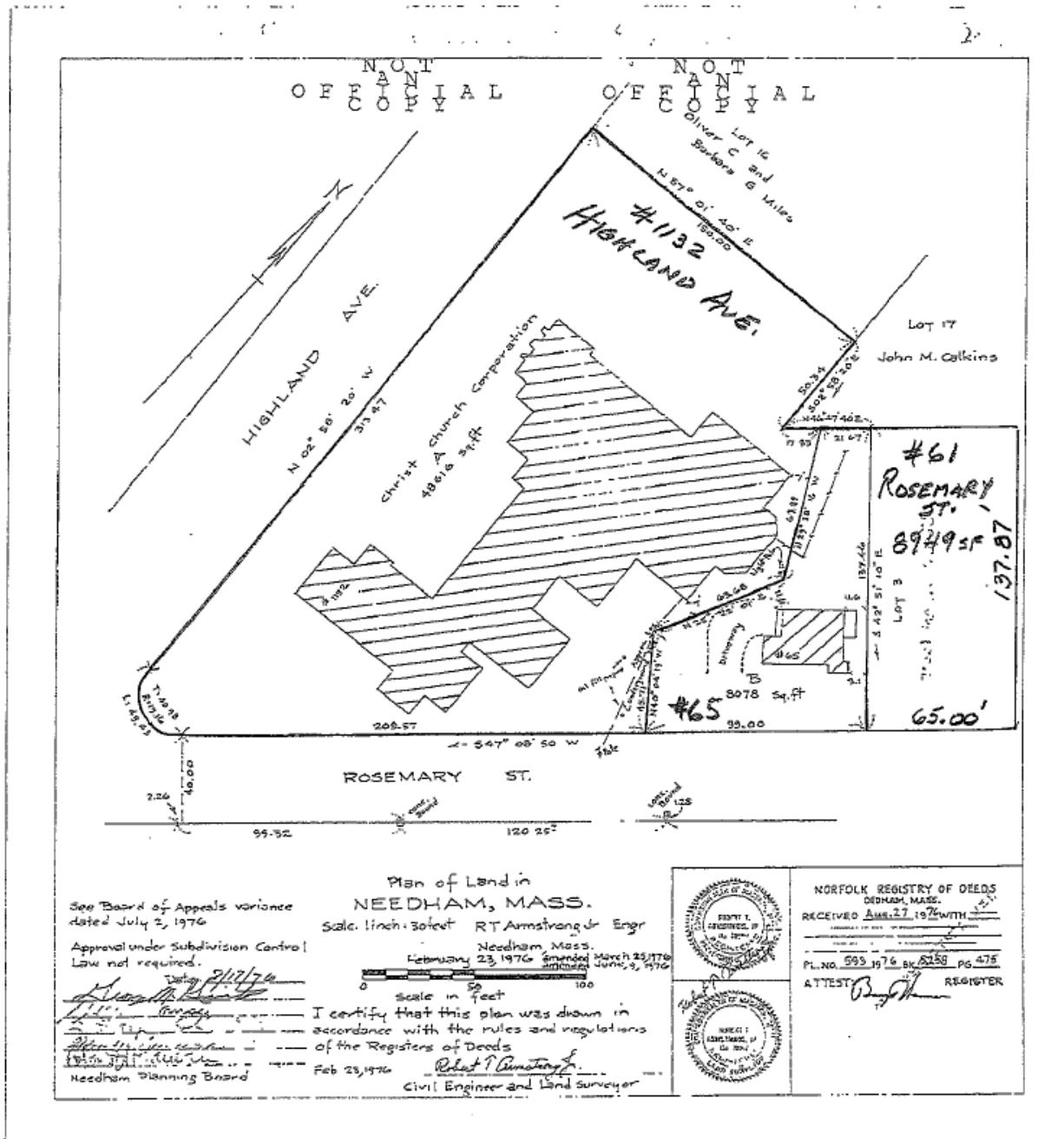


Needham, MA

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The second plan shows the 61 Rosemary St. parcel of 8949 sf which was purchased in 2007 and lies adjacent to our 65 Rosemary St. parcel. The house that was removed at 61 Rosemary St. in 2008 is not shown.





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The third plan shows the proposed 61 Rosemary St. parcel with 80 foot frontage and 10,000 sf of land which will make it a buildable parcel. The 65 Rosemary St. house has been removed and a dotted line indicates the previous 65 Rosemary St. lot line. The individual 65 Rosemary St. parcel has been eliminated and incorporated into the 1132 Highland Ave. parcel increasing its land area from 48,616 sf to 54,683 sf.

