



**Vestry Meeting Minutes**  
**November 21, 2024**  
**6:00 p.m.**  
**St John's Cathedral**

**Call to Order:** 6 pm

**Members Present:** John Bass, Donna Walker Bell, Martha Cox, Paige Hakimian, Shane Williams, Lewis Hunt, Patrick Kimball, Lloyd Lewis, Lisa McKenna, Meg Sacks

**Members Absent:** Chris Collinsworth, Glenn Guiler, Will Ketchum

**Others Present:** John Sefton, Subchancellor; Charles Winney, Treasurer, Mike Bianchi, GuideServe

**Clergy and Staff Present:** Dean Kate Moorehead Carroll, Rev. Mark Anderson, Megan Cochran

**Quorum:** Yes

**Opening Devotion:** Chris Collinsworth provided a reflection and a prayer for St. Margaret of Scotland, read by Donna Walker Bell.

**Moment of Gratitude:** Donna Walker Bell- grateful to Dr. Rev. Linda Privitera for bringing the Laramie Project. Lewis Hunt- to Paul Calewarts and Corey Tandy for hanging the string lights in the gardens for Jazz in the Garden. Patrick Kimball- to the Bookstore volunteers and Kathryn Bissette for all they do to keep creating vibrant events.

**Approval of Minutes:** Upon review of the October 2024 minutes, Donna Walker Bell moved to approve, and Shane Williams seconded. All in attendance approved.

**CD-J Loan:** Cathedral District-Jax has obtained a contract on the Methodist church portion of the parking adjacent to the Duval Trio property that is currently owned by the city of Jacksonville. Ginny Myrick is approaching the city to perhaps even donate the three lots, or at least to sell them to Cathedral District Jax. CDJ is asking the cathedral to provide a loan for the acquisition of the 3 lots on Duval St, and the church parking lot next to them from the Methodist Church. This loan would be a replication of what we did on the Community Connections lot, except there's no 3rd party lender. It would just be the church as the lender in this case. The total cost for the purchase of the properties would probably be about \$750k, or less if the city donates the Duval Trio lots.

Myrick presented a term sheet which proposed interest at 5%, repayable in 2 years.

Because we would be using the money set aside to tithe from the Aging True settlement, we could view \$333,000 of this loan as a tithe. It would be used to help fulfill the mission of CDJ, then come back to us to be used for another purpose in two years. CDJ wants to sell property to develop workforce housing or other housing. It's for the benefit of the Church to see that property used as residences as opposed to becoming any other number of uses that might be available such as office buildings. We created CDJ to do what we, as a church, don't have the time or capacity to do which is flip land for residential use to create a vibrant community.

Because we have not yet put the Aging True settlement in the endowment, it is proposed that we use a portion of that to fund this project and fund the endowment with the remainder, then deposit the repayment amount when it comes in. If this loan is approved, new terms for the Aging True Endowment will need to be written and approved at a future meeting.

The Finance Committee recommends the following:

WHEREAS, Cathedral District-Jax, Inc. (“**CDJ**”) is an affiliated 501(c)(3) entity which has been successful in promoting the development of housing in the Cathedral District;

WHEREAS, St. Johns Parish has received \$3,333,333 from Aging True, and the Parish wishes to make a gift from such funds in the form of a low or no interest loan to promote development in the Cathedral District;

NOW THEREFORE BE IT

RESOLVED, that St. Johns Parish loan CDJ up to the sum of \$750,000 to be utilized by CDJ for (i) the acquisition of the parking lot lands from the First United Methodist Church on the South side of Duval Street, (ii) the acquisition of the three vacant lots formerly owned by Titus Harvest Dome Church, and (iii) related closing and financing costs, insurance and maintenance costs and marketing expenses, with the expectation that such lands can be utilized for additional housing;

RESOLVED, that such loan have a two year maturity, to be secured by a first priority, purchase money mortgage;

RESOLVED, that prior to maturity the loan will bear interest at zero percent for the first \$333,333 loaned, with the excess to bear interest at 5%.

Dean Kate Carroll moved to approve acting on the recommendation from the Finance Committee and Paige Hakimian seconded the motion. All present voted in favor of the recommendation.

**Financial Report:** Mike Bianchi reported that while pledged contributions are coming in as planned, unpledged contributions are still ahead of the budget. Transfers are being intentionally delayed until needed, but it is time for the 4<sup>th</sup> quarter draws. Expenses are under budget due mostly to personnel hiring delays. The 2022 audit showed some funds as having been released that were not, and those numbers have now been corrected in the designated funds list. Dean Kate asked that funds in pass through accounts be disbursed to those organizations.

**Approval of By-Law Changes-** After offering a series of listening sessions both in person and virtually, and taking parishioner feedback, Sr. Warden Martha Cox presented the findings of those listening sessions as well as additional changes to consider, such as removing the antiquated rule that a member of the Sanctuary Guild would sit on the nominating committee, which was enacted before women were allowed on the vestry, to allow a woman’s voice in the nominating process. John Sefton counselled that the vestry could amend the bylaws as previously discussed, then vote at a future meeting on additional amendments. Martha Cox motioned to amend the bylaws to allow for slate elections for the Vestry and Lloyd Lewis seconded. All members present voted in favor of the change.

The Nominating Committee this year consists of Meg Sacks, Shane Williams, John Bass, Glenn Guiler, Martha Cox and Patrick Kimball. Meetings will be open to all Vestry members. Cox wants to have as many people are called to serve to come forward or to nominate others. Specific skills and abilities needed for the upcoming class are parish engagement, formation, development/fundraising, technology and outreach.

### Council Reports

- **Formation:** Between classes, bible studies and the bookstore, we have strong virtual offerings and many groups meeting regularly. The Soul Gardening mornings are popular. The latest Quarterly is beautiful.
- **Outreach:** Gearing up for the holidays with Cardboard City, Angel Tree, a coat drive, Church without Walls lunches and Family Promise.
- **Parish Engagement:** This council needs more members and help.
- **Pastoral Care:** The Eucharistic Visitor ministry continues to grow. Dean Kate praised the chaplain ministry.
- **Properties:** A walk through of the music suite is completed and the grand opening will be celebrated on December 1 with the trustees of the Dot West estate. Third floor roof repairs are on hold due to complications with our historical designation. Working on getting ethernet to the third floor. Still working towards HVAC automation. Looking into landscape options to discourage vagrancy on the grounds. The godly-play room will move to the second floor into a room that was updated as part of the renovation.
- **Stewardship and Development:** 256 households have pledged approximately \$1,245,000, which is 75% of our goal. Nancy Purcell and Pam Searcy are taking a class to launch a digital campaign with matching funds from du Pont. February is proposed to be Legacy Month. Already considering pledge themes for next year.

- **Worship, Music and Arts:** The Bookstore continues to provide vibrant offerings. Rather than a Christmas pageant, we will have a tableau at the offertory on Advent 4. We have two new vergers- Jan Roache and Andrew Brown. More intercessors are needed for Sunday mornings.

**SubDean's Report:** We continue to look to fill several staffing roles. If parishioners apply, they will meet first with lay HR volunteers to ensure fairness and transparency. JSO has increased their fees for security so we will utilize a security company for most needs and JSO for high profile needs. Working with a website team to launch google ads. Vestry members who wish to work with planned giving are encouraged to speak to Mark about volunteer opportunities.

**Dean's Report:** The Homelessness Commission is creating a 5 year Plan for the city, which has been complicated and time consuming. A donor has provided funding for Kate to spend one week in India to further our goal of interfaith relationship building. Chirs Martin will visit during lent and will meet with all discipleship groups. A morning devotions viewer from Minneapolis gave \$35k to the church.

### **Other**

**Closing Prayer-** with no further business to attend to, Dean Kate led the vestry in prayer at 7:26 pm to end the meeting.