

Christ Church Cathedral Vestry Minutes

Monday, July 20, 2020

via Zoom

The Bishop of Tennessee has authorized virtual vestry meetings as a permissible substitute for in-person meetings at this time.

Vestry Members Present

Ken King (Senior Warden), Pete Stringer (Junior Warden), Win Bassett, John Bridges, Wyeth Burgess, Christina Callaway, Ben Fuqua, Becca Ingle, Jill Meese, Karmine Quiggle, Trone Sawyer, Brooks Smith, Varina Willse and Ellen Wright

Vestry Members Absent

Denise Bentley

Clergy Members Present

The Very Rev. Timothy Kimbrough, the Rev. Matthew Lewis

Others Present

Mark McQueen and Caroline Rossini (Clerk)

Opening Prayer

Dean Kimbrough opened the meeting in prayer.

Vestry Member Check-in and Sharing

Meditation

Pete Stringer shared a poem: "The Earth Beneath Your Feet" by Mari Reitsma Chevako, from the July 12 issue of *The Living Church*

Approval of June Vestry Meeting Minutes

The minutes were unanimously approved (Stringer, Bridges).

Finance Committee Report

Mark McQueen presented the Finance Committee report and statements. The income and expense statement was unanimously accepted (Wright, Stringer). The balance sheet was unanimously accepted (Quiggle, Sawyer). A note on the balance sheet: PPP money will be accounted for once we've gone through the forgiveness process, which should be in the next month or two. Ellen asked if the account holding capital campaign funds making any money for

us. Mark reported the paperwork is now complete to move some of these funds into CDs or other options that will get a better return. The Finance Committee did not present any recommendations for action at this time.

Parishioner Database Upgrade Report

Karmine Quiggle provided an update on this project. Two pilot group launches have been successful. A parish-wide postcard about Realm is on track to be mailed August 1. On the postcard will be a link/QR code to the website so folks can find more details. Barker Evans, this year's pledge drive co-chair, is joining these committee meetings until the annual campaign is up and running. A parish-wide invitation will go out mid-August, which should have parishioners set & ready to go for a September 1 rollout of the annual campaign. Efforts are underway to clean up data and embed some Realm features on the Cathedral's website. The group is also working on a process for how to reach families that choose not to opt-in to the online portal. Vestry members thanked Karmine and the group for their work.

Update on Returning to In-person Worship developments

The Dean reported we have been planning for renewing in-person worship on August 31. One evening in June we hosted a confirmation, and there are 2 more scheduled for August 25th and 26th. Midday Eucharist can now host five individuals, but mostly it hasn't been "sold-out." Confirmed COVID-19 case numbers will need to change direction and be trending downward before we renew in-person worship. Our protocols are ready and we can move on a dime as soon as Nashville's conditions are favorable.

Third Party Partnership Working Group Report

Ellen Wright provided a significant update on behalf of the TPPWG. The closing date was to have been the first of this month. As that neared, we learned HRI was not able to secure financing, which was a precondition to closing. In short, we negotiated a seventh amendment to the Agreement to Enter into a Ground Lease with a new closing date of September 1, 2020. In return for agreeing to move the closing date, we will enter the ground lease without the precondition for financing. Additionally, \$250,000 of the amount remaining in escrow (originally \$500,000; \$25,000 was already released to the church as a fee for delay) will be released to us as a free and clear fee. HRI will receive the remaining \$225,000 to use to their discretion toward any expenses incurred for the project. The rent for the parking lot will begin at closing (Sept. 1). HRI will also assume management of the parking lot at that time. As of September 1, we will be governed by the ground lease itself. HRI will have until December 1, 2021, to secure everything they need to begin construction (financing, permits, etc.), and sooner if they are able. Thirteen months from that date, on January 1, 2022, HRI must begin to pay us the full rent, which will

likely before the building will be completed. The new terms also include an accelerated rent schedule, with the first escalation occurring after 3 years instead of 5. In addition, the rent is going up to cover an additional 785 square feet, which is the portion of the alley that will be built over. The base rent will now be approximately \$305,000 per year; the addition from the alley is about \$10,000 per year. If HRI has not secured funding by December 1, 2021, we have two months in which we may issue a notice of noncompliance and require them to vacate and turn the property back over to us. They would have 30 days to cure. Metro council's first reading about the alley issue is tomorrow night; Brooks reports we have reason to be optimistic about the outcome. Dean Kimbrough applauded Brooks and Ellen for their tremendous and tireless effort.

Every Member Canvass Update

The committee has met four times now. Barker Evans, co-chair, is meeting with the Realm committee. Lee Ann Mattox is the chair-in-waiting and will take the reins in Fall 2021. They'll be coming to us as vestry early this fall to get us onboard first.

Dean's Report

Dean Kimbrough offered thoughts about ways our congregation might meaningfully engage in the work of racial reconciliation, including an objective look at our history and a prayerful consideration of how to take action now. By the next meeting (September), the Dean hopes to come with a more detailed charge for this work. Some discussion followed about what might this sort of undertaking might entail.

Jody Howard, Canon to the Ordinary, inquired two weeks ago if the Cathedral would be interested in sharing a priest with St. Anselm's, a historically black congregation. Dean Kimbrough believes the times may be asking this of us and is interested in pursuing the conversation. Ultimately, the vestry would need to approve any such partnership by authorizing the use of funds. After an encouraging discussion and without objection, Dean Kimbrough affirmed he will represent the Cathedral at a meeting with St. Anselm's and the Diocese to explore this possibility.

Finally, the Dean encouraged those present to pick up a Cathedral yard sign, if they had not already, and to make time to listen to the recent (and upcoming) preachers in our summer preaching series, featuring voices from across Black America and the African diaspora.

Preachers include:

- The Rev. Dr. Paula B. Smith, Senior Pastor of Gordon Memorial United Methodist Church

- The Rev. Canon Nontombi Naomi Tutu, Cathedral Missioner for Racial and Economic Reconciliation, and Missioner for Kairos West Community Center at The Cathedral of All Souls, Asheville, North Carolina
- The Rev. Richard C. Britton, Jr., Interim Priest-in-Charge of St. Anselm's Episcopal Church
- The Rev. Dr. Harold James Cobb, Jr., Rector of Grace Episcopal Church in Norfolk, Virginia
- The Rev. Dr. Michael Battle, Professor of Church and Society at the General Theological Seminary, New York, NY
- The Rev. Reginald Simmons, Rector of St. Aidan's Episcopal Church, Atlanta, Georgia
- The Rev. Dr. Willie Jennings, Associate Professor of Systematic Theology and Africana Studies at Yale University Divinity School
- The Rev. Dr. Kelly Miller Smith, Jr., Senior Pastor at First Baptist Church, Capitol Hill, Nashville
- Ambassador Reuben E. Brigety II, Vice-Chancellor and President, Sewanee, University of the South

Closing Prayer and Adjournment

Dean Kimbrough offered a closing prayer.

There being no further business to consider, the meeting was adjourned.

Respectfully submitted,

Caroline Rossini, Clerk