



# THE CATHEDRAL CHURCH OF ST. MATTHEW

CHRIST COMPASSION COMMUNITY

## Vestry Meeting Minutes Tuesday, February 15, 2022 7:00 PM

Attendance		
Robert P. Price	Dean, St. Matthew's Cathedral	Present
David Pinson	Senior Warden	Present
Janet Schoenecker	Junior Warden	Present
Joe Camp	Vestry Member	Present
Anna Donovan	Vestry Member	Present
Annie Foster	Vestry Member	Present
Laura Hodge	Vestry Member	Present
Adele Ichilian	Vestry Member	Present
Bob Jones	Vestry Member	Present
Beth Mack	Vestry Member	Present
Randy Staff	Vestry Member	Present
Ashton Tassin	Vestry Member	Present
Diane Wiles	Vestry Member	Present
Tim Mack	Treasurer	Present
Erica Lasenyik	Clerk	Present

Actions Contained in Vestry Minutes	
❖	Approval of January 18, 2022 Vestry Meeting Minutes as amended.
❖	Election of Clerk and Treasurer.
❖	Election of Junior Warden and Appointment of Senior Warden.
❖	Approval of \$25,000 earmarked for Pre-School Feasibility Study.

Vestry Meeting Minutes	
<b>Opening of the Meeting</b>	Fr. Rob Price, Dean, opened the meeting with Evening Prayer at 7:01 PM.
<b>Approval of Minutes</b>	<ul style="list-style-type: none"> <li>❖ Adele Ichilian moved that the minutes of the January 18, 2021 Vestry Meeting be approved.</li> <li>❖ Ashton Tassin seconded the motion.</li> <li>❖ The motion carried unanimously with minutes as amended.</li> </ul>
<b>Welcome of New Vestry Members Dean Price</b>	<ul style="list-style-type: none"> <li>❖ New Vestry members were welcomed by Dean Price.</li> <li>❖ Vestry members and officers introduced themselves to each other.</li> </ul>

**Senior Warden Report  
David Pinson**

- ❖ Election of Clerk
  - Diane Wiles made a motion to elect Erica Lasenyik as Clerk.
  - Annie Foster seconded the motion.
  - The motion carried unanimously.
- ❖ Election of Treasurer
  - David Pinson made a motion to elect Tim Mack as Treasurer.
  - Bob Jones seconded the motion.
  - The motion carried unanimously.
- ❖ Election of Junior Warden.
  - David Pinson made a motion to elect Janet Schoenecker as Junior Warden.
  - Adele Ichilian seconded the motion.
  - The motion carried unanimously.
- ❖ Nomination of Endowment Board Members.
  - David Pinson made a motion to nominate Tim Mack, Randy Staff and Dick Wiles to be submitted as nominees as Endowment Board Member.
  - Janet Schoenecker seconded the motion.
  - The motion to nominate Tim Mack, Randy Staff and Dick Wiles for the Endowment Board trustee position passed unanimously.
- ❖ Appointment of Senior Warden of the Vestry.
  - Dean Price announced that he had appointed David Pinson as Senior Warden.
- ❖ Construction Update – Garret Hall.
  - Demolition started in full on the second floor.
  - Starting February 16, the women’s restroom on the first floor will be out of order as demolition begins for the new restroom.
  - Plumbing demolition has commenced and electrical work is being conducted.
  - Mechanical work scheduled to begin in the next week.
  - AV/IT for the Diocese on the third floor is being identified per their specifications for their own networks.
  - David Pinson receives a weekly construction report from Talley Riggins and will report monthly to the Vestry on progress.
    - If you want to read more about Talley Riggins, please see the recent article published on the front page of the Dallas Business Journal.
- ❖ Annie Foster raised the following questions for discussion regarding the development:
  - What is the scope of the Garret Hall project and use of space and will pictures be made available to the parish? Has space in Garrett Hall been considered as a new gallery space for SMCA? SMCA could raise the money for this development.
    - David relayed that currently, there is not a designated space in development in Garrett Hall for a new SMCA gallery space. In meetings with the SMCA directors regarding the development, there were not requests made for a designated gallery space in Garrett Hall. Suggestions are welcome for discussion. Floorplans of the development will be shared with the Vestry and parish as they become available.
    - The goal is to have color boards available by the next Vestry meeting in March.

<p><b>Senior Warden Report Cont'd</b>  <b>David Pinson</b></p>	<ul style="list-style-type: none"> <li>○ The entrance off Ross Avenue is a critical element of the development and what plans have been made for the entrance?                     <ul style="list-style-type: none"> <li>▪ The current renderings for the Ross Avenue entrance were explained and discussed, and the current concept rendering was shared with the new vestry members.</li> <li>▪ David Pinson met with the landscape architects the day prior to Vestry meeting and the architectural plans and costing are in development. The plans are targeted to be available after Easter.</li> <li>▪ The new radius configuration of the porch will not start until after April.</li> <li>▪ The Development team knows that the re-designed entrance, landscape design and branding/signage is critical to the success of the development.</li> <li>▪ Adele Ichilian confirmed that the entrance has been a key element under consideration since the beginning of the development process and Tim Mack confirmed that TCR (Trammel Crow Residential) is equally invested in the entrance design as it is also the entrance to the apartment buildings.</li> </ul> </li> </ul>
<p><b>Finance Report</b>  <b>Tim Mack, Treasurer</b></p>	<p><b>January Finance Report</b></p> <ul style="list-style-type: none"> <li>❖ Reports will be out in a week. The transition to the new Accounting firm proceeds and new reporting is being finalized.</li> <li>❖ Revenue summary was distributed and discussed.</li> </ul>
<p><b>Upcoming Community Events</b>  <b>Fr. Rob, Dean</b></p>	<ul style="list-style-type: none"> <li>❖ <b>February 18, 7:30pm:</b> SMCA Concert</li> <li>❖ <b>February 20:</b> Rev. Canon Dr. Brown, guest celebrant. Dean Price out of town.</li> <li>❖ <b>February 24, 5:30pm:</b> Feast of Saint Matthias, Apostle</li> <li>❖ <b>March 1, 6:30pm:</b> Burning of the Palms and Pancake Supper</li> <li>❖ <b>March 2 , 7am, Noon, 7pm:</b> Ash Wednesday Services</li> <li>❖ <b>March 9, 6pm:</b> Lenten Evening Program Starts</li> <li>❖ <b>March 13, 11:15am:</b> Joint service with Impact Church</li> <li>❖ <b>March 15, 7pm:</b> Vestry Meeting</li> </ul>
<p><b>Development Report</b>  <b>Tim Mack, Chair</b></p>	<ul style="list-style-type: none"> <li>❖ The next tracker reports are out. We haven't spent much this month. We will update future spend.</li> <li>❖ We were approached and have received a proposal for development of a retail space on the Henderson and Ross corner. We advised we are not ready to move forward with the development of this as yet, however, have requested they submit a proposal in three scenarios for consideration: as a sale, as a ground lease and as a partnership. The developer is aware that we are taking the development process slowly, and are in no hurry to make a decision.</li> <li>❖ We have had other interested parties in this section of our land already.</li> <li>❖ Annie Foster inquired regarding possible obstructed site lines from Ross Avenue to the Church with development options. That is and will be considered with the development offers we may receive.</li> <li>❖ All businesses being considered for development of the Henderson corner will be assessed for legal requirements in proximity to a Church and any school being run at the Church.</li> <li>❖ Question was raised on the plan if we decide against having a school on property. The development would come back to vestry to explore options.</li> <li>❖ Question was raised on if the plumbing upgrades being done now in Garrett Hall will accommodate future planned use for a possible school or other entity. David Pinson confirmed that an oversized line out to the street is being installed to create capacity for future planned use.</li> </ul>

<p><b>Development Report Cont'd</b>  <b>Tim Mack, Chair</b></p>	<ul style="list-style-type: none"> <li>❖ David Pinson relayed that needed lighting on the bell tower is being researched.</li> <li>❖ Saving the pecan tree is still being assessed for viability. We will try to keep the tree, but it will mean that some parking will be lost.</li> <li>❖ Decision Item: Dean Price requested \$25,000 of the \$125,000 budget currently in place for the roof/other uses be earmarked to conduct a feasibility study for a pre-school being placed in Garrett Hall and called for a motion to approve.             <ul style="list-style-type: none"> <li>○ Funds would be utilized to hire a consultant, assess building needs, licensing and marketability.</li> <li>○ Gilda Hurst, wife of the rector of St. James, would help with licensing and resources from other Episcopal schools in the diocese.</li> <li>○ A business plan would be developed.</li> <li>○ The pre-school would be an additional expense above the current renovation project in Garrett Hall.</li> <li>○ Annie Foster made a motion to approve the use of \$25,000 from the \$125,000 budget for roof/other for a pre-school feasibility study.</li> <li>○ Janet Schoenecker seconded the motion.</li> <li>○ The motion passed unanimously.</li> </ul> </li> </ul>
<p><b>SMCA Update</b>  <b>Bob Jones</b></p>	<ul style="list-style-type: none"> <li>❖ February is Black History month and will proceed with a piano concert featuring Donnie Ray.</li> <li>❖ March season is proceeding with the Invitational Art Exhibit showing ten artists.</li> <li>❖ A scaled-down Gala is planned for Friday, May 6<sup>th</sup>.</li> <li>❖ Adele Ichilian is now co-chair to the Pillar Campaign.</li> </ul>
<p><b>Adjournment</b></p>	<ul style="list-style-type: none"> <li>❖ Diane Wiles moved to adjourn the meeting at 8:27pm.</li> <li>❖ Annie Foster seconded the motion.</li> <li>❖ The motion carried unanimously.</li> <li>❖ The meeting closed with the Lord's Prayer.</li> </ul>