

MINUTES OF THE MEETING OF THE VESTRY

A special meeting of the Vestry of Saint Michael and All Angels Episcopal Church met over ZOOM on Wednesday, September 1, 2022, at 8:00 am.

Vestry members in attendance were Richard D'Antoni, Senior Warden; Erica Sartain, Junior Warden; Stuart Brown, Carol Goglia, Louise Griffeth, John McFarland, Jr., Holly Pena, Kelly Reddell, Carol Roehrig, Jack Rubarth and Ginger Sager.

Ex-Officio members in attendance included the Rev. Chris Girata, Rector, Dianna Bowen, Chancellor, The Rev. Ken Brannon, Vice-Rector, Janice Bywaters, Treasurer and Nancy Wilbur, Clerk.

The Rev. Ken Brannon gave the prayer after which Richard D'Antoni called the special meeting to order.

The primary focus of the meeting was to consider a motion from the Campus Construction Committee (CCC), that recommends proceeding with the current design path that would lead to the initiation of principle onsite construction in the first quarter of 2024. The CCC wants to proceed with this prudent fiduciary shift that improves the lead time and the key construction needs. Chris and Richard asked for any questions or comments from the Vestry about the motion and plan going forward.

Kelly Reddell asked if there were any indications for favorable price changes going forward? Richard answered that the professionals we are working with on our project believe this is a most unusual market, and it will moderate over time. While there is no guarantee that prices will not stay high, their collective experience supports that they will moderate over time. Kelly asked if the Capital Campaign will have to cover the difference in the amount that was originally budgeted versus the ultimate schematic design costs as committed. Richard said that the answer is no, it will not. Chris added that the Wardens agree that the budget will remain the budget approved by the Vestry in April 2022. The Vestry will ultimately have another decision to make in the future when we have an actual construction contract. This has not happened yet and is not expected until Q3 of 2023.

Erica Sartain added that there is precedent allowing time to help market costs, giving the example of Temple Emanuel going through the same process with their construction project.

Jack Rubarth asked if there was anything in deferred maintenance that might be impacted by this decision? He also asked if there was anything that would happen in 2023 that would make sense to do ahead of the start of main construction in 2024? Ken said that the utility corridor would proceed as planned in 2023 as there are still "new discoveries" being made as to where the lines are and that will take some pivoting. He said that we are prepared when we are ready to begin

construction. Richard answered Jack's question about deferred maintenance and said that we do have a Foundation fund for Capital Maintenance, that is separate from the Horizon Facilities Fund that we can use in case of unexpected maintenance expenses.

Ken told the Vestry that this decision means that the new central utility plant will not begin construction until 2024. The only construction that we shall see before then will be the utility line work along the south side of the church property and the finishing of the Lincoln project. He mentioned that our biggest ongoing problem is the HVAC system, but Ken said that we are doing some things now to keep it working for another year. Chris said that this decision will provide a breather from major construction between the Spring of 2023 and the first quarter of 2024. In answer to Holly Pena's question about the accessing the new parking garage, Chris said we shall have exterior access up and out of the Lincoln underground garage before our construction begins.

Hearing no further questions or comments, Richard made the following motion that had been unanimously agreed to and recommended by the members of the Campus Construction Committee, the Wardens and Rector.

Resolved, proceed with current design path, with a plan to initiate principal onsite construction in the first quarter of 2024.

Carol Roehrig seconded the motion, and the motion passed unanimously.

Respectfully submitted,

Nancy Wilbur
Clerk of the Vestry