

Minutes of Special Vestry Meeting
Feasibility Study Final Report by the CCS Study Team
Episcopal Church of the Transfiguration
December 4, 2019
7p.m.—Vestry Room
Approved by the Vestry December 17, 2019

Vestry members in attendance: Robin Caldwell, Oliver Cone, Frank DeLizza, Nancy Jagmin, Senior Warden; Betsey Hardman, Roy Heller, Rosemary Luquire, Mason McCamey, Sheila Runnels MacLennan, Bart Stockton, Julia Trizzino, Junior Warden; and Evan Williams

Others in attendance: Casey Shobe +, Rector; Allison Murphy, Treasurer; Judson Watkins, Director of Communications; Anne Schmidt, Director of Evangelism & Welcoming Ministries; Lana Mederos, Executive Assistant to the Rector; Peggy Kwoka, Clerk to the Vestry; Jim Kirkman; Hollis Hunt, Senior Director, CCS Fundraising; and Gary Hawkins, Senior Vice President, CCS Fundraising

Vestry Elect Members in Attendance: Jodi Dalton, Scott Daniels, Linda Horton and Mark Ramsay

1. **Opening Prayer:** The Rector led the Vestry in the opening prayer
2. **Review of the Report – Episcopal Church of the Transfiguration Feasibility Study Final Report, December 4, 2019:** Gary Hawkins, Senior Vice President, CCS Fundraising

It was a very good experience with a lot of positive response:

- Results from the interviews:
 - 78% had a positive response to the campaign plans
 - 42% said they would consider a leadership role in the campaign
 - 97% stated they would give a gift
 - 19% felt that a goal of \$7 million was realistic, while 51% were unsure. (note that 33% of in-pew survey participants felt that a \$7 million goal was realistic).
 - The test of future potential capital priorities showed strongest support for renovating the sacristy (72%), with solar panels next and a chapel third.

CCS Fundraising Recommendations:

- Set the goal at \$6MM with a challenge goal of \$7MM.
- A recommended schedule for the communications and campaign was reviewed.
- The campaign will probably cost about 5 cents per dollar that comes in.

- The church needs 30 – 35 leaders (each for 2.5 hours/week for an 8 – 10 week period).

Discussion by the Vestry with CCS Fundraising:

- During the campaign, we need to highlight that the diocese does not take anything from the capital campaign.
- We need to work to ensure the pledge does not decrease based on capital giving, although this is not typical.
- It was clear that the campaign was developed collaboratively within the church prior to CCS Fundraising's inclusion.
- Dallas is #3 in the country for average gift size.

Discussion by the Vestry after CCS Fundraising representatives left:

- Vestry members stated that they were pleased by the support for the capital needs and by the benchmarking results and surprised by the results for the additional capital projects.
- The church has \$550,000 in insurance money towards the storm damage. We will not meet the deductible for the second storm so this is all that we will receive.
- We have \$600,000 donated specifically for a chapel, but the CCS Fundraising report highlights that there is little enthusiasm in the church for a chapel, probably due to a concern about adding square footage at this time. The South Transept could be transformed into a side chapel. It has a small narthex and door. The \$600,000 will probably be sufficient for the side chapel and the donors are excited about the idea.
- The Sacristy renovation would probably cost \$1MM, although the church does not yet have an actual estimate yet.
- \$6,000,000 can be the goal for the capital improvement and, if another \$1,000,000 is raised, the Sacristy could be renovated.
- BG&T will need to move forward with the roof repairs very soon. The Keslar report on the church's capital maintenance needs will not review where panels could go; a separate engineering report would be needed at a cost of approximately \$15,000. Moving forward with the engineering report would not commit the church to installing solar panels. The report would help with decisions about roof installation for potential future addition of solar panels.

The church could also take this opportunity to change the roofing material for some better thermal properties. The aesthetic properties and the durability will need to be considered. The engineering report for solar panels would not provide information on the materials to be used on the roof.

- The CCS Fundraising consultants suggested 7 – 9 months for the campaign. The Rector and Julia Trizzino suggested that it should be shorter (about five - six months) starting January and ending mid-June into early July. Seven to

nine months takes us into Fall and into the Stewardship campaign, which could be a problem. We will lose late March to early April due to the Holy Week and Easter time frame.

- The Vestry will vote on approval of the report and a decision to use CCS in the capital campaign in the next Vestry meeting.

MOTION: Mason McCamey moved to obtain an engineering report on the potential use of solar panels on the roof, to be paid for with up to \$15,000 from the Vestry Discretionary Fund 8506 and managed by BG&T. Oliver Cone seconded the motion. The motion carried.

Meeting adjourned at 8:41 pm.

Respectfully submitted,



Peggy Kwoka,
Clerk to the Vestry

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