

Earle O'Donnell, Chair, Scott Cotter, Bill Fry, Roxy Wolfe, Rene Griffith, Brad Kennedy – Property Committee, Sue Rohan – former Sr. Warden; (Absent: W Krahnke, Mike Belt)

Earle opened the meeting with comments about our task and our progress so far.

- A. Sue Rohan, former Sr. Warden, joined us to talk about her experiences with the rectory. We have a good realtor; we might have done a better job with maintenance. The idea of a major renovation has been considered for some years, along with the question of whether it might be a tear-down, making questionable the value of a major renovation. Concerns have varied with the tenants and their interest in caring for the property and grounds. Sue spoke of some of the advantages and disadvantages of having and maintaining a rectory.

Brad Kennedy will informally ask members of the Property Committee about the level of involvement that has been needed to oversee and maintain the property.

- B. B. Fry reported that St. Francis – Potomac has been rector-occupied for the past 25 years, and has not been used to host parish gatherings. Apparently, owning the rectory is not a significant burden on their resources or manpower.
- C. Report from S. Cotter, with spreadsheets he has prepared that review the financials of selling and of renting the property (see spreadsheets).
- D. If it were no longer a rental property, and were rector-occupied, the question emerges of how to fairly treat the rector who resides in the rectory as regards finances.
- E. E. O'Donnell & R. Wolfe reported on meeting with Sari to discuss his views and experience of the rectory (see written summary of Jan. 3 meeting).
- F. Archivist Cathy O'Donnell has reported that the church-owned properties have been occupied by clergy as follows:

Bradley Lane House

Was rented in 1971

David Rider lived there during his tenure at St. John's

Was sold 6/5/1995

Beechwood Drive House

William Creighton (was living in the house when it was purchased): 1952–1959

Bill Beal: 1959–1979

Duane Alvord: 1980–199?

Susan (Gresinger) Flanders: January 1999–2006

G. Earle summarized the questions we seek to respond to:

1. To what extent if any does ownership of the Beechwood residence serve the mission of St. John's?
2. To what extent if any does ownership of the Beechwood residence improve our chances of attracting the best possible Rector in the future?
If the answer is that it will or might, can this inducement be provided equally well or better by other means such as a Church assisted loan to a Rector (as we have done for Sari) or a higher housing allowance?
3. Which option - continued ownership and leasing of the Beechwood residence when not occupied by a Rector, or sale - is economically more advantageous to St. John's under reasonable assumptions for both?
4. The Diocese must approve a sale and the current lender must accept alternative collateral (now provided by the Beechwood residence) for the loan. Can we gain the necessary approvals? What will the conditions be on use of the proceeds of a sale if any and how do such conditions impact the analysis of which option is better?
5. What impact should the historic relationship between the Beechwood property and the Church have on the decision?
6. Are there any impacts of a sale or continued ownership (such as time required to oversee the property, capital investments and the like) that have not been identified above?

Action Items:

1. Brad Kennedy will informally ask members of the Property Committee about the level of involvement that has been needed to oversee and maintain the property.
2. Bill Fry has scheduled a walk-through with builder R. Mandell to value the property Jan 8th.
3. Bill will look into having a home inspection of the property, with a report.
4. Each member: by next Monday respond to Earle about the questions – are there any additional questions, anything missing?

Next meeting: January 18th Saturday, 9am

Roxy Wolfe