

**Vestry Meeting (Via Zoom)**  
**March 9, 2021**  
**6:30 PM**  
**MINUTES (Approved)**

**Attendance:** Stewart Abbot, Senior Warden; Patricia Streeter, Junior Warden; Jan Branham; Bob Brunswig; Jesus Pureco; Judy Gregory; Andy Kitchell; Paul Scholar; Linda Springer; Dorothy Sullivan; Sandy Torres; Rev. Lisa Musser; Sheryl McBride, Clerk.  
Guest: Dick Maxfield

**Business**

Minutes Feb 23, 2021: Jesus asked to be taken off the re-entry committee. The word “how” was added to the second sentence in the Junior Warden’s report. **Dorothy moved that the February 23 minutes be approved as corrected. Andy seconded. The motion passed.**

Financials: January report and February report will be approved at the next Vestry meeting. We are actively looking for a Treasurer. Rachel continues to prepare the reports. For February, Pledge and plate is \$45,755 – almost \$6000 over budget; however, this includes \$17,300 for two pledges received in full. Without those it would be just over \$11,000 under budget.

Correspondence: None.

Additions to the Agenda: None.

**Ministry Report**

Island Grove Village Apartments – Dick Maxfield:

COVID: There has been no loss of life, some isolations. HUD regulations restrict unit occupancy numbers based on size of unit, so we don’t have intergenerational living conditions which enable COVID infections.

Education: The education program was highly successful until COVID when we could no longer operate, given available space required for distancing and other contributing factors. Over 300 GEDs were awarded to adult students, particularly during the last recession. We are currently assessing the future of our adult education program. There are plans to continue with the children’s education programs as soon as COVID restrictions allow.

We have entered into contract with Comcast for its Internet Essentials Program wherein the property is able to act as the host and will cover the \$9.99 per month cost for 50gb down connection. Today we have nearly 25 families with school children signed up as well as some seniors. Rev. Lisa advised that this could be an excellent outreach effort for the parish.

Security: Security is paramount for the safety of our residents. Security is conducted with a roving vehicle and hall patrol by Securitas (Pinkerton)/Aims as well. Upgraded security cameras have also been installed that provide full property surveillance in 1080 p color day and night. Security is supported by monthly meetings with the Greeley Police Department Neighborhood Action Team officer (NAT). This officer has the property security app installed on his or her mobile phone.

Energy: In 2014, our HUD representatives in Denver encouraged us to enter the energy efficiency program called Better Building Challenge (BBC) established by the US  
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Department of Energy. This was due to our ongoing energy management work. The goal was to reduce energy consumption by 20% over a 10 year period. We were able to meet this goal in six years and were awarded national recognition in 2020. Island Grove was the sixth property in competition to meet this goal. The program also included water efficiency savings. The City of Greeley also recognized this achievement.

HUD Section 8 Rental Assistance Program for Island Grove Village: Housing and Urban Development (HUD) Section 8 contracts for this type of property, described as site-based contracts, which are usually for 20 years. Rents are set annually by HUD guidelines for area market rents. HUD Section 8 contracts support of about 70% of rental income for operations. The remaining income is based on residents paying 30% of their monthly income. HUD sets regulations concerning eligibility. Our regulatory agreement requires us to rent to only the lowest income applicants. Waiting lists are traditionally from one to three years depending on the unit size. According to HUD regulations, if one family member is a US citizen, the entire family is eligible and we can accept the entire family; they would pay a much higher proportion of our actual market rent. A resident cannot take the subsidy with them to other housing versus Housing authority Section 8 vouchers.

Ownership, Management and Staffing: Island Grove Village Apartments is owned by Trinity Housing Corporation of Greeley, a 501 c (3) non-profit corporation. There is a five-member board of directors, currently with one vacancy. The property is managed by Maxfield Services Corporation (MSC), a real estate broker and property manager since 1988. MSC took over management of the troubled property that came with high crime, graffiti, delayed maintenance. The property was built in 1972; Dick Maxfield and Mary Lois Aspinwall were on the original development committee. The property is a 108-unit, HUD Section 8 affordable housing located at 119 14<sup>th</sup> Avenue. Apartments include 20 one-bedroom, four two-bedroom, 34 three-bedroom, and eight four-bedroom units. Amenities include the office, laundry and family education center. Staffing at the site includes a site manager, occupancy specialist, two maintenance techs, IT-education manager, and a part-time children's education facilitator. The University of Northern Colorado and Aims College work-study students assist with children's education as part-time students supported by the Colorado Episcopal Diocese Shepard Holton annual grant.

## **Discussion**

Safe Church training: We have started. The goal is to finish the training by the end of March.

Vestry retreat: We are looking at one of the last two weekends in April. There will be a facilitator from the Bishop's office. April 23 and 24 might be the best dates.

Reentry Task Force: The first meeting was March 8. Patricia reported the meeting went well. The next meeting is March 22. Members of the committee represent many different viewpoints.

Parish contact list and contact plan: Steward will provide calling lists to Vestry members. It is recommended to call people once a month. Lisa plans to have an outdoor service on May 9 when the Bishop visits. Patricia suggested we come to the next vestry meeting with a "joy" item from our phone calls.

## **Decision:**

Parochial Report: We reviewed the forms. **Linda moved to approve the Parochial report for 2020. Jan seconded. The motion passed.**

## **Reports**

*"To live as apprentices of Jesus, through the power of the Holy Spirit, by putting God first, living His word, and serving others."*

Rector: The outdoor service for Tom Gordon was held on Monday. Everyone was masked but little social distancing. New clergy are in a program called Catalyst. Final touches are being made to Palm Sunday and Easter services.

Junior Warden: Mark Johnson has plugged the mouse egress holes; there were many. Last week the wardens from northern Colorado met with the Bishop. It's good to make new connections.

Senior Warden: He enjoyed the wardens' meeting.

### **Dates**

Vestry meeting March 23

Easter Sunday April 4

Project Resource begins April 18

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