

Prince of Peace Episcopal Church
BISHOP'S ADVISORY COMMITTEE MEETING
November 20, 2022

The meeting was held following worship, during the time that would ordinarily be coffee hour; the last-minute meeting was called in order to respond in a timely manner to ongoing lease negotiation issues

Present in-person: Marcia Kelley (2025), Sr. Warden; Nick Fortey (2024), Jr. Warden; Mary Macy (2025), Treasurer; Ann McBride (2023); Rachel Bertoni (2023); Diana Rainey (2023); Sue Rembert (2024)

Excused: Bill Dalton (2025); Steven Ellis, Interim Vicar; Barbara Ross (Clerk)

Guests: Barb Barb, Steve Buresh, Tom Crosby, Janice DeVito, Mary Knutsen, Nancy Mortenson, Kathy Rodin, Katrine Smith

Agenda: As was announced by the Senior Warden following worship, the only items on the agenda was the lease negotiations with Peace Lutheran Church.

New Business:

1. Lease Negotiations with Peace Lutheran

- a. Marcia and Rachel summarized the negotiation history:
 - i. Current lease is \$1850 per month
 - ii. We offered a one year lease, no change in rent or lease terms
 - iii. PL countered with \$2250 per month in 2023 and indicated they believed the range for 2024 should be between \$2600 and \$3000 per month
 - iv. POP countered with \$2050 per month for 2023 and 2024 and requested that if PL rejected that offer, the two governing bodies meet to confer
 - v. PL rejected the offer and indicated that it appointed a "subcommittee" consisting of its president and treasurer (Bruce and Bill) to meet with the BAC (that is, the PL governing council did not want to meet with the BAC itself)
 - vi. POP offered \$2050 for one year (2023) in lieu of meeting
 - vii. On Monday, PL delivered a 2023 lease (signed by their president, Bruce) with a rent of \$2150, accompanied by a cover letter stating they believed \$2150 was a fair price
- b. Rachel discussed changes at PL that are contributing to their position:
 - i. 7 departures, leaving a financial gap and feelings of uncertainty about the future
 - ii. Departure from the governing council of an individual who saw value, besides financial, in the relationship with POP
 - iii. Impending departure of PL's pastor and a reported difficulty in finding a new pastor (likely long term use of supply clergy), which creates a feeling of uncertainty in their future as well as marking the departure of another leader who saw value in the relationship with POP

- c. Options:
 - i. BAC examined another property in West Salem; monthly rent was acceptable (\$1800) but the property would require a lot of work to be ready and still would not be as nice as our current space
 - ii. Leave West Salem and rent a church in downtown Salem on a weekly basis
 - 1. Would require amending our By Laws to leave West Salem (15 days notice to congregation, then 2/3 vote by BAC)
 - 2. Would require renting office space as well
 - iii. Remain in current location accepting the lease offer
- d. Discussion by all BAC and Guests took place:
 - i. Frustration was expressed at PL's treatment of POP in an extractive, rather than Christian, way.
 - ii. Discussed costs of moving more than once (such as moving piano and organ); discussed not having two kinds of change at once—new priest and new location
 - iii. Discussion of POP's failure to act in years past to address the on-going lease escalations
 - iv. Agreement that the financial and spiritual costs of remaining at PL were getting high enough that it was time for us to move on
 - v. Discussion of the challenges of installing even a pre-fab building on the property in by end of 2023; discussion also of our mutual commitment to make a successful move
 - vi. Consensus on one more year at PL, with plan to leave at end of 2023
- e. Motion that BAC vote to accept \$2150 per month for the year of 2023 and authorize the Senior Warden to sign the lease proposed by PL. (Rachel moved; Mary M. seconded)
 - i. Unanimous vote of all present (BAC members and Guests) to accept the motion (no nay votes or abstentions)

Action Items:

1. Marcia will sign the lease offered by Peace Lutheran
2. The BAC will explore revising the By-Laws to provide greater flexibility to move temporarily outside of West Salem, if that becomes necessary in preparation for 2024
3. The BAC, with the support and input of the congregation, needs to move promptly to develop a project plan for moving to the property

Minutes submitted by Rachel Bertoni (in absence of Barb Ross)