



**Minutes of Trinity Cathedral Vestry Special Meeting
September 30, 2025 – 5:30 p.m.**

Present:

Vestry Members: Jeff Spiess, Sr. Warden; Beth Billings, Jr. Warden; Mark Biddlestone; John Chapman; Marie Curry; Martin Hermes; Diane Hexter; Audrey Hudak; Cynthia Ries; Marilyn Valencia; Antoinette Ponzo

Staff: The Very Rev. Bernard Owens, Dean; The Rev. Canon Adrienne Koch, Canon for Mission and Transformation

Additional Participants: Howard Lewis, Chair of the Capital Campaign Committee; Dave Miano, Chair of the Properties and Sustainability Committee

Appointed Officers: Darrell Lausche, Clerk of Vestry

Absent: Kim DeNero-Ackroyd; Melody Hart, Treasurer; Cheryl Williams, Director of Development and Community Programming

- The Vestry meeting was called to order at 5:35 p.m.
- Toni Ponzo led Vestry in the opening devotional.

Formation

- Dean's Report – Dean Owens addressed the full agenda at the September 16, 2025, meeting and set the purpose for the special meeting of Vestry.

Fiduciary Work

- Broker Agreement for Commons Storefront Space

Diane Hexter and Mark Biddlestone updated the members of Vestry on the process for identifying a broker to assist in procuring a tenant for the former CSU space in Trinity Commons. Three to four companies have been interviewed. Two of the candidates were determined to be appropriate for the job. Passov Group was ultimately identified as being the broker best suited to the task. A contract has been drafted but still needs to go through the approval process. Clarifying questions were asked. The Trinity Commons charter gives Trinity Cathedral management of day-to-day operations. The bishop is being kept informed. Dean Owens requested to allow Diane and Mark to work through the process before the Wardens sign off on anything formal.

Generative Work

- Capital Campaign Presentation

Cynthia Ries and Howard Lewis presented information on the scope of the capital campaign to date. Dean Owens began with a review of how the work and decisions that led to this meeting began. The last year and a half focused on prioritizing the projects that were of need and interest. It was ascertained that a lot of energy could be felt about Cathedral Hall and its possibilities. The last five to six months were spent listening to the congregation and collecting input on the project's possibilities.

Growing the endowment also was identified as a necessary focus. Dan Hout-Reilly, Controller, calculated the necessary value of the endowment to sustain the ministries of the cathedral. The capital campaign needs to be embedded in work on growing the endowment that also helps cultivate a culture of generosity that moves Trinity Cathedral into a position to not rely so heavily on the endowment to continue the ministry of the congregation. The essential question is, "How do we appropriately address the endowment?" Dean Owens focused the discerning questions on how to grow the endowment and/or focus on legacy giving. He presented information on the planning discussions that took place within the committee.

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One campaign is planned with two areas of focus, growing the endowment and capital improvements. A \$5,000,000.00 legacy campaign goal, with estimates of almost half pledged thus far, was proposed. The need to address short-term and long-term giving and goals is a must. The "why" prevails over the "what." One of the decisions Vestry members will have to weigh is how much money from the endowment to lend to the projects as the campaign raises the funds to replace that loan.

Cynthia Ries shared the "why." A campaign is an opportunity to frame a project or need. It becomes an organizing process and a focus for the congregation. She shared that the number one reason individuals don't give is that they are not asked and, thus, are not aware of how to give. Work has been done on how to manage the funds. Cheryl Williams, Director of Development and Community Programming, has done a lot of research and preplanning that has provided information to become the basis of thoughtful planning.

Clarifying questions were asked throughout the conversation. Weighing the risks in conducting a campaign and moving forward with capital projects took place. The decisions that need to be made at the October 21, 2025, Vestry meeting will be on whether to embark on the Cathedral Hall project, whether to embark on the Capital Campaign, and allowing Dean Owens to have conversations with individuals that may want to be a part of the work if the campaign is launched.

The next step that would be taken by Marous Brothers, pending on Vestry approval, would be to gather the design team. Associated fees would be discussed and contract language drafted. Vestry authorized Marous Brothers to develop a contract for the next phase of the Cathedral Hall project. **Martin Hermes moved, "to authorize Marous Brothers to move forward with the next phase of the Cathedral Hall project." John Chapman seconded the motion. The motion passed unanimously.**

Closing Prayer

Toni Ponzo led Vestry in a closing prayer.

The meeting was adjourned at 7:32 p.m.

Next Vestry Meeting: October 21, 2025, at 5:30 p.m.

Respectfully submitted,



Darrell Lausche, Clerk of Vestry

