

St. Mary of the Harbor  
Episcopal Church  
ANNUAL REPORT  
June 24, 2018



where the land, the sea, and the sacred meet



In this year's Annual Report we celebrate the lives of

*those who were joined together in the sacrament of Marriage and Blessings:*

Matthew Mayer & Chip Lund  
Barbara Ryan & Suzanne Lasenza  
Michael John Powers & Greg Sovey  
Denise Hermida & Jeanette Boccuzzi  
Jeff Ball & Jose Rodriguez

*those who received the sacrament of Baptism:*

Brian Kilborn

*And those who continue to grow in God's grace in the fellowship of the saints:*

Steven Martin  
Eileen Roland  
Dorothy Russo

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The Church of St. Mary of the Harbor

Warrant

Annual Meeting

June 24, 2018

Notice is hereby given of the Annual Meeting of the Church of St. Mary of the Harbor, 517 Commercial Street, Provincetown, Massachusetts. The meeting will be held at 11:30 a.m. on Sunday, June 24, 2018 in Nicholson Hall. The meeting will act on the following:

1. Receive the minutes of the Annual Meeting of June 11, 2017.
2. Receive the annual report of the Treasurer.
3. Receive the annual report of the Wardens and Vestry.
4. Receive the report of the Rector.
5. Receive the report of the Nominating Committee and elect the following:

Two wardens, each for a one-year term

One treasurer for a one-year term

One clerk or a one-year term

Two vestry members, each for a three-year term

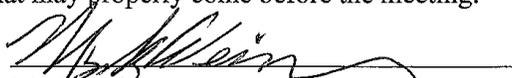
Two delegates and two alternates to Diocesan Convention

Three delegates to the Cape and Islands Deanery

Two delegates to the Cape Cod Council of Churches

Three members of the Nominating Committee, each for a one-year term

6. Reaffirm the by-laws of the parish.
7. Transact any other business that may properly come before the meeting.

  
\_\_\_\_\_  
Mark Weinress

Senior Warden

  
\_\_\_\_\_  
Harry Ellsworth

Junior Warden

Junior Warden

# **Agenda**

**Opening Prayer**

**Reading of the Warrant**

**Declaration of a Quorum**

*Any baptized person, aged 16 or older, who supports St. Mary's by regular attendance and financial support is entitled to vote. Each voter must sign in.*

**Call to Order**

**Receipt and Acceptance of the June 11, 2017 Minutes**

**Treasurer's Report**

**Committee Reports**

**Report of the Nominating Committee and Election**

**Institution of Wardens, Officers, and Vestry**

**Other business**

**Benediction**

**Adjournment**

**Annual Meeting Minutes**  
**St. Mary of the Harbor, Provincetown, MA**  
**June 11, 2017**

The Annual Meeting was convened by the Rector with a moment of silence and a prayer.

Warrant

The Rector asked if a reading of warrant was needed. Those in attendance agreed it wasn't and a motion was introduced by Greg Howe and seconded by Diana Hardy to dispense with the reading of the warrant and to accept it as written. The motion received unanimous consent. A quorum was declared and the meeting was called to order at 11:30 a.m.

Minutes

Minutes from the previous year's Annual Meeting were reviewed. With no corrections or discussion, a motion was made by Maghi Geary and seconded by Maureen Cronin to accept the minutes from the previous year's Annual Meeting. The motion passed unanimously by voice vote.

Treasurer's Report

The Treasurer's report was received and a discussion was held regarding the state of the parish's finances. It was noted that a trend developed three years ago where the church started running deficits throughout the year and not just during the winter months. Joan Gibbons pointed out that expenses are being kept in line and that the challenge is on the revenue side of the equation. To address the revenue issue, the annual pledge drive will be held during the summer months as it once was. Terry noted that other actions are already being taken to promote the rental of the parish hall, to review and adjust fees charged for rental of the hall as well as fees for weddings and funerals. At the end of the discussion, Andrea Sawyer introduced a motion to accept the Treasurer's report, Maghi Geary seconded the motion and it was approved by unanimous consent.

Committee Reports

The Rector expressed the parish's gratitude to all who served and chaired committees at St. Mary of the Harbor, noting that their work is indispensable to the mission and ministry of the church. He then introduced Pricilla Jackett who spoke about the progress being made toward establishing a five year missional relationship with an orphanage and school in Tanzania.

Following that discussion, the Rector introduced Joan Gibbons who answered questions regarding the progress of the Rectory Task Force. She described the process as "like swimming in molasses." After a Q&A about the disposition of the rectory, Terry noted the receipt of reports from the chairs of the Outreach Committee, the Art & Spirit Committee and the Summer Fair. Without further questions or comments, the Rector invited a motion from the floor to accept all committee reports. The motion was made by Diana Hardy, seconded by Maureen Cronin and passed unanimously by voice vote.

### Report of the Nominating Committee

The Rector thanked the Nominating Committee for its work in recruiting candidates for the vestry and other positions. This year's slate of candidates was presented and followed by an invitation for nominations from the floor, of which there were none. Beth Chapman introduced and Greg Howe seconded a motion to instruct the acting Clerk of the Vestry to cast a single ballot for the list of nominees. By unanimous consent, the motion was passed and the acting Clerk cast the ballot for the following candidates:

Senior Warden, one year term ending 2018: Mark Weinress

Junior Warden, one year term ending 2018: Harry Ellsworth

Treasurer, one year term ending 2018: Michael Sutila

Clerk of the Vestry, one year term ending 2018: Gerri Spinella

Vestry, two three year terms ending 2020: Julia Perry and Bruce Cagwin

Vestry, one two year term ending 2019: Simonne Ketchum

Delegates to Diocesan Convention: Scott Turton and Harry Ellsworth

Alternates to Diocesan Convention: Simonne Ketchum and Jake Ketchum

Delegates to Cape and Islands Deanery: Harry Ellsworth, Lynne Martin, and Priscilla McChesney

Representatives to Cape Cod Council of Churches: Peter and Maureen Graham

Nominating Committee for 2018: Joan Boudreau, Maghi Geary, Julia Perry

### Commissioning of Newly Elected Vestry Members

Before commissioning new Vestry members, the Rector thanked outgoing members for serving on the Vestry. Maghi Geary rose to thank Joan Boudreau for her leadership and hard work and with the enthusiastic response of those in attendance, Joan received a standing ovation. The Rector then commissioned the newly elected members to the vestry.

### Other Business

Patrick McNamara brought up a point regarding the correlation of the trend of decreasing revenues and attendance. The Rector noted that St. Mary's situation is not all that different when compared to many other Episcopal Churches on the Cape who are experiencing similar a similar trend. The Rector noted that the migration of full time residents away from the Outer Cape is having negative impact on St Mary's especially, along with a shift in culture where churches are playing an increasingly diminished role in the lives of people.

Jake Ketchum rose to thank Mike Sutila, who was absent. Jake also pointed out that the church will need to look for someone to succeed Mike when his term expires next year and asked those present to think about who might be willing to serve.

With no other business to conduct, a motion was made by Maghi Geary and seconded by Bruce Cagwin to adjourn. The vote was unanimous and the meeting adjourned at 12:05 p.m.

## Rector's Annual Report June 24, 2018

This has been a season of momentum and growth. Since last summer's Annual Parish Meeting, we have welcomed a dozen new parishioners to St. Mary of the Harbor. We also celebrated five marriages and one baptism during the same period.

Thanks to the generosity of our parishioners, the church had its most successful pledge year ever. And with record pre-paid pledges, St. Mary's experienced an anomaly: a positive cash flow during the winter months when plate and pledge income usually drops off dramatically. For the first time, winter deficits were nowhere to be seen and the treasurer and the finance committee were all smiles. In that same spirit of generosity, St. Mary's was the beneficiary of a significant financial gift to the church which will go a long way in insuring the future financial viability of the church.

As caretakers of the property, we were able to move forward with a capital project: the installation of new energy efficient HVAC systems in the church and parish hall. This, along with the near future installation of solar panels, will enable St. Mary's to significantly reduce its fuel oil consumption and its carbon footprint while reducing our monthly operating expenses. A new automatic door opener is scheduled to be installed at the parking lot entrance to church. The parish hall and library received a long needed facelift as well with new lighting and paint. As we have done over the past year, we will continue to work with local caterers for referrals to drive parish hall rentals.

Looking long term, the Rectory Task Force's initiatives have brought much needed clarity to the ongoing discussion about the future of the rectory. The good news is that there are multiple good options on the table for the parish to consider. On June 17, the RTF presented its findings to parishioners at a meeting after church.

Given the increasing intensity of storms, the Vestry commissioned an Emergency Preparedness Task Force to evaluate St. Mary's vulnerability to damaging winds and waters and to develop a comprehensive action plan for future use. When in place, it will provide a template for us to follow. We are also in the preliminary stages of assessing the viability of the seawall to withstand higher tidal surges. Two engineering firms that specialize in coastal seawalls have been contacted to provide recommendations to the church.

With a passion for outreach, St. Mary's took a significant step by entering into a partnership with Baobab Children's Home and the Steven Tito School in Tanzania. In addition to annual grants from St. Mary's, parishioners have the opportunity to sponsor individual students.

Like many congregations, we live at a time when Christianity is undergoing a significant transition. While a number of churches are anxious about the future, I am heartened by the positive outlook expressed at St. Mary's. Where others see uncertainty, we continue to focus on opportunities to faithfully engage the world in new ways. When I hear people describe St. Mary's as a small church, I am reminded of Jesus' parables about seeds. When you are rooted in love, great things have a way of emerging from small things.

## Report of the Wardens

### Senior Warden

As I reflect on the past year in our parish, I think of all the people I look forward to seeing when I am at church at Saint Mary of the Harbor. I think of smiling faces saying hello to one another before the beginning of the service. The warm greetings we exchange after Terry our Rector says, "The peace of the Lord be always with you." The happy chatter at the conclusion of the service. These are all wonderful things. They are all part of the gathering together of this loving community in the worship of God.

Prayer is a wonderful thing, you can do it most anywhere at any time. Even if it's just a brief "Thank you, Lord." But, for me, the time I feel closest to God is in church surrounded by a community of fellow worshippers. There is something very powerful about all of us reciting the words of the service together, about raising our voices in song as one, in listening to the sermon and feeling the emotion of those around me as we hear the words of love.

Saint Mary's has gained a number of new regular attendees at our services in this past year. I feel lucky and grateful having them join with us. I truly believe that being part of a faith community makes life better. I'm not sure it really matters what faith. I believe what makes the difference is having a spiritual community like ours to belong to.

Outside of the service, coffee hour is an opportunity for building community. This is the chance to catch up with old friends and to make new ones. It's a time to meet people I haven't seen before, to ask them about themselves and welcome them to Saint Mary's. It's an easy thing to do, and it really made a difference being greeted when I was new here.

Another part of creating community is providing a welcoming setting. A couple of years ago, we had a major construction project to shore up the foundation of our sanctuary. As part of that project, we worked to improve the areas of the interior that had to change with the work. As a result, we had the same beautiful sanctuary, but even better.

This year, the vestry voted to put funds toward making our parish hall, the library, and even the bathrooms more pleasant and inviting. I was grateful to put my professional expertise to work on the project in picking new colors, selecting new lighting, and working with our contractor to complete the work. I think that with the improvements, our coffee hour is even more warm and welcoming. And, I hope that the work we've done encourages more folks to use our parish hall for their wedding receptions and other events. This is another great source of income. And, next on our agenda is to do something about the flooring.

A parish grows and thrives by encouraging new members. And Saint Mary's is a truly loving and welcoming community. What can I do to share with others what I have found

at Saint Mary's? I can bring a friend to church. I can greet the person I don't recognize. I can let people know what my faith community means to me. Sometimes, in this secular world, it can feel funny bringing up God and my commitment to my church community. But, the more I do so, the easier it becomes. Friends and loved ones are generally happy to hear you speak about what brings you joy. And, I've found, some of them decide to come and check it out for themselves.

Mark Weinress

### Junior Warden

The assignment committee members (Julia Perry and Beth Chapman) and I were given was a result of one of the most serious 2018 winter storms we had. The tide was within inches of breaching the bulkhead on the Harbor side of the church. Terry was at home checking hourly until the tide abated, but it was scary. Much damage had already been done to other properties in town. We were really lucky. It became clear to Terry and the Vestry members that an Emergency Preparedness Plan would be needed in case such or any other emergency might occur.

The Plan took on a life of its own. We were not too far into it before it became evident that other churches all over the US were writing similar protocol for their institutions. The Plan we wrote covers physical emergencies as they apply to St. Mary's. New England coastal weather was a big concern, of course. We learned that there were other possible emergencies... spiritual/emotional damage to church members, but these we left to the purview of the Rector. The Plan ended up to be a 20 page preparedness plan in case of a physical disaster. It is a "living" document which will be updated from time to time. The committee suggests every couple of years. Hard copies can be obtained from members of the committee.

Harry Ellsworth

Treasurer 's Annual Report  
St. Mary of the Harbor  
June 24, 2018

2017 was a financially a positive year for St. Mary of the Harbor, the result of parishioners stepping up to fund St. Mary's mission and ministry not only in 2017, but also during the 2018 Stewardship Drive in the summer. The church ended fiscal year 2017 with a small deficit of approximately \$600. As I reported last year, prior year's Pledge & Plate income had continually declined, but during 2017 we had a reverse in that trend where both Pledge & Plate income showed a slight increase of \$4,000 compared to prior years.

Special events (Art and Spirit and Summer Fair) generated \$27,000 in revenues. Art & Spirit had an increase of \$1,500 compared to the prior year. Seasonal Offerings declined 20% (\$4,000) and at the same Other Income increased 58% (\$5,300). As in years past, the church in operated in a deficit position throughout 11 months of the year. The vestry in consultation with the Outreach Committee decided to dedicate the Thanksgiving collection to Outreach and the Christmas collection to reduce the deficit.

As for the church's cash position at the end of 2017, St. Mary's posted a strong year-end balance sheet totaling \$595,268 (2016=\$425,231 and 2015=\$344,203). A significant increase was due to a major gift donated to the parish in 2016, a portion of which was designated to fund new energy efficient HVACs in the church and the parish all. Added to that was a solid return on investment from the church's DIT funds.

In many of my OMV narratives and prior annual reports, I have talked about ongoing financial challenges St Mary's encounters each year. Seasonal Offering, Special Events, and Other Income are being used more and more to fund our deficits. At the same time, we continue to be mindful and responsible as possible in controlling expenses.

In my 2016 annual Treasurer's Report I talked about how each year becomes more difficult in meeting the parish's financial obligations. In that report I listed ways Terry and the Vestry are finding ways to generate additional income and following is an update.

- Stewardship Pledge Campaign for 2018 to take place during summer 2017 from July 1st to August 15<sup>th</sup>.
  - *Due to the generosity and commitment from parishioners the 2018 Stewardship Campaign was the most successful ever!!!*
  - *Pledge Units increased to **76 from 54** the prior year, and dollars pledged increased to over **\$150,000 vs. \$81,000** the prior year.*
  - *This significant change, which included some parishioners prepaying pledges in 2017, has enabled the church to operate during the first 5 months of this year with a small monthly surplus. It has also significantly impacted our cash position in a positive way!*

- Actively in the process of renovating parish hall and marketing it as a revenue source for wedding receptions and other events.
  - *As you can see the parish hall has a new look which is attracting people to rent the facility and generate income.*
- Become more active in community through the Provincetown Chamber of Commerce.
  - *St. Mary's is now a member of the Provincetown Chamber*
- Adjust rental rates for the parish hall and other fees as needed to reflect the Outer Cape market
  - *Parish Hall, Church rental rates were adjusted to be more competitive with surrounding venues.*
- Close monitoring of our income and expenses, including the timing and distribution of proceeds for Outreach to match the current financial situation.
  - *Adjustments were made in 2017 to Outreach to balance the Income & Expenses.*

As in the past, The Vestry and I are extremely grateful for your ongoing commitment, financial support and generosity. Without it, there is no ministry. As we move into the future we need to continue doing the things that are working to keep St. Mary's the thriving and vibrant parish it currently is.

Michael Sutila  
Treasurer

### Outreach Recipients, 2017

#### Anonymous Pledge

Independent of our Outreach budget of 10% of St Mary's Gross Income, the Outreach Committee received and approved as did the Vestry, a \$10,000 anonymous pledge to Baobab Home & Steven Tito Academy in Tanzania, Africa to be spread over five years. The value of such a donation is roughly seven times the amount in Tanzanian currency and will have a major impact on the mission of this home and school for HIV infected or impacted children. Parishioners interested in becoming sponsors of a child or reading by Skype, should contact Terry.

#### Recipients of St Mary's regular outreach:

Episcopal Diocese of MA Outreach:	\$10,667
Bishop's Discretionary Fund	361
Rectors Discretionary Fund	2,455
Soup Kitchen in Provincetown	900
Winter Lunches	1,048
Diocese of Jerusalem	1,000
Camp Lightbulb for LGBTQ teens	500
Amazing Grace Camp for Cape children of Incarcerated parents	500
Art & Spirit Artists' Commissions	3,065

Thanksgiving Offering divided among the three:

Helping Our Women	648
Homeless Prevention Council	648
Cape Cod Council of Churches	648

The Christmas offering was designated to help close the parish deficit by December 31, 2017.

The Outreach Committee often meets at least once a year followed by 'virtual' meetings to vote on recipients. We consider it a real privilege to take St. Mary's pledge of looking beyond ourselves into the lives of people served by 501C3 agencies who address the needs of children, poverty, health, homelessness, hunger, and natural disasters.

Respectfully submitted, Priscilla Jackett, Chair

Committee: Joan Boudreau, Maureen Cronin, Diana Hardy, Anne & Alec Marshall, Lynne Martin  
Deborah Minsky, Simonne Ketchum.

## 2017 Summer Fair Report

The Annual Summer Fair remains a favorite summer attraction in Provincetown and an important fundraiser for St. Mary of the Harbor. We have seen total sales fluctuate over the past five years from a high in 2013 of \$11,527 to a low in 2014 when it rained, affecting sales. Still, we brought in \$8,127 that year.

In 2017, total sales were \$8,987, down a little less than 9% from the previous year. In order of sales, the 2017 Summer Fair brought in the following:

Bakery	\$313
Books	157
Food	281
Front Gate	615
Golden Elephant	1,243
Jewelry	1,050
Raffle	1,706
Auction	2,169
Donations	329

## Art & Spirit 2017

### By the Numbers

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Gross Income	17,487	16,755	16,624	17,154	16,053
Gross Expenses	4,350	4,986	5,198	6,840	5,871
NET INCOME	\$13,137	\$11,769	\$11,426	\$10,314	\$10,182
% +/- Prior Year	11.63%	3%	10.78%	1.3%	

As the numbers indicate, we have continued to increase our net income each year. Art & Spirit is now St Mary's largest fundraiser of the year, thanks to the quality of art displayed and our parish underwriters. We could not produce this event without significant assistance from within the parish both on the day of the auction, donations of fine art and software, and financially!

Rod Funston's professional auction software has greatly improved our efficiency, accounting accuracy and catalogue production. Now into our third year of experience with it, we are all considerably more comfortable with his generously donated program. Some have asked why Art & Spirit abuts the Summer Fair so closely. Honestly, we wish we could have a bit more time to breath between the two, but the high season is when the most shoppers for both events are here. Although we have tried September in the past, we did not do as well, and we now base our date to follow the Fine Arts Work Center Gala with which we do not wish to conflict.

**Our Ninth Annual Art & Spirit Auction will be held Saturday, July 21st and the final date to donate art is Monday, July 2<sup>nd</sup>.** An Artist Sheet must accompany all donations – available from Mark Weinress or Priscilla Jackett. Preview Reception begins at 5:30 pm and the live auction begins at 7:00 p.m. We hope you, your family and friends will come, have fun, listen to our own Bill Carlson play beautiful music at the reception and buy art to support local and emerging artists many of whom do not show in a gallery and depend on us to show and sell. This year, we are also blessed with a few pieces of notable Provincetown artists! This is your opportunity to enhance your collection significantly! Support St Mary's Outreach and Art!

Respectfully submitted,

Priscilla Jackett and Mark Weinress, Co-Chairs

2017 Committee: Lee Ann Fanning, Andrea Sawyer, Tim Brown, Joan Boudreau, Sandy Thomas

# St. Mary's Rectory Task Force Final Report

## Introduction

During the past several years the parishioners, vestry, and rector of the Church of St. Mary of the Harbor have discussed the rectory building at 519 Commercial Street in Provincetown. Conversation centered around the future use of the property, or the repair of the building, or the financial viability of maintaining a rectory which could otherwise benefit the parish through its sale. With no clear consensus or direction evident, the Vestry, based on the recommendation of the Strategic Planning Committee, commissioned the Rectory Task Force (RTF) in October of 2015 to explore options for the rectory property.

The work of the RTF was originally envisioned as a 6-8 month project but became a longer and more intense discussion with parishioners and consultants over a 2-year period. The Strategic Planning World Café began engagement of parishioners in this discussion. Subsequently, the RTF met with Diocesan consultants and gathered information from real estate professionals, a building contracting firm, and town officials to explore possibilities for and barriers to different uses of the rectory property. This report concludes the RTF's 2-year investigation with an outline of what we consider to be the three potential paths forward.

### **Option 1: Continue as we are doing now**

The rectory of the Church of St. Mary of the Harbor, located adjacent to the church itself (as well as the harbor), is a two-story wood residential structure. It has been used continuously to house the church's rectors, interims, and priests-in-charge during most of the history of the parish. As an older wooden structure, it is subject to deterioration that time brings, accelerated by the elements it faces in its waterfront location.

While improvements and changes have been made, the rectory is basically the same building it was when it was acquired over 70 years ago. Our rector enjoys spectacular views, but lives in a drafty old house with an odd layout, few modern appliances or conveniences, and an undulating, sagging floor.

The parish has generally taken an approach of benign neglect with the rectory, punctuated by the occasional improvement, repair, or addition, often in conjunction with the arrival of a new rector or development of a problem that could be put off no longer. (The most recent example is the installation of interior storm windows, an improvement to be sure, but a stop-gap measure.) There were always pressing needs for the parish's funds and what repairs could be postponed were. This policy can be seen in peeling paint, missing shingles, and less visibly, a deteriorating foundation.

Absent a major effort with substantial fundraising, this is the path the parish is likely to follow. Though not ideal, it has worked serviceably well over the years. The rectory could be improved and risk of a large, sudden expense mitigated (caused by a storm or structural failure) if we recognize this and make an effort to adopt a multiyear rectory maintenance plan and secure funding for it, from the operating budget and/or special fundraising.

### **Option 2: Redevelop rectory**

There is general recognition by parishioners that the rectory is out of date and out of shape. In a

world without funding limitations, we believe there would be strong support to refurbish the rectory by correcting structural problems, bringing systems up to date, and making the building shipshape.

We consulted with a construction engineer to determine what needs to be done and what it would cost. The report we received is attached. A number of projects need doing, most prominently refurbishing the foundation as we recently did with the sanctuary. The estimated cost is \$300,000, not including the cost of housing the rector elsewhere while the work is completed.

A complication is that waterfront property is subject to new regulations, designed to protect against sea level rise and other hazards, when the cost of repairing/refurbishing a building exceeds 50% of its value. These regulations include raising the property 15 feet above sea level. We barely avoided triggering this requirement with the sanctuary reconstruction project. The RTF believes we would be hard pressed to avoid application of these regulations with the type of refurbishment outlined in the consultant's report. Given the prognostication for potential flooding in the location, we do not think we should try.

### **Option 2a: Redevelop and redeploy rectory**

If we were to embark on a substantial rectory refurbishment project, many parishioners suggested we use the opportunity to redeploy the property for uses in addition to housing the rector. Suggestions include creating two living units, one of which could be rented for income or utilized for church or humanitarian purposes. Other suggestions include creating meeting, storage, or administrative space for the church or community.

We believe redeployment is a viable idea, but a consensus on exactly what we want to do and how we would manage it in the future (for example, a second living unit would require selecting tenants, potentially collecting rent, etc.) needs to be developed before this option can be explored in depth.

It is also possible that we could take advantage of raising the structure to create useful space. Other refurbished waterfront properties have put garages on lower levels. Meeting space, for example, might meet the requirement as long as the living area above it is at the required height. This needs to be investigated if redeployment is the chosen direction.

### **Option 3: Sell rectory**

The rectory's waterfront location, despite the hazards, makes it an apparently valuable property, based on neighboring sales. It would seem possible to sell the rectory and purchase different and potentially more appropriate and less vulnerable housing for the rector and have funds left over. (This calculation sets aside concerns expressed by parishioners about losing control over the property adjacent to the church which would need to be addressed if we went down this path.)

Our church property, including the rectory, belongs to the Diocese of Massachusetts, not the parish, so the Diocese is the ultimate authority on how the property is deployed. In the early stages of our investigation, we asked the Diocese to help us understand the ramifications of and

stipulations for selling the rectory and their position on that type of transaction. Any proposal by a parish to sell property is made to the Diocesan Standing Committee. Such a proposal must include, among other things, the reason for the sale, options which are being examined, and a specific plan for use of the proceeds.

The Standing Committee strongly prefers that proceeds from the sale of capital assets be used for capital purposes. For example, proceeds from sale of a rectory must be used to provide alternative rectory housing with any remainder set aside as an endowment for property maintenance. We inquired whether a surplus from a rectory sale, after provision of alternate housing, might be used as an endowment for operating expenses. We were informed that this probably would not be allowed.

A different, but substantial barrier to selling the rectory is that the church and rectory share the same Title 5 septic system located under the parking lot. For the rectory to be sold, it would have to have its own septic system or be connected to the town sewer. We do not believe the rectory property has space for installation of a septic system and currently the town does not allow additional connections to the sewer except in emergencies.

We discussed making the property into two condominiums (the church and the rectory) which could share common property such as the septic system as a way around the impasse. This would allow the rectory to be sold as a condominium. We think this option is too complicated for the parish and unlikely to receive Diocesan approval.

## **Summary**

We concluded there are no obvious answers to the question of what to do about the rectory. We have described three potential paths forward, each of which presents challenges and requires an ongoing high level of commitment.

There appear to be substantial, and perhaps insurmountable, barriers to selling the rectory. Refurbishment comes with a daunting financial challenge. The consultant's report on rectory repairs offers a good outline of what needs to be done. We recommend the Vestry use that as a guideline to prioritize a plan we could implement over a period of time, even a long one.

The Vestry might investigate the possibility of fundraising or borrowing for more rapid refurbishment. Gaining additional uses for the property in conjunction with refurbishing it might make it easier to raise the funds.

We believe that doing nothing is not responsible stewardship. St. Mary's rectory is a valuable asset that has been entrusted to our parish and it is incumbent on us to take good care of it.

### **Contributors:**

Task Force Members – Joan Gibbons, Bill Glass, Scott Turton

Diocesan Consultant - Mary Gardill

Diocesan Office - Steve Pierce

Contractor – Jonah Swain

Real Estate Consultant – Susan Chapman

Research on town regulations – Mark Weinress

Research on site specs/septic - Bruce Cagwin

Parishioner input through World Café

Appendix: Mission Statement

## Mission Statement

We are a church in the resort town of Provincetown. As we plan for the future, we are mindful of the need to have both a strong spiritual and financial foundation to continue our parish community life.

Churches in resort towns have somewhat unusual demographics made up of year round, weekend and seasonal members. St. Mary of the Harbor is no exception and, in addition, the median age of our parish is not young. While our parish life is vibrant, we perceive that our financial wellbeing will be challenging.

We therefore seek a strategy which prepares us to weather change, a strategy which allows us to continue in our focus on evangelizing in new and uncharted waters. We are looking for opportunities to strengthen our community life and financial viability and we seek God's grace in these demanding times.

Our parish is fortunate to have inherited beautiful physical assets, most notable a lovely church building and rectory on the seashore. We have recently successfully reinforced and refurbished the church to give it many more years of life. We are now considering how to best make use of the rectory given the mission of the parish, that of embodying God's love in our lives, our words and our works. The mission of our task force is to gather the necessary information to help the congregation discern options for the rectory building keeping in mind the demographic, economic and operational needs of the parish.

## 2018 Report of the Nominating Committee

Senior Warden, one-year term ending 2019:	Mark Weinress
Junior Warden, one-year term ending 2019:	Harry Ellsworth
Treasurer, one-year term ending 2019:	Mike Sutilla
Clerk, one-year term ending 2019 :	Geri Spinella
Vestry, two three-year terms ending 2021:	Ollie Ahmuty Sharon Inger
Delegates to Diocesan Convention, two one-year terms ending 2019:	Scott Turton Bruce Mason
Alternates to Convention, two one-year terms ending 2019:	Simonne Ketchum Jake Ketchum
Delegates to Cape & Island Deanery, three one-year terms ending 2019:	Mary Jo Avellar Priscilla McChesney Maghi Geary
Cape Cod Council of Churches, two one-year terms ending 2019:	Peter Graham Maureen Cronin
Nominating Committee for 2019:	Joan Boudreau Beth Chapman Joan Gibbons

### 2017 Year by the Numbers

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Sunday Services	62	60	62	63
Sunday Attendance	3702	3559	3503	3777
Other Services	83	111	99	55
Other Attendance	792	1077	1042	899
Baptisms	0	3	1	1
Confirmations	0	0	0	0
Weddings	7	6	3	5
Renewal of Vows	1	0	0	0
Funerals	4	6	7	3
*Active Baptized Members	164	165	160	135