

ANNAPOLIS FRIENDS NEWSLETTER — MARCH 2015

CALENDAR

- Meeting for worship: 11 a.m. on First Days
- First Day School for children: 11 a.m. (joining Meeting for Worship from 11:45 a.m. to noon)
- Nursery care for our youngest: 11 a.m.
- Meetings for Worship with a Concern for Business: 1st First Day of month at 9 a.m.
- Adult religious education: As noted in calendar below
- Early meeting for worship (weather permitting outdoors) at 8 a.m. on 2nd, 4th, and 5th First Days
- The North County mid-week meeting: First Tuesdays from 6:30 to 7:30 p.m. Call 410-439-2319 for more information.
- Meditation study group meets at 7:30 p.m. on Wednesday evenings in the meeting room
- NOTE: The deadline for submitting newsletter items is the 20th of the month

MARCH 1: 9 a.m. Meeting for Worship with Attention to Business; 11 a.m. Meeting for Worship

MARCH 8: 8 a.m. Early Meeting for Worship; 9:30 a.m. [Meeting for Learning](#): Quakerism 101—the Basics of Quakerism; 11 a.m. Meeting for Worship

MARCH 15: 9 a.m. Committee Meetings; 11 a.m. Meeting for Worship

MARCH 22: 8 a.m. Early Meeting for Worship; 11 a.m. Meeting for Worship; 1 p.m. Potluck lunch

MARCH 29: 8 a.m. Early Meeting for Worship; 11 a.m. Meeting for Worship

CARE OF THE MEETING HOUSE: Meeting House and Lands

QUERIES FOR THIRD MONTH: THE MEETING COMMUNITY

Are love and harmony within the Meeting community fostered by a spirit of open sharing? Do you endeavor to widen your circle of friendships within the Meeting, seeking to know persons of all ages and at all stages of the spiritual journey? Does the Meeting provide for the spiritual refreshment of all members and attenders? Do Friends provide spiritual and practical care for the elderly, the lonely, and others with special needs? (Faith and Practice, p. 38)

MINISTRY AND WORSHIP COMMITTEE MARCH UPDATE

The Ministry and Worship Committee would like to thank all of the Friends who participated in the Spiritual State of the Meeting Worship Sharing on February 8, 2015. Your comments were positive, informative, and speak well of AFM's spiritual state. Your comments will provide a wonderful State of the Meeting Report to Baltimore Yearly Meeting. The First Draft of the Spiritual State of the Meeting will be presented at Meeting for Worship with Attention to Business on March 1, 2015. Again, thank you to all who participated.

UPCOMING MEETINGS FOR LEARNING

On March 8, 2015 and April 12, 2015, Dot W will present Quaker 101 – The Basics of Quakerism. It has been several years since Dot has given this in-depth study of Quakerism. This is an excellent opportunity for new attenders to learn more about the history and fundamentals of Quakerism. This is also an opportunity for Friends and long-time attenders to learn more about our faith. As many of you know, Dot is a wealth of knowledge on Quakers and presents her material in a lively manner. The Meetings for Learning will be held at 9:15.

The Ministry and Worship Committee wishes to thank our dear Friend Dot for taking the time to present these two Meetings for Learning. I hope many of you will be able to attend.

The Ministry and Worship Committee

QUARTERLY MEETING AT PATAPSCO

Chesapeake Quarterly Meeting will meet at Patapsco Friends Meeting on Sunday, March 8. From 9:30 to 10:45 a.m., Friends from various meetings will report on what they are doing about climate change and stewardship of the environment. There will be hymn singing prior to worship at 11 a.m. Lunch will be provided by Patapsco Friends. A business meeting will follow. This is our Quarterly Meeting. For more information or to talk about car pooling, call Pat S at 410-263-4529.

AN APPEAL FOR VOLUNTEERS TO HELP WITH WINTER RELIEF

Dear Friends,

For several years, Annapolis Friends Meeting has partnered with Magothy United Methodist Church on Mountain Road in Pasadena to provide shelter under the umbrella of Winter Relief, a program run by the nonprofit Arundel House of Hope to provide temporary shelter for the homeless in North County. Friends have also helped Winter Relief in other ways, most recently through a generous gift from Meeting in 2014 to provide a portable shower unit.

Like many other area churches, Magothy UMC has signed up to house the homeless in its church offices for an entire week, which this year runs from Monday evening, March 9, through Monday morning, March 16. The church, while historic, is small and not very wealthy, and by helping out we are making it possible for its congregation to provide a service that they could not offer on their own.

Please consider helping with this effort, towards which Friends have shown remarkable generosity over the years. Volunteers are needed for three roles:

1. Evening/overnight supervision. There are two shifts each night, 7 p.m.-1 a.m. and 1 a.m.-6 a.m., and you will never be working by yourself.
2. Preparation/serving of Sunday dinner on March 15; children welcome. Dinner time is 6 p.m.; there is a full kitchen onsite.
3. Dropping in to visit with guests Saturday, March 14, or Sunday, March 15, (very ad hoc--the recommended time is to allow 2 hours, but if you can make it, just do it; most of the guests are at a loose end on weekends)

Please let me know if you are willing to help in any of these roles, particularly the evening or night shifts -- the latter are hard to fill.

Peace,
Peter (410-647-2487)

GAIN PROGRAM--GREATER ANNAPOLIS, INTERFAITH NETWORK THURSDAY, MARCH 12, 2015, 7 p.m.

The next GAIN program will be held on Thursday, March 12, at 7 p.m. in the St. John Neumann Church, Community room, 620 N. Bestgate Road, Annapolis MD 21403. Facilitated by Mardy Burgess, Ph.D. and Kathy Carroll, M. Ed--both authors of education curriculum--the meeting will feature "The Journey of the Universe." This award-winning PBS film guides us through a new epic story -- the ways our stars, planets and living organisms emerged within the vast drama of the universe. The compelling film takes us from the origins of life to our present ecological and social challenges. It is now being shown world-wide.

Evolutionary philosopher Brian Swimme explores cosmic and Earth evolution (through cosmology, astronomy, geology, biology, history and ecology) - as a profound process of creativity, connection and interdependence. The producers use the cutting edge of science to interweave the traditional role of creation stories - to explore "where we came from." It is a story of the past that speaks to our future.

Mardy says, "When I first discovered some parts of this story 40 years ago, I experienced an amazing 'Aha'— If I have all this story of life within me, I can do anything." I wanted to put it into education as a framework for learning.

For more information, please contact Liz liz2vh@comcast.net or mardypb@comcast.net.

THINKING ABOUT RACE (MARCH 2015)—JUST MERCY BY BRYAN STEVENSON

Human rights lawyer Bryan Stevenson published *Just Mercy: A Story of Justice and Redemption* in October 2014. In February 2012 he gave a TED talk on this topic – www.TED.com/talks/bryan_stevenson. The TED introduction to the talk says that Stevenson "shares some hard truths about America's justice system, starting with a massive imbalance along racial lines: a third of the country's black male population has been incarcerated at some point in their lives. These issues, which are wrapped up in America's unexamined history, are rarely talked about with this level of candor, insight and persuasiveness." At about minute 7 into the talk, Stevenson says this:

"Our system isn't just shaped in ways that are being distorted around race, but also around poverty. We have a system of justice in this country that treats you much better if you're rich and guilty than if you're poor and innocent. Wealth, not culpability, shapes outcomes. And yet we seem to be very comfortable. The politics of fear and anger have made us believe that these are problems that are not our problems. We have become disconnected."

This column is prepared by the BYM Working Group on Racism (WGR) and sent to the designated liaisons at each Monthly and Preparative Meeting for publication in their newsletter or other means of dissemination. The WGR meets most months on the third Saturday from 10 a.m. to 1 p.m., usually at Bethesda Friends Meeting or Friends Meeting of Washington. If you would like to attend, on a regular or a drop-in basis, contact clerk David E (david.etheridge@verizon.net), or Pat S (pat.schenck@verizon.net or [410-263-4529](tel:410-263-4529)).

EDUCATIONAL GRANTS AND FUNDING

- Educational Grants Applications

The Educational Grants Committee of Baltimore Yearly Meeting will be awarding a limited number of modest grants for the school year 2015-2016.

Grants will be made to enable members and regular attenders of Local Meetings associated with Baltimore Yearly Meeting (or their children) to pursue their educational goals.

Grants may be applied to expenses associated with undergraduate attendance at accredited post-secondary educational institutions such as universities, colleges, professional and vocational schools. Attendance may be either full- or part-time.

Grants will be awarded on the basis of financial need and the Committee's assessment of an applicant's statement of purpose, including consistency with Friends' testimonies.

Grants will not exceed \$2,000.00 per grantee per year. The sum of all grants to a grantee will not exceed \$8,000.00.

In determining the number and amounts of grants, the Committee will be guided by the twin goals of assisting as many applicants as possible with available funds and, insofar as possible, of assuring that amounts of individual grants are not insignificant in comparison with the grantee's needs.

Applications will be accepted until April 15, 2015.

For further information or if you have questions, please contact the Baltimore Yearly Meeting Office at 301-774-7663.

Miles White Society Accepting Applications for Education Funding

The Trustees of the Miles White Beneficial Society of Baltimore City are now accepting applications for educational funding. Funds are available for books and tracts, Friends educational institutions and programs for the young, and for undergraduate college scholarships. Proposals will be considered for requests up to \$5,000.

Preference shall be given to applications from the Greater Baltimore Metropolitan Area and to those with connections to Friends Meetings or their members within the Baltimore Yearly Meeting. All requests must be made in writing. The deadline for applications is March 15, 2015. Notification of approval will be made by May 1, 2015. For other information, contact William O. M at mileswhitescholar@outlook.com.

LIBRARY CORNER

"The Alchemist," by Paulo Coelho, has recently been donated to our library. Written in its original Portuguese in 1988 and translated into English in 1993, this short novel reads like an ancient legend might have sounded, told by the light of a winter's fire.

From the first sentence, I felt at home with Santiago, the young Andalusian shepherd boy who journeys from Spain to Egypt in search of treasure. He imagines riches in some tangible form but, as he travels, he is drawn more and more inward. His new landscape? The Soul.

I had heard of this book when it first came out, but did not realize it had become quite a phenomenon. Can something be popular without being trite? I think so.

I enjoyed "The Alchemist." It touched me spiritually, with its simplicity and its quiet, yet, persistent questions. If you long for an old fashioned tale told by a master storyteller, this may be the one for you. Come check it out!

Susan D

QUAKER QUOTES FOR MARCH

This is the reason I remind you to rekindle the gift of God that is within you ... for God did not give us a spirit of cowardice, but rather a spirit of power and love and of self-discipline. (II Timothy 1:7)

To one is given through the Spirit the utterance of wisdom, and to another the utterance of knowledge according to the same Spirit, to another faith by the same Spirit, to another gifts of healing by the one Spirit, to another the working of miracle, to another prophecy, to another the discernment of spirits, to another various kinds of tongues. All these are activated by one and the same Spirit, who allots to each one individually just as the Spirit chooses. (I Corinthians 12: 8-11)

Remember, O my soul that the Prince of Peace is thy Lord, that he communicates his unmixed wisdom to his family, that they, living in perfect simplicity, may give no just cause of offense to any creature, but may walk as he walked. (John Woolman, 1720-1772)

Then Jesus cried aloud: "Whoever believes in me believes not in me but in him who sent me. And whoever sees me sees him who sent me. I have come as light into the world, so that everyone who believes in me should not remain in darkness. I do not judge anyone who hears my words and does not keep them, for I came not to judge the world, but to save the world." (John 12:44-47)

MEETING FOR WORSHIP WITH ATTENTION TO BUSINESS MINUTES

FIRST DAY OF THE SECOND MONTH, 2015

Present were: Wes J (Clerk), Phil C (Recording Clerk), Pat S, Karen P, Joel R, Nan & Sky E, Kim F, Careen M, Martha B, Cairn K, Elise A, Bob B, Carl B, Marcia O, Mary B, Mardy B, Bill P, Bill K, Karen C,

Patty R, Dot W, Bonnie P, Ruth S & Susan P.

We began with centering worship. From the silence, our Clerk told his plan to meet with each AFM committee at least once per year to get more attuned to "what's going on in Meeting." He also shared a quote for mediation as to the spirituality of Native Americans, noting "part of our faith's beauty is we each have our own different well-springs."

1. Context: Wes reviewed our planned agenda and stated his hope that we may spend most time, perhaps an hour, of this Meeting for Business (MfB) discussing possible acquisition of the neighboring property. For context, Wes reviewed brief excerpts from AFM's statutorily-required "Plan" and recorded purpose to provide corporate status, tax-exempt benefits, as well as spiritual benefits of the Religious Society of Friends.

2. Ministry & Worship: Patty R reported that Joel R has offered his spiritual history and completed his clearness committee meetings to become a member of AFM and the Religious Society of Friends. Friends joyfully approved and affirmed this.

Pat also delivered this report, prepared by Pat S, on the 10/11/14 BYM Interim Session at Richmond Friends Meeting: Attendance at all BYM Quaker camps is stabilized, allowing staff more focus on programs. A strong effort has begun to diversify both campers and staff, racially and otherwise. Another concern is that the number of Quaker children at the camps has diminished- perhaps because Quaker children no longer receive a discount or because there are fewer children in meetings. Catoctin and Shiloh each have held an annual alumni event. About half the 30 cabins of the three camps recently have been replaced. On a noncamping topic, our 2015 BYM annual session theme will be "Living Into Right Relationship," emphasizing our relationship with nature. Unity with Nature Committee plans a space at Annual Session where monthly meetings can share their work for the environment.

3. Stewardship and Finance: Sue P and Karen C presented AFM's 2014 year-end financial statements, indicating that we exceeded our goals in income and generally kept our expenses below goals; only two committees exceeded planned expenses -- with MfB approval. As a result, we had a \$9,548 operating surplus; this amount is added to our \$7,362 balance in the Committee Contingency fund for a total of a \$16,910. Sky also noted that we have unrealized gains in investment income. All these funds are held, pending further MfB decisions, bearing in mind possible future plans and potential future renters to replace those recently departed.

4. Building for the Future (BFF): Kim asked Friends to consider two requests, slightly paraphrased here, upon conclusion of today's MfB discussion:

a. Building for the Future Subcommittee, Meetinghouse and Land Committee

- Report on BFF Meeting of January 7, 2015
- Recommendation to move forward to make an offer on the property located at 345 Dubois Road
- Request for permission of Meeting to solicit donations and/or long term loans to support the purchase of the adjacent property from Members and Attenders, and to investigate other Quaker and non-Quaker sources of funding for the project.
- Visioning and Conceptual Design Session with Evan L on the expansion of the Meetinghouse planned for February 22nd, 2015 after meeting, in conjunction with 4th First Day potluck. Building for the Future Subcommittee, Meetinghouse and Land Committee
- Report on BFF Meeting of January 7, 2015
- Visioning and Conceptual Design Session with Evan L on the expansion of the Meetinghouse planned for February 22nd, 2015 after meeting, in conjunction with 4th First Day potluck. Request: To authorize a BFF subcommittee to negotiate possible purchase of the property and improvements at 345 Dubois Road (2.08 acres with unfinished residential structure and carriage house), making a counteroffer commensurate with our fair-market appraisal value

(\$350,000.00) and contingent on further possible negotiation as encroachment costs and financing arrangements via AFM trustees within 90 days.

b. Request: To authorize BFF to solicit donations and/or long term loans from AFM members and attenders for our possible purchase of 345 Dubois Road, and to investigate other Quaker and non-Quaker sources of funding and long-term financing for the project.

Kim initiated our discussion with the reminder that our AFM Meeting House vision statement calls us "To provide a Quaker resource for community worship, thought, learning and spirit-led action." She also summarized two reports (attached) on recent BFF activities, including a 1/7/15 meeting of 18 Friends who discussed our neighbor's intent to sell his property (345 Dubois Road). Kim noted that this discussion moved in a positive direction with focus on the questions "If there were no structures on it, what value would this additional space offer to AFM in 10 years? In 100 years?" After long discussion, 1/7 group realized their discussion had moved from "should we do this" to "how can we do this?" This conclusion was conveyed to MHL which, in turn, brought the subject to our present MfB.

One Friend began the present MfB discussion, noting that purchase of the neighboring property and expansion of the present Meeting House cannot occur simultaneously; they would require sequencing as resources became available. Another suggested the neighboring property could allow us to expand with fewer space-related environmental and regulatory restraints. We also could provide "their own space" for our kids, who now continually must limit their use of Meeting House space, giving priorities to renters and others adult programs.

Other Friends raised concerns as to whether we know what our plans would be if did acquire the property: Will we have enough tenants when we do not yet have renters for the current property? Should we answer the second ultimate question (about financing) before the first (about possibly purchasing)? Elise commented that fundraising would be easier once we know what the price target would be. As to a possible price, Kim reported that the neighbor has stated his family has "\$650K invested in the property," although much of this has been discharged in bankruptcy. (The property's assessed, appraised, and bankruptcy buy-out values all are much less.) Bob B suggested, until we make an offer, we may not learn to the property's real price: "So, this is not a decision to buy, it is a decision to find out what the price is, subject to our own ability for fund-raising."

Yet another Friend suggested that, often, Friends best decisions are made "as way opens" without certainty of the final outcomes. Careen suggested that we also should consider whether we might also bring in other community organizations and what are we might do with the property in the future.

One Friend suggested that the neighbor's garage encroachment on AFM property is "the real issue" and another Friend suggested this problem should be resolved before considering the purchase. Others disagreed, noting that there were ways to resolve the encroachment if we did buy and different resolutions if we did not buy. It was suggested that the current building permits will expire on 6/15/15, could cost thousands of dollars to reissue. Kim responded that renewing the permits past June 15, 2015 would also cost money, but would retain "grandfathering" under regulations in effect when the permits were issued for many site development requirements.

Another Friend predicted that, even if we acquired the property but later decided we did not want to keep it, AFM could make a profit. Currently, he pointed out, the two biggest detractors from the property's value are: 1) the home's unattractive, unfinished exterior; and 2) the garage's boundary encroachment and permit problems. AFM would solve the first problem by acquiring the property, combining it with our present property to make one large lot then, if desired, redrawing the boundary. AFM could solve the second problem by finishing the exterior at a reasonable cost. Thus, the only financially difficult time would involve the interim financing and transition. But, he predicted, the real value to AFM might come from keeping an expanded campus to more than double our rental income and our usable space for community purposes.

Kim noted our professionals' estimates of \$20-40K to complete the external shell of the neighboring property, plus \$10-20K to make the garage livable. Thus, another Friend suggested that we should add \$60K to the estimated cost of the property when deciding whether AFM can afford it. Bob also stated that we may already have reached the limit of expansion of the current meetinghouse

structure, unless we somehow acquire more land or incur costly legal expenses for a possible variance. Kim explained that our current Meeting House property is partially in the "limited development area" of the Chesapeake Bay critical area, but the remainder is in R-2 which allows 30% percent impervious surface area. This provides strong support for a variance from lot coverage requirements in the L-D-O. We may already be at or near the allowable percentage of impermeable surfaces on our property; the neighboring property has more permeable surfaces & more acreage not within the critical areas.

Discussing the logistics of negotiating a price with MfB guidance, a Friend pointed out that Kim's first proposed question leaves some flexibility for a BFF subcommittee to insert "contingencies" for AFM to obtain funding. One Friend suggested that she might offer a \$100,000 interest-free loan if she were persuaded that specific Friends could commit to taking responsibility for the necessary financing and property-management obligations. This amount, another Friend suggested, could be added to the \$140,000 building fund and related funds to greatly reduce the financing needed. Another pointed out that this is exactly the same process that, in the early 1990s, enabled us to proceed with construction financing of the current Meeting House. Beyond one larger interest-free loan, several other Friends then each pledged smaller amounts to reduce the external financing requirement.

At this point, Wes noted that Friends had not reached unity within the available one hour time constraint of MfB, suggesting a special "called-meeting for business" to continue this discussion. He urged Friends to continue this discussion with a spirit-led process and to not get into entrenched camps. Wes will circulate an online calendar-request to identify the best date to continue with the special called-meeting.

Kim also announced that Quaker architect Evan Lippincott will attend AFM potluck on 2/22 from 12:30 to 2 p.m. to get guidance from Friends to prepare for a "conceptual design scheme" as to the current Meeting House. He previously has received summaries of BFF's "functional program" & specific concerns of Friends. (NOTE: This task has been given to Evan without any reference to the neighboring property, as if the two projects could proceed on parallel tracks without intersection.)

Closing: These minutes were only partially read and approved during Meeting for Worship with Attention to Business, as we ran out of time during the BFF discussion. Friends agreed to ask the Recording Clerk to do his best. Meeting closed with silent worship.

Respectfully submitted,
Wes J, Clerk, and Phil C, Recording Clerk

SPECIALLY-CALLED MEETING FOR WORSHIP WITH ATTENTION TO BUSINESS
NINTH DAY OF THE SECOND MONTH, 2015

Wes J (Clerk), Phil C (Recording Clerk) and 22 others Friends participated in this specially-called meeting. We began with silent worship.

[Recording clerk's note: This meeting was over two hours long, Friends' discussion was somewhat rambling and repetitive, and Friends' traditions emphasize group discernment over individual positions, so I have grouped Friends' comments by topic and omitted speakers' names, except as Friends presented factual information or acted to clerk acted as clerk. My full notes with names & without organization are available upon request.]

Our clerk reminded Friends that this specially-called meeting continues our MfB discussion of two requests brought to Meeting for Business by the Building for the Future Committee. Looking at both our present Meeting House and possible purchase of the next door property, the question of finding a way forward offers a huge, multifaceted challenge. Parts of the question include our space needs, our children's needs, the encroachment issue, our financial resources, and more. Our clerk suggested that cost should not be the determinative factor; instead, we should seek to understand where spirit is leading us. Once we come to that understanding, dollars will not be a problem. It may not be easy, but it will come to fruition. So, our clerk urged us initially to focus on that upon which we can find unity in the Spirit.

Our clerk suggested a few initial points upon which we may be in unity. We need to resolve the encroachment issue—and we have hired legal counsel for this purpose. Also, we have had impassioned pleas from CREC on how we might best meet the needs of children for space dedicated for their use. We have talked about the size of this multipurpose room and whether it is adequate for our needs going forward. What would settling the encroachment, expanding the campus & creating more space do for us as a Meeting community.

Kim F brought copies and reviewed past reports presented to the Meeting on this topic. She urged Friends to think of this as a question not of “costs,” but as “investments” in the Meeting. Two handouts included a projection of higher per-square-foot construction costs to expand the current Meeting House vs. lower per-square-foot costs to acquire and build-out the next door property. She noted that the property (lifetime home of Virginia B) was purchased from bankruptcy in 2012 for \$200,000 by her ex husband so she would not lose the property. She now lives above the garage and both need to sell it so they can move on with their lives. ; but owner Les B, Jr., would like to sell it for much more than that. The property is not yet listed with a realtor. Mr. Les B, Jr. asserts at least \$750k has been invested in the property and proposed an easement to resolve the encroachment in March 2014, has set a deadline for AFM to make any offer that shortly will expire. (One Friend suggested it is not a “hard” deadline; another commented that AFM has requested that we be excluded from any listing contract. The next door garage currently is occupied by the elder Mrs. B and her son. Kim also offered to act as a resource.

Various Friends offered questions and suggestions to resolve the children’s space problem:

- What if we say the classroom is no longer available for rent and make up the difference with more donations?
- What if we rescheduled committee hearings to avoid use of the classroom?
- Would it be a problem to send children “on their own” across the lawn to the next door property for First Day School (FDS) there during Meeting?
- Would building two more classrooms on the far end of the Meeting House automatically rule out next door?

Kim suggested that AFM’s two potential projects—Meeting House expansion and next door acquisition - may not be mutually exclusive. She also offered further information from AFM Building Use Coordinator (BUC) Minette C-S that the classroom is rarely used for rentals. Rather, classroom use competition comes from AFM adult meetings. For Children’s Religious Education Committee (CREC), Joanna Tobin explained that the children never “go off on their own,” but always are accompanied by an adult. She added, we have reached the limits of our space—especially, if we want more space & resources to kids as they get older. Traditionally, we lose children as they hit middle school because we really need a different kind of program & don’t have space to offer it. With more space, kids could start a project and not have to disassemble and put it away each week. CREC also would like a kitchen which could be used during Meeting for Worship without disturbing adults. - Also, AFM offers supervision for 19 children being homeschooled and we keep “turning away” other families that apply. Unlike most home-school umbrella groups, we have physical resources that could be tremendously valuable to have space where the homeschooling kids could come, work & share our resources.

Other Friends commented on our children’s needs, proposed alternatives and asked more questions:

- Expanding the present Meeting House could be very disruptive with holes in the walls, construction debris, and construction equipment and supplies staged around the Meeting House.
- Acquiring the next door property might permit AFM to build in stages over many years, perhaps having a temporary Meeting Room next door when eventually ready to expand the present Meeting House.
- Acquiring the next door garage could provide older kids with both workspace and the desired kitchen.
- We also could offer educational resources to disadvantaged children in nearby neighborhoods of Annapolis if we had more space.
- This is an “opening” for property at a price we might be able to afford and we might not get this chance again.
- Could we approach the Unitarians about jointly acquiring the next door property? [post-script – the next day we received an email from the UU’s “future planning” committee who has been

deliberating any value to them of this property. There was not interest at this time to invest in developing the property though they did give examples they could use once it was built]

- ? [Recording clerk's note: Bob B later has reported that this inquiry was made and the Unitarians are not interested at present.]
- If there is any nearby residents' association, do we know what they would think about our possible uses next door?

Also, others commented as to additional possible uses of the next door property:

- Since the 1990s, Friends have shared visions of a Peace & Justice Center, an environmental center, a Quaker community resource center, a caretaker's living space, and more.
- These uses can't all fit within the current Meeting House footprint. But, with an expanded campus, we could always keep the present Meeting House as our spiritual focus with staged, intermediate growth next door.

Comparing AFM to surrounding churches, Bob B informed Friends that the Unitarians & Catholics each bought additional properties near them to permit expansion for future needs. The Evangelical Presbyterians, not far away, also bought two adjacent properties. Usually, he stated, buying an older or completely developed property would give problems of reconstruction and, if fully developed, be multiple times more costly. Our neighboring property offers the benefits of not being fully-developed and, therefore, being less costly. He suggested Friends should look 10, 20, 50 and 100 years ahead.

As to the encroachment problem, Friends suggested various possible approaches:

- 1) adversarially force the neighbor to tear down the garage,
- 2) sell our dispute for "30 pieces of silver" although this also might lock ourselves into our current footprint,
- 3) try for a win/win trade of easements or boundary lines, to gain land area to mitigate our 15% limits to gain land area to mitigate our 15% limits or
- 4) buy the adjacent property and combine the two into one campus.

One Friend asked, could we just buy the garage and not the remainder of next door? Kim informed us that this question has been asked and he has declined this option. Our neighbor would not likely sell the garage alone because this would take his lot below the 2 acre zoning minimum & also greatly devalue his remaining property.

Various Friends offered these visions:

- "Everything happens for a reason." We have been presented with an amazing opportunity like a revelation. We have an opening and I don't understand while we're not walking through it.
- This is an opportunity like the Louisiana purchase – nearly tripling our available space to grow at a small cost. The fact that we now can't imagine all potential uses should not deter us.
- As with Thomas Jefferson, education is one of the most important gifts we can offer our community.
- Even if we bought next door property and decided we did not want to keep it, AFM could not lose. The reason the property has a low market value now is because of the encroachment, the unfinished exterior, etc. But, once we bought it, the encroachment would be resolved and we could redraw lot lines as we choose. Also, we could finish the exterior & interior inexpensively and resolve the eyesore problem. Then the property would reach market value for a possible resale.
- However, the property likely would pay for itself. One Friend has discussed the desire of an Eastport environmental group to have custom space and lower rent. One such large tenant could pay any mortgage and still leave more than half the property for Friends other uses.

Some Friends disagreed:

- "I am not against this [but] we are acting effectively where we are now." How can Friends build on both properties? Couldn't we continue to use the present Meeting House while it is again under construction?
- The next door would use up much time and energy as well as money.
- Friends are not a "cathedral-building" denomination. Building a structure mainly for rentals & having paid employees seems inconsistent & mission-creep for the mission of Quakers.
- We only should move forward applying "Quaker process."

Other Friends responded:

- Someday, the Annapolis area should have a Quaker school – not just for home-schoolers but also for disadvantaged youth who need such education and can't get it elsewhere. "Maybe we should buy buses and bring the kids from the troubled neighborhoods here."
- With 14.8% impermeable surfaces on AFMs "critical-area" land, we have reached the limits of what can be built without a variance which, itself, would be costly. This variance would make us encroach on critical areas—which raises a question about our testimony of integrity, our ethics, and our care for nature. Acquiring the property next door, we could preserve the environmental quality of both properties, and have opportunities as yet unknown.

As to AFM's possible next-step with the next door property, Friends stated;

- Even if we are not "walking through the door," there is no downside to taking the first small step to get more information by a) making an offer, not a commitment, and b) getting more information.
- As clerk, Wes observed that Friends had not reached unity as requested by BFF to authorize an offer to purchase for a specific number of dollars.
- However, various Friends suggested that we might authorize attorney Mike N, Esq., to hold lawyer-to-lawyer discussions, gathering more information about what type of offer might be acceptable to the next door owner.
- As BFF clerk, Kim noted that MfB previously authorized up to \$5,000 for such legal fees, but we actually have spent only \$2,500 so far.
- Friends reached unity to authorize the attorney to initiate contact with the next door owner's attorney, as discussed above. BFF will arrange this and report back to MfB.

Another Friend suggested, as to BFF's second original request for permission to seek funding, that it might be appropriate to have a special committee for this purpose rather than MHL or S&F. Wes and Kim pointed out that we have another Meeting on fourth First Day (4/22 during potluck) for Evan Lippincott to discuss the possible expansion of the present Meeting House. (NOTE: This task, so far, has been given to Evan without any reference to the next door property, as if the two projects could proceed on parallel tracks without intersection.)

Closing: Due to the late hour, these minutes were not reviewed but will be submitted via email. This Meeting closed with silent worship.

Respectfully submitted,
Wes J, Clerk, and Phil C, Recording Clerk

HOW TO SUBMIT NEWSLETTER ITEMS AND ANNOUNCEMENTS

- Please submit items for the calendar and brief descriptions of events by the 20th of the month.
- Beth M is the editor of the Annapolis Friends Newsletter. Please send any items for inclusion in the newsletter to annapolisfriendsmeeting@gmail.com.
- Friends also are asked to watch your email for announcements of meetings and to listen for announcements at the rise of meeting.
- Event and activity organizers, please also post your announcements on the bulletin board for those who do not use electronic mail!
- Announce List: announce@annapolis.quaker.org; Discuss List: discuss@annapolis.quaker.org

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