

***“To love others as Christ loves us”***

**Christ Church Episcopal Vestry Minutes  
Earle Conference Room  
Tuesday, June 17, 2025**

**Attending:** Harrison McLeod (Rector), Wade Kolb III (Asst. Chancellor), Chris Klasing (Treasurer), Nelson Arrington III (Asst. Treasurer), Wes Clarke, Betty Parker Ellis, Martha Louise Lewis, Smyth McKissick IV, Dorothy Nicholson, Angelle Reichert, John Wood.

**Minutes Taken by:** Wes Clarke.

**Attending by Phone:** Nancy Kennedy (Senior Warden), Chan Boyd (Junior Warden), Phil Peterson.

**Not in Attendance:** Cecil Nelson (Chancellor), Jane Harrison Fisher, Norma Givens, Mary Holt Murphy.

**Guests:** David Padilla, Head of School at CCES; Marion Goodyear, legal representative for the church.

**Welcome & Prayer:**

The Reverend Dr. Harrison McLeod (Rector) opened the meeting in prayer at 5:04pm.

**Ministry Area Updates:**

Angelle highlighted the full church two weeks ago for Pentecost Sunday, including 9 baptisms. She sat next to a couple who are contemplating a relocation to the Upstate from Tampa.

**Rector’s Report – Harrison McLeod:**

Harrison turned the meeting over to Wade to allow for continued discussion from the last meeting regarding the Negative Pledge Agreement on the property that the Church leases to CCES. The School’s lender requests the signed Agreement to proceed with credit facilities as part of the CCES Master Plan. Wade was accompanied at this meeting by Mr. Goodyear to ensure that the Church’s legal interests were amply and independently represented, since Wade serves as Counsel for both the Church and CCES.

Martha Louise shared that the Diocesan Standing Committee has already approved the Negative Pledge Agreement, and then welcomed Mr. Padilla as CCES Head of School.

Mr. Padilla underscored the confidentiality of CCES’s loan arrangements, while also mentioning the transparency of School financials on its webpage ([Annual Report & Financials - Christ Church Episcopal School](#)) and the general fiscal conservatism of its approach through Doug Qualls, its Assistant Head for Finance and Operations. He then described the Master Plan as the next in a series of campus improvements, the most transformational one in a long time. The three major components include: a 22k square foot Technology, Innovation, Design, and Entrepreneurship (TIDE) building; a 56k square foot Sports Performance building; and a loop road to activate the property that CCES has acquired contiguous to the land leased from the Church. The goal is to break ground by late August or early September with a 20 month build, and to have the new facilities operational by the 2027-28 school year.

Mr. Padilla then discussed the School's overall financial health, enrollment, and budget projections. He also detailed the high-level terms of the credit facilities that will support the building project, the results of philanthropy to date, and expectations for philanthropy in the near future.

Following Mr. Padilla's presentation, the vestry held a privileged discussion with its counsel concerning implications of the Negative Pledge Agreement.

During that discussion the Vestry requested Mr. Goodyear review following the vestry meeting the lease agreement with the School, the deeds that form the Church property leased to the School, and the School's loan terms, and then advise the vestry via a privileged email on several remaining questions.

The confidentiality of the School's loan terms was again emphasized, and Harrison stated that only a hard copy of sensitive documents would be available on Church premises for review.

Toward the end of the discussion, Wade was excused, and the vestry continued its privileged discussion with Mr. Goodyear. At the conclusion of that discussion, the Vestry thanked Mr. Goodyear for independent counsel on behalf of the Church, and Wade returned.

As the meeting continued, Harrison stated that the search for the Pre-school Director continues, with 3 candidates. He highlighted the competency and professionalism of Joanne Pusateri, and clarified that she is no longer a candidate.

Before the end of the month, Harrison will distribute to the Vestry a document defining priorities for the coming fiscal year.

Having just returned from a wonderful visit to Egypt, Harrison was grateful to be back home.

**Senior Warden's Report – Nancy Kennedy:**

Nancy was sorry not to be present at the meeting in person, but glad to attend by phone while at the beach spending some rare time with her daughter.

**Junior Warden's Report – Chan Boyd:**

Chan reported a promising bid for painting in the All Saints Center, in the amount of \$7.2k for the entire downstairs. This would be the first time the ASC has been repainted since at least 2006, and perhaps since it opened. Since this does not meet the threshold for the Hatch Fund, Nelson offered to connect separately with Chan to brainstorm some ideas as to where in the budget the project might be funded.

Chan further reported that the fascia board on the Washington St. side of the Parish House needs to be painted, if not even replaced. Some windows need to be reglazed on the outside, while a few others are indeed broken. Chan will continue to work on these items.

**Treasurer's Report – Nelson Arrington & Chris Klasing:**

Chris reported that May net results were a gain of \$26k, \$36k (over 100%) better than the budgeted loss, and that YTD net results were a gain of \$261k, \$5k (1.8%) worse than budget. The budget year is very much on track, and so there is not as much need to go into detail this month. In response to a question, it was reported that grant money is keeping the Pre-school in good financial shape, by design, and that the plan to depend less on that grant money is on track also.

An HVAC compressor unit which serves the nursery has failed, and an estimate on the order of \$18k to replace it has been secured. Chris suggested that the Vestry authorize a draw on the Parish House Fund of up to \$20k to cover the expense. There is some urgency due to regulatory requirements that the temperature not exceed 80 degrees. Smyth moved to approve the disbursement, and John seconded. There was brief discussion advocating for a competitive bid process, during which it was confirmed that Jim typically secures at least two bids before selecting the better one. All voted in favor, with none opposed.

**Approval of Minutes from May 20, 2025:**

After one correction, Angelle moved to approve the May minutes, and Smyth seconded the motion. All were in favor. None were opposed.

**New Business:**

None.

**Committee/Team Reports:**

In Parish Life, Carrie Moore requested publicity of the Newcomer Summer Social, on July 27 from 9:30-10:30am. On August 17, the Church will hold a Back to School Bash to launch the new program year, from 8-9:30am.

**Other Business:**

None.

Harrison offered a closing prayer, and the meeting was adjourned at 6:40pm.