

Christ Church Vestry Minutes
Tuesday, May 17, 2022
5:00 pm

Attending: Harrison McLeod (Rector), Dena Benedict (Senior Warden), Nelson Arrington (Junior Warden), Milton Bates, Betty Parker Ellis (Secretary of the Vestry), Sam Erwin, Julie Haas, Dexter Hagy, Kay Jenkins, Nancy Kennedy, Chris Klasing (Treasurer), Wade Kolb (Asst. Chancellor) Paul Landis, Cindy Poe, and Michelle Brown (Clerk of the Vestry).

Absent: Bill Hardaway, Elizabeth Fletcher, Cecil Nelson (Chancellor), and Betsy Elliott

Zoom: Reid Sherard

The Rev. Dr. Harrison McLeod opened the meeting with prayer at 5:02 pm. After Harrison's prayer he added from the *Book of Common Prayer* found in "The Holy Eucharist: Rite One," "Thou shalt love the Lord thy God with all thy heart, and with all thy soul, and with all thy mind. This is the first and great commandment. And the second is like unto it: Thou shalt love thy neighbor as thyself. On these two commandments hang all the Law and the Prophets."

Inviting to All – Betty Parker Ellis

For Betty Parker Ellis, inviting to all is participating in the ministry of hospitality. She referred to three *Bible* scriptures:

- Romans 15:7 "Welcome one another, therefore, just as Christ has welcomed you, for the glory of God."
- Hebrews 13:2 "Do not neglect to show hospitality to strangers, for by doing that some have entertained angels without knowing it."
- 1 Samuel 16:7 "For the Lord does not see as mortals see; they look on the outward appearance, but the Lord looks on the heart."

One of the things Betty Parker has been doing since she retired has been catching up on her reading. She also referred to two authors:

First, Thomas Merton, the late American Trappist monk and mystic, wrote in his *Conjectures of a Guilty Bystander* about our oneness with God and with all people. He wrote, "In Louisville, at the corner of Fourth and Walnut, in the center of the shopping district, I was suddenly overwhelmed with the realization that I loved all these people, that they were mine and I theirs, that we could not be alien to one another even though we were total strangers." It was like he had suddenly seen the beauty of their heart, the core of their reality, and what each one is in God's eye. If only people could see themselves as they really are and that we could see each other that way all the time.

We don't know what welcome means to people nor do we know what's on their mind, or what's in their heart when they arrive to the church. We know that sometimes it could be a lifeline, the Episcopal Church may serve as a sanctuary for healing, and we know our actions, by welcoming people, may make all the difference in their experience at Christ Church.

Second, Richard Rohr, the American Franciscan priest and writer on spirituality, wrote in his book *Falling Upward* about our gifts from God. "All we can give back and all God wants from any of us is to humbly and proudly return the product we have been given -- which is ourselves." It's important to know how God has gifted and shaped each of us. Some of us are outgoing and find it easy to talk with strangers, and others are introverts and find it takes more energy to do that.

Betty Parker frames this into a question, what can each of us do as we evaluate what our personalities allow us to do, what our gifts allow us to do? Her conclusion was that the one part of the service that gives us permission to talk to strangers is the "passing of the peace." She encouraged us all to take advantage of that one thing. Whenever you are "passing the peace," think of yourself as an ambassador to God and acting on behalf of the church because we don't know what's on the mind of the person next to us. Another thing is to smile, make eye contact, shake hands, and wear your name tag. While you're doing those things, make sure you're doing it for everyone around you. And for those beyond your reach -- wave to them instead. In our church's joyful community, think of it as creating your own joyful radius.

Inviting to All – Sam Erwin

Thinking back, as Betty Parker Ellis spoke on "passing the peace," to a previous church where Sam Erwin was a member in Orangeburg, they did not pass the peace, and he missed it.

Sam had the privilege of attending an event given by United Ministries whose guest speaker Bryan Stevenson, author of *Just Mercy*, gave a very moving speech. He talked about things that related to outreach and how to understand all. When it comes to "inviting to all," he thinks about what Bryan Stevenson said, "You need to be proximate." Sam made a pledge to make a difference. He with others have been working together in the community to make a difference. To make a difference and to understand you must be there.

Comments:

The moment of passing the peace in the service is the moment of proximity.

Another thing to think about is not just wearing a name tag but to think about the things that we do that become an impediment to others getting to know us. How do we make ourselves more approachable? It is good to think about barriers to feeling invited in.

Marguerite Wyche – Building Task Force (BTF)

Possible FAQ'S to include in executive summary for the Vestry

Who was involved in the work of the BTF?

The committee was composed of Marguerite Wyche, Penn Williams, Bryant Nixon, Dexter Hagy, Tom Croft, Dena Benedict, and Nelson Arrington. The rector and several staff members, including Christine Skelton, Director CCEP; Jim Cothran, Director of Facilities; and Kristin Bennett, Director of Resource Development, participated in the meetings and/or conducted site surveys. Several outside vendors surveyed the property and gave input to the committee. These vendors included Ed Zeigler and Scott Powell from Craig Gauden Davis as well as John Edwards and Spencer Dixon from LS3P. Both architecture firms have done significant work for Christ Church over the years. Other specialists

including Andrew Tripp of Clark Patterson Lee inspected and performed a preliminary analysis of the mechanical systems.

Did you have professionals evaluate the condition and systems of the Parish House? If so, what did they find and what did they recommend?

Yes, the BTF had the appropriate professionals evaluate the Parish House's mechanical systems. In summary, their view was that the Parish House in its current state requires an unavoidable major investment on behalf of our parishioners. The HVAC system is 60 years old and needs to be replaced. While not as urgent as the HVAC system, the electrical and plumbing systems have more than served a typical lifespan and are not adequate for current or future needs. These should be replaced or significantly upgraded as soon as possible to avoid future crisis events.

The cost of replacing and/or upgrading these systems in addition to the cost of modifying areas within the building to provide meeting rooms and workspaces adequate for existing and future needs should be weighed against the cost of replacing all or parts of the existing Parish House.

While the Parish House is clearly dated, can portions of it be saved and used to meet some of the current and future needs of the parish?

This question should be answered by the professional architectural firm that guides the parish through the development of its updated *Feasibility Study and Master Plan* in consultation with the clergy, staff, and members of the committees involved with the project.

Markley Chapel is in need of restoration and some immediate repairs. What specific things were examined?

Professionals were asked to evaluate the condition of Markley Chapel. They recommended that significant work was needed to restore the structure and upgrade the mechanical and electrical systems.

The HVAC system and other items such as windows, doors, and the building exterior need immediate attention to avoid interruption of operations and/or probable significantly higher restoration/replacement costs in the future. Additionally, a new organ should be considered in any restoration project. However, a professional would be needed to make specific recommendations regarding the type and cost of this instrument.

CCEP is an important mission of Christ Church. Did the BTF agree? What is the outlook for demand at the preschool?

The BTF recognized CCEP as a vital mission of Christ Church. The education and development of these young children in the backdrop of the Episcopal tradition is important and supported overwhelmingly by our clergy, Vestry, staff and parish community. Christine Skelton, preschool director and member of the BTF, was able to provide in-depth information and recommendations regarding the preschool. We learned that there is and, over time has been, a significant waiting list of applicants, at times numbering up to 200 children.

The All Saints Center -- what were the findings regarding this structure?

Primarily, the comments and evaluation regarding the All Saints Center were that it is underused during the week and that it is generally in good condition. Further study should be done as part of updating the Master Plan to determine how to more fully and best utilize this building.

Were the properties on Broadus Avenue evaluated?

Christ Church owns the following properties on Broadus Avenue and Pettigru Street:

1. 101 Broadus Ave (Spencer Building on the corner)
2. 107 Broadus Ave (Tudor house)
3. 111 Broadus Ave (lot with raised beds)
4. 121 Broadus Ave (old preschool and current Scouts building)
5. 123 Broadus Ave (Vacant lot)
6. 125 Broadus Ave (vacant lot)
7. 7 Pettigru St (Canterbury Counseling Center)

The BTF concentrated on the Parish House, Markley Chapel, and the All Saints Center. We recommend that an in-depth evaluation of these properties be included in the updated *Feasibility Study and Master Plan*.

Did the BTF select an architectural firm to assist in a new Feasibility Study and Master Plan?

The selection of an architectural firm was outside of our assignment. We interviewed two firms that have done significant work for Christ Church over the last 30 years. We do strongly recommend that the parish hire one of these firms to assist in developing an updated *Feasibility Study and Master Plan* in the very near future.

Resolution -- Nelson Arrington

I hereby request the creation of a Steering Committee to oversee and manage a capital campaign which will raise funds for the restoration of the Markley Chapel, the renovation of the Parish House, and any other capital improvement activities as warranted related to Christ Church Episcopal Church buildings and facilities.

The Steering Committee will establish a Building Committee which would work with an architectural firm to determine the current and future space requirements and design for Christian Education, Fellowship, Hospitality, Offices, our various ministries (such as outreach), and general "campus integration." With the exception of the Historic Church, the committee would consider all properties contiguous with the current Parish House.

The Steering Committee will also work with a Capital Campaign Consultant to build support for and determine the development capacity to fund potential renovations and changes to the current Parish House, Markley Chapel, and/or other properties included in this campus.

Resources needed to accomplish this work will be paid from funds received from donors to support a potential renovation/restoration and necessary capital campaign already received. Any other clarifying questions?

The motion is for the creation of a Steering Committee which will then form two subcommittees.

Q. Do you know what the approximated funding will be?

A. It would be less than the last Capital Campaign; actual numbers are not known at this time.

Cindy Poe seconded the resolution.

Any discussion? There was no discussion. All were in favor, and none were opposed. Resolution passed.

Comments:

We are in the first steps of what we would like to do. An architectural firm will draw a picture of what they see as our needs based on what is told to them, and they will in turn give us a bid. The Capital Campaign Consultant will charge a flat fee. Even though it is not a percentage, it's based on what is raised during the campaign. Both of those decisions will come back to the Vestry. The Steering Committee will name a Building Committee and describe to them what we want to accomplish. The Building Committee will interview architects, and they will give us a price. The Building Committee will go back to the Steering Committee with what they have, and then a recommendation will be made to the Vestry. To this point we have raised a little over \$200,000.

Q: Will the 2007 report be updated?

A: Yes

Q: Do we make use of the people on the BTF for the Steering Committee and Capital Campaign Committee?

A: The committees have not been formed yet.

The Steering Committee will consist of a group of people who are attentive to a calendar, motivated, and who will push to get this done. You may make suggestions for individuals to be a part of the committee, or you may participate yourselves.

The Building Committee should be populated by visionaries, think about what you see for the future. Examples: Should we have a restaurant? What kind of space is needed? This will require strategic thinking.

The Capital Campaign Committee will engage a consultant. We have one, but it will be up to this committee to determine if we use the same one, or maybe our needs will be better served elsewhere.

All of these committees will come back to the Vestry with recommendations. This is an exciting time.

Rector's Report – The Rev. Dr. Harrison McLeod

Summer Offerings at Christ Church was packaged and is being promoted. It features programming from June to August 2022 to keep people engaged over the summer.

There was a great gathering for the Vardry McBee Society last Sunday. There were about 53 people in attendance, 32 of which have been identified as society members, which is our legacy giving. The remainder of the folks are prospects. Kristin has worked diligently arranging appointments to work with those interested. Please try and thank Kristin for all her hard work.

We've had a lot of conversation regarding our priorities. We tentatively had scheduled a meeting for May 24 and are looking for feedback to see if it is feasible at this time. Harrison presented a question that he wanted each member to take 20 seconds to answer. The question was "Name a memory or moment of the church most significant." The priorities were welcoming and engagement/outreach. What do we do with these priorities that would be helpful and find direction and clarity on how we build a budget? The staff was also asked this question. The answer keeps coming back to the same conclusion, 9 named something to do with worship, 5 pastoral care, and 2 outreach service/pastoral care. What do we want to do as a parish? What are we called to do? We have everything we need to know in two commandments, love God and love each other. Instead of coming together with staff on May 24th it can be delayed another 3 weeks.

Senior Warden – Dena Benedict

Lindy Bunch will be starting June 1, 2022. Dena has a resolution for what her housing allowance will be. Her salary will not be stated, but her allowance will.

Resolution -- Dena Benedict

The housing allowance resolution is to be used in church-owned housing that is not provided and to be determined and completed by June 1, 2022. Whereas the Reverend Lindy Bunch is employed as a minister of the gospel by Christ Church in Greenville, South Carolina, which does not provide the full cost of maintaining and furnishing a residence, the Vestry resolves that the total compensation of _____ prorated from June 1, 2022, through December 31, 2022, to be paid to the Reverend Lindy Bunch during 2022 that \$18,551.00 prorated from June 1, 2022, through December 31, 2022, be designated as a parsonage allowance within the meaning of that term as stated in section 107 of the Internal Revenue Code of 1986. This resolution will apply to the year 2022 and future years unless otherwise provided.

Note: The above allowance can be increased at the request of the priest not to exceed the limit set forth from the IRS code.

Q. Is this part of the Tax Code?

A. Yes, this is a percentage of her salary not an addition to her earnings; it does not change her compensation. The Tax Code considers clergy as self-employed and are required to pay their own Social Security.

Milton Bates seconded the motion. No discussion. Only one opposed. The motion passed.

There was a review of Harrison's Discretionary Fund, for the year ending December 31, 2021, and thus far in 2022. It was reviewed with Harrison, and everything is in order and within his allowance for the Discretionary Fund. This is a reporting statement that is required yearly.

Thank you for supporting the programs and events.

Junior Warden – Nelson Arrington

Motion: Nelson Arrington is requesting a distribution from the Hatch Fund of \$23,750, which will paint all the exterior wood surfaces of the All Saints Center. Sam Erwin seconded the motion. No discussion. All were in favor. None opposed. Motion was passed.

Motion: Nelson Arrington is requesting a distribution from the Parish House Fund of \$12,900, which will paint and repair all the wood surfaces on the Chapel and will also paint the doors and windows of Finlay Hall that are in front of E. Washington Street. Milton Bates seconded the motion. Any discussion? All were in favor. None opposed. Motion was passed.

Q: Will it include putting in the missing window that fell out?

A: No

Treasurer’s Report – Chris Klasing

All reports were received from the Treasurer. Chris had a couple of general comments:

1. Do we need to think about changes in the budget, because we have not met the goals? The Business Office is expected to be caught up in June. For the first quarter things are going well. Chris does not recommend any changes.
2. Preschool is doing well. Chris helped Christine Skelton, Director of Preschool, with her budget along with Suzanne Mize in the Business Office. They will begin to review the financials quarterly, which will be forwarded to the Vestry. Next time they will hear something will be in July.

Minutes:

The April 19, 2022, Vestry Meeting minutes will be voted on at the June 21, 2022 meeting.

The minutes for the special Call Meeting on May 1, 2022:

Attending: Harrison McLeod (Rector), Dena Benedict (Senior Warden), Nelson Arrington (Junior Warden), Milton Bates, Betsy Elliott, Betty Parker Ellis (Secretary of the Vestry), Sam Erwin, Elizabeth Fletcher, Julie Haas, Dexter Hagy, Bill Hardaway, Kay Jenkins, Nancy Kennedy, Paul Landis and Reid Sherard.

Absent: Cindy Poe

A Call meeting of the Vestry was held immediately following lunch with the Bishop Richards.

The following slate of the Nominating and Election Committee was presented by Dena Benedict.

Ben Horne – former Sr. Warden/Co- Chair
Ashely Reynolds – former Jr. Warden/Co-Chair
Manning Culbertson
Jane Goeldner
Julie Haas (returning Vestry Member)
Mahaley Jennings
Townes Johnson

Wes Pollack
Bud Thomas
Reid Sherard (non-returning Vestry Member)

Sam Erwin made the motion to approve the slate as presented. Nancy Kennedy seconded the motion.

Upon a vote, the Slate was approved.

The Call meeting was adjourned following the vote.

- **Motion:** Dena Benedict accepted to amend the minutes. Dexter Hagy seconded the motion. No discussion. All were in favor. None opposed. Motion was passed.
- **Motion:** Dexter Hagy accepted the minutes as amended. Cindy Poe seconded the motion. No discussion. All were in favor. None opposed. Motion was passed.

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New Business: None

Committee/Team Reports: None

The meeting was adjourned at 6:27 pm.