## Christ Church Vestry Minutes June 22, 2021

**Present:** Emily Pearce, Bayo Laniyonou, Michelle Kang, Diana Locke, Emily Correll, Bryant Trost, Peggy Gilliam, Victor Bab, Bola Adeolu, Peter McCabe, Charlie Griffith, Treasurer, Kathy Bisselle, Secretary, the Rev. Meg Ingalls, Interim Rector, and the Rev. Carol Cole Flanagan, Interim Rector.

**Guests:** David Scott, chair of CES Board of Trustees and the Rev. Canon Andrew Walter, Canon to the Ordinary.

The meeting began at 7 pm through Zoom.

**Devotions:** Carol Cole Flanagan opened the meeting with devotions.

**The Minutes** of May 25, 2021 were approved as corrected.

**Treasurer's Report:** Charlie presented his last report and noted a second vote is required on the following motions.

- Move to use \$87,162.09 from the accumulated 2020 endowment interest earnings to pay for the Nursery Project which was completed in 2020. The motion passed.
- Move to use \$145,851.91 from the accumulated 2020 endowment interest earnings to pay
  for the Mortgage payoff, the CEC operating Deficit to June 20, 2021, the mortgage
  Payments, and moving costs to October 2021. The motion passed.
- **Insurance:** Peter McCabe presented the report on insurance. The report is attached to these Minutes.
- Audit Engagement Letter: Peggy Gilliam reported that Mike Febrey had prepared an engagement letter. The cost of the audit will be \$7k. Charlie noted that \$7.5k had been budgeted so we can proceed.

**Habitat:** Emily Correll, as the vestry liaison to the Outreach Committee, reported that there will be three dates in the fall for Habitat projects.

## **Christ Episcopal School Report**

David Scott and Victor Ban presented the proposed budget for the school for 2021-2022. Victor moved that the proposed budget be approved. **With two abstentions the motion passed.** 

They then presented the names of those being nominated to the school's new Board of Trustees.

## Officers

Dave Scott, Board Chair ('22)
Nicole Stone, CES Head of School
Janet Gerber, CES Head of Admissions
Meg Ingalls, CEC Interim Rector
Emily Pearce, CEC Senior Warden ('22)
Bayo Laniyonou, CEC Junior Warden ('22)

## Members

Runako Allsopp, ČES Parent ("24)
John Anselmo, CES Parent ("22)
Michelle Kang, CEC Vestry Liaison ("22)
Danielle Peterson, Outside Expert ("24)
Rich Panzer, CES Parent ("24)
Lok Samson, CES Parent ("22)
Melissa Scales, CES Parent/CEC Parishioner ("24)
Brian Shipley, Parent of CES Graduate ("22)
Jeff Whitman, CES Parent/CEC Parishioner ("22)

## The motion to approved passed.

Dave Scott was excused from the meeting and the Vestry moved into the scheduled discussion.

Canon Walters asked the vestry how it was feeling about Christ Church. The comments ranged from survivalist to challenging to steep learning curve to hopeful, optimistic, and thankful. One spoke of the excitement of working with the developer of the Jefferson Building property, the change to a feeling of sustainability for both church and school feeling like a miracle with all of the vestry working together to build community.

Those people who are back in person are excited to be back together and ready to get started on being church again, although we have done outreach and adult forum and even our ESL classes on Zoom. We talked about different ways to use technology. We talked about parents wanting to protect vulnerable children who are not old enough yet to have gotten the vaccine and are therefore trying to find a way to reenter church safely.

Canon Walter encouraged us not to rush the interim process but to take our time and do it well so that we will have a call that is a good fit and can be sustained. We talked a bit about finances: like most churches, our pledges are not what they were before the pandemic, and we may need help with the SWAP on the other side of the Jefferson Building sale. On the other hand, we have the potential to strengthen our stewardship and giving which will make us *much* more attractive to rector candidates.

In the end, Andrew told us that Bishop Budde wanted him to convey that she was in awe of the good work this vestry has done this past year. We then thanked Andrew for coming and thanked Charlie Griffiths as he transitions from treasurer to member of the finance committee.

Respectfully submitted,

David Oby Daroson

Carol Cole Flanagan

- 1. Need first vote during July 27 meeting on using endowment interest: "Accumulated endowment interest as well as endowment interest to be made available on October 1 may be used for expenses related to sale of Jefferson Building and move of Christ Episcopal School, up to the amount available."
  - Note that restricted funds, such as endowment interest, should be expended first to complete settlement and the move because that will leave the maximum possible in unrestricted funds to meet remaining operating expenses for 2021 and to allow for some level of reserve for unanticipated expenses as the church negotiates cost sharing etc. with the school and develops a post-Jefferson Building proposed budget for 2022.
- 2. See two reports attached, which are as of June 30: a balance sheet which compares 2021 expenditures to date with 2020 expenditures as of June 30 last year; and a profit and loss sheet which shows actual receipts and expenditures through June 30, the full year's budget for each category, and the percent of budget that has been expended through June 30 for each category. Considering all that is happening, we are not very far off our budget for the year to date.
- 3. Current Finance Committee Projects
  - PPP loan forgiveness: Charlie and Gary are preparing the application.
  - Updating of three procedural documents (Treasurer's responsibilities, Contribution Collection, and Cash Disbursement): Diana and the group have updated; will compare with new bylaws when they are available.
  - 2020 Audit: Peggy will oversee (with help!). Engagement letter signed; first payment made; Peggy will contact Michael Febrey to see that this proceeds smoothly.
  - Jefferson Building Sale: Gary will update spreadsheet regarding anticipated expenditures and use of available funds. Peggy and Gary will work together on the finances of this transaction, with the help of the Finance Committee. Basic strategy will be to maximize flexibility by first expending funds with restrictions on use. Will move funds to operating account in time for settlement. All church funds in Wesbanco account will be used to meet expenses connected with Jefferson Building sale and school move. Need accurate number for church funds included in that account; need to move those funds out. Probably best at that point for school to open a new account for their use only that does not require both church and school to sign for use of funds.
  - THE SWAP: Charlie, Gary, and Meg are to meet with PNC representative(s) to negotiate separation of the swap from the primary mortgage on the Jefferson Building.
  - 2022 Budget: Peggy and the Finance Committee will develop and oversee. Vestry Officers
    recommended slowing down initiation of the 2022 budget process to allow for Bylaw review and
    approval and negotiation of cost sharing, etc. with the school. Likely will be initiated in early
    September rather than in early August, but end dates need to remain the same.
  - PNC Signatories: Emily P., Bayo, Charlie, and Peggy met at PNC to update signatories on accounts at that bank. More to come for other accounts.

**Accrual Basis** 

# Christ Episcopal Church Balance Sheet Prev Year Comparison As of June 30, 2021

Other Current Liabilities 20100 · Accrued Expenses 25000 · Payroll Protection Program Loan 26000 · Deferred Pledge Revenue	Total Accounts Payable	LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 20000 · ACCOUNTS PAYABLE	TOTAL ASSETS	Total Fixed Assets	Total 15000 · FIXED ASSETS	Total 16400 · Other Assets	Fixed Assets 15000 · FIXED ASSETS 15100 · Church Building Improvements 15120 · Parish House 15125 · Parish House Improvements 15135 · Thompson House 15135 · Thompson House Improvements 15140 · Hillstrom House Improvements 15145 · Hillstrom House Improvements 15145 · Hillstrom Building (School Bldg 15155 · Jefferson Bullding (School Bldg 15155 · JeffersonBldgRefinance Costs 15500 · Real Estate Improvements 16000 · Furniture, Fixtures, Equipment 16400 · Other Assets	Total Current Assets	Total Other Current Assets	Other Current Assets 12300 · Other Receivable	Total Checking/Savings	ASSETS Current Assets Checking/Savings 10001 · Cash-PNC Operating 10002 · Cash-WesBanco 10010 · Cash-PNC - Plant Fund 10020 · CD · Revere Bank 10300 · Wells Fargo Investment 10400 · Diocese Fund-Endowment Invest	
1,704.00 124,680.60 0.00	17,606.54	17,606.54	11,681,158.37	7,407,562.64	7,407,562.64	7,498.00	532,849.35 20,511.00 40,512.18 230,941.50 1,017.00 343,454.85 42,825.17 5,141,226.95 56,202.00 59,107.56 445,808.82 485,608.26 7,498.00	4,273,595.73	187.60	187.60	4,273,408.13	307,859.05 371,531.93 0.00 0.00 294,192.99 3,299,824.16	Jun 30, 21
1,200.00 102,579.00 31,725.00	60,598.41	60,598.41	10,662,762.47	7,274,603.07	7,274,603.07	7,498.00	412,392.26 20,511.00 40,512.18 230,941.50 1,017.00 343,454.85 42,825.17 5,141,226.95 56,202.00 59,107.56 445,808.82 473,105.78	3,388,159.40	747.46	747.46	3,387,411.94	154,989.09 15,618.80 8,209.62 259,328.64 235,828.27 2,713,437.52	Jun 30, 20
504.00 22,101.60 -31,725.00	-42,991.87	-42,991.87	1,018,395.90	132,959.57	132,959.57	0.00	120,457.09 0.00 0.00 0.00 0.00 0.00 0.00 0.00	885,436.33	-559.86	-559.86	885,996.19	152,869,96 355,913.13 -8,209.62 -259,328.64 58,364.72 586,386.64	\$ Change
42.0% 21.6% -100.0%	-71.0%	-71.0%	9.6%	1.8%	1.8%	0.0%	29.2% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	26.1%	-74.9%	-74.9%	26.2%	98.6% 2,278.8% -100.0% -100.0% 24.8% 21.6%	% Change

## Christ Episcopal Church Balance Sheet Prev Year Comparison As of June 30, 2021

TOTAL LIABILITIES & EQUITY	Total Equity	32000 · Unrestricted Net Assets 32010 · UnRestr - Kemper 39000 · RETAINED EARNINGS Net Income	Total 31300 · Perm. Restricted Net Assets	Equity  31300 · Perm. Restricted Net Assets  31301 · Restrct - Endowment  31302 · Restrct - Plant Fund  31303 · Restrct-Phillips  31304 · Restrct-Endowment Earnings  31305 · Restrct-Cap Assets  31310 · Clergy Transition Costs  31311 · School Transition Costs  31312 · Property Committee projects  31322 · Property Committee projects  31326 · Capital Campaign - Disbursements  31327 · Capital Campaign - Nave Floor	Total Liabilities	Total Long Term Liabilities	Total 28000 · LONG TERM PAYABLES	Long Term Liabilities 28000 · LONG TERM PAYABLES 28001 · MHHEFA Bond Payable	Total Current Liabilities	Total Other Current Liabilities	Total 27000 · Due To	27000 · Due To 27002 · Due to CEC - Capital Campaign	
11,681,158.37	8,735,850.66	664,675.61 149,123.02 259,040.45 86,915.21	7,576,096.37	3,299,824.16 0.00 22,564.84 410,261.47 3,577,531.36 -78,543.14 -27,922.00 -6,200.04 669,032.14 -125,854.71 -164,597.71	2,945,307.71	2,801,116.57	2,801,116.57	2,801,116.57	144,191.14	126,584.60	200.00	200.00	Jun 30, 21
10,662,762.47	7,534,050.27	391,844.45 149,123.02 259,040.45 92,610.92	6,641,431.43	2,713,437.52 7,943.62 22,564.84 288,909.00 3,465,869.27 -78,543.14 -27,922.00 -6,200.04 365,826.13 -120,453.77 0.00	3,128,712.20	2,930,293.12	2,930,293.12	2,930,293.12	198,419.08	137,820.67	2,316.67	2,316.67	Jun 30, 20
1,018,395.90	1,201,800.39	272,831.16 0.00 0.00 -5,695.71	934,664.94	586,386.64 -7,943.62 0.00 111,352.47 111,652.09 0.00 0.00 0.00 0.00 0.00 0.00 303,206.01 -5,400.94 -164,597.71	-183,404.49	-129,176.55	-129,176.55	-129,176.55	-54,227.94	-11,236.07	-2,116.67	-2,116.67	\$ Change
9.6%	16.0%	69.6% 0.0% 0.0% -6.2%	14.1%	21.6% -100.0% 0.0% 37.3% 3.2% 0.0% 0.0% 0.0% 82.9% -100.0%	-5.9%	-4.4%	4.4%	-4.4%	-27.3%	-8.2%	-91.4%	-91.4%	% Change

07/16/21 Accrual Basis

Gross Profit	Total Income	44500 · Columbarium Revenue	Total 43500 · INVESTMENT INCOME(Control)	43500 · INVESTMENT INCOME(Control) 435001 · Interest Income-Wells Fargo 435003 · Interest Income-Baden Endowment 43500 · INVESTMENT INCOME(Control) · Other	Total 43200 · RENTAL INCOME (control)	43200 · RENTAL INCOME (control) 432001 · Rental from Jefferson Bldg 432002 · Shared Expense Reimb from CES	Total 43100 · RENT AND FACILITIES (Control)	43100 · RENT AND FACILITIES (Control) 431001 · Rent - Hillstrom House 431010 · Fees-Weddings/Funerals	Total 42000 · OTHER GIVING (Control)	420050 · Loose Plate Receipts 420076 · Stock Donations	420038 Other Giving	420019 · Maintenance income  420022 · Memorials Revenue	42000 · OTHER GIVING (Control) 420006 · Flowers/Altar Revenue 420007 · Holiday Receipts	Total 41000 · PLEDGE INCOME (control)	Ordinary Income/Expense Income 41000 · PLEDGE INCOME (control) 410001 · Pledges 41000 · PLEDGE INCOME (control) - Other	
528,511.25	528,511.25	3,562.50	24,997.08	22,531.81 2,465.27 0.00	201,270.00	134,622.00 66,648.00	16,725.00	15,925.00 800.00	60,624.67	47,892.70 1,361.97	5 500.00 900.00	1,865.00 0.00	1,665.00 930.00	221,332.00	221,332.00 0.00	Jan - Dec 21
885,950.00	885,950.00	3,500.00	35,000.00	35,000.00	246,000.00	135,500.00 110,500.00	27,900.00	27,300.00 600.00	73,550.00	40,000.00 15,000.00	4,500.00	10,000.00	1,800.00 2,250.00	500,000.00	500,000.00	Budget
-357,438.75	-357,438.75	62.50	-10,002.92	-35,000.00	-44,730.00	-878.00 -43,852.00	-11,175.00	-11,375.00 200.00	-12,925.33	7,892.70 -13,638.03	-3,600.00	-10,000.00	-135.00 -1,320.00	-278,668.00	-500,000.00	\$ Over Budget
59.7%	59.7%	101.8%	71.4%	0.0%	81.8%	99.4% 60.3%	59.9%	58.3% 133.3%	82.4%	119.7% 9.1%	20.0%	0.0%	92.5% 41.3%	44.3%	0.0%	% of Budget

63800 · MAINTENANCE & REPAIRS (control) 638502 · Columbarium 638503 · Day Porter (CES 85%) 638505 · Housekeeping Supplies (70% CES) 638510 · Maint - Church (42.5% CES) 638514 · Maint - Grounds (50% CES) 638516 · Maint - Hillstrom House 638520 · Maint - Parish House 638550 · Taxes - Parish House	Total 63400 · INTEREST EXPENSE (Control)	63400 · INTEREST EXPENSE (Control) 634001 · Jefferson Bldg Interest	Total 63300 · INSURANCE EXPENSE (control)	63300 · INSURANCE EXPENSE (control) 63310 · Insurance-(CES 42.1%)	Total 62500 · CLERGY SALARY/BENEFITS(control)	62500 · CLERGY SALARY/BENEFITS(control) 6530003 · Rector · Housing 6530004 · Rector · FICA Reserve 6530005 · Rector · Health Insurance 6530009 · Rector · Salary 62500 · CLERGY SALARY/BENEFITS(control) · O	Total 61300 · ALTAR/WORSHIP/FELLWSHP (Contri)	613080 · Stewardship Committee 613087 · St Francis Flock 613090 · Worship	613065 · Newcomers Welcoming	613030 · Honoraria Expense 613045 · Memorials 613051 · Miscellaneous	613025 · Flowers Expenses	613010 · Environmental Stewardship	613007 · Altar Expenses	Expense 61300 · ALTAR/WORSHIP/FELLWSHP (Contrl) 613003 · Adult Education	
428.45 29,958.00 2,225.35 12,134.39 633.00 9,896.84 1,795.48 3,181.55 1,238.08	85,071.21	85,071.21	37,872.00	37,872.00	47,024.21	10,975.29 3,220.75 3,408.00 29,420.17 0.00	6,802.54	510.00 2,249.80	0.00	0.00 23.32 893.41	1,660.85	0.00	1,315.16	150.00	Jan - Dec 21
200.00 60,000.00 7,500.00 14,000.00 7,500.00 13,000.00 5,000.00 3,400.00 2,700.00	72,800.00	72,800.00	47,700.00	47,700.00	91,372.00	91,372.00	13,750.00	500.00 500.00 1,500.00	400.00	500.00	3,850.00	750.00 1 500.00	3,500.00	500.00	Budget
228.45 -30,042.00 -5,274.65 -1,865.61 -6,867.00 -3,103.16 -3,204.52 -218.45 -1,461.92	12,271.21	12,271.21	-9,828.00	-9,828.00	-44,347.79	-91,372.00	-6,947.46	-500.00 -10.00 749.80	-400.00	-500.00	-2,189.15	-750.00 -1 500.00	-2,184.84	-350.00	\$ Over Budget
214.2% 49.9% 29.7% 86.7% 8.4% 76.1% 35.9% 93.6% 45.9%	116.9%	116.9%	79.4%	79.4%	51.5%	0.0%	49.5%	0.0% 0.0% 102.0% 150.0%	0.0%	0.0%	43.1%	0.0%	37.6%	30.0%	% of Budget

Total 67800 · OUTREACH MINISTRY (control)	67800 · OUTREACH MINISTRY (control) 678008 · Other Outreach 678012 · Rector Discretionary Expenses 678014 · Community Reach of MoCo 678016 · Serving Others Sunday (SOS) Exp	Total 65000 · OFFICE EXPENSES/OFFICE PR	bouz30 · Office Asst - Salary	650206 · Parish Admin - Income Replenish	650204 · Parish Admin - Medical Expenses	650202 · Parish Admin -Retirement	650200 · Parish Admin -Salary	650150 · Web Design	650120 · Telephone Expense	650115 · Printing and Reproduction	650080 · Postage	650065 · Office Supplies	650060 · Office Miscellaneous	650050 · Legal Fees		650026 · Computer - Hardware/Support	650024 · Computer - Software/Support	650014 · Bookkeeping	650012 · E-Giving Fees	650011 · Bank Service Charges	650008 · Audit Fees	65000 · OFFICE EXPENSES/OFFICE PR 650002 · Payroll Processing	Total 64800 · MUSIC EXPENSES(control)	648025 · Dir of Music - Cont Education	648021 · Dir of Music - Retirement	648020 · Dir of Music - Salary	648004 · Music Professional	648003 · Musicians	648002 · Music Maintenance	64800 · MUSIC EXPENSES(control) 648001 · Music Supplies	Total 63800 · MAINTENANCE & REPAIRS (control)	638552 · Taxes - Church 638554 · Taxes - Hillstrom House	
6,906.78	1,000.00 350.00 3,000.00 2,556.78	76,671.02	0.00	135.10	6,286.50	2,681.76	31,964.80	0.00	4,479.60	2,579.22	1,102.20	1,694.04	0.00	7,362.50	0.00	69.94	3,861.91	11,287.50	1,337.45	77.50	700.00	1,051.00	35,796.97	185.00	2,527.02	30,418.44	0.00	1,900.00	600.00	166.51	66,589.10	1,766.08 3,331.88	Jan - Dec 21
32,500.00	15,000.00 3,000.00 12,000.00 2,500.00	157,600.00	5,000.00	232.00	10,692.00	5,363.00	59,363.00	200.00	8,000.00	7,500.00	4,500.00	6,000.00	5,500.00		500.00	500.00	8,500.00	22,000.00	3,750.00	500.00	7,500.00	2,000.00	71,161.00	1,000.00	5,054.00	56,157.00	1,000.00	2,750.00	2,000.00	3,200.00	121,500.00	4,200.00 4,000.00	Budget
-25,593.22	-14,000.00 -2,650.00 -9,000.00 56.78	-80,928.98	-5,000.00	-96.90	-4,405.50	-2,681.24	-27,398.20	-200.00	-3,520.40	4,920.78	-3,397.80	4,305.96	-5,500.00		-500.00	-430.06	-4,638.09	-10,712.50	-2,412.55	-422.50	-6,800.00	-949.00	-35,364.03	-815.00	-2,526.98	-25,738.56	-1,000.00	-850.00	-1,400.00	-3,033.49	-54,910.90	-2,433.92 -668.12	\$ Over Budget
21.3%	6.7% 11.7% 25.0% 102.3%	48.6%	0.0%	58.2%	58.8%	50.0%	53.8%	0.0%	56.0%	34.4%	24.5%	28.2%	0.0%		0.0%	14.0%	45.4%	51.3%	35.7%	15.5%	9.3%	52.6%	50.3%	18.5%	50.0%	54.2%	0.0%	69.1%	30.0%	5.2%	54.8%	42.0% 83.3%	% of Budget

Net Income	Net Ordinary Income	Total Expense	69400 · Employment Taxes	Total 68900 · YOUTH EXPENSES (Control)	689023 · Dir Christian Ed - Income Reple 689024 · Dir Christian Ed - Cont Educati	689022 · Dir Christian Ed - Medical Expe	689021 · Dir Christian Ed - Retirement	689020 · Dir Christian Ed - Salary	689010 · Youth Cropp Worksams	689008 · Sunday School/Children Ministry	68900 · YOUTH EXPENSES (Control) 44000 · Youth Group Workcamp 689006 · Nursery Assistant/Supplies	Total 68600 · UTILITIES (control)	68600 · UTILITIES (control) 686001 · Utilities - Church (70% CES) 686005 · Utilities - Parish House 686015 · Trash Removal (70% CES)	Total 68200 · PLEDGES (Control)	68200 · PLEDGES (Control) 682001 · Diocese Pledge	
52,344.58	52,344.58	476,166.67	6,179.18	43,678.40	233.13	13,381.20	2,809.08	18,139.03	1,829.82 7,450.00	2,811.14	-7,375.00 4,400.00	28,925.26	21,333.04 2,397.85 5,194.37	34,650.00	34,650.00	Jan - Dec 21
52,082.00	52,082.00	833,868.00	15,000.00	101,085.00	205.00 1,200.00	22,939.00	5,618.00	51,623.00	4,500.00 3,500.00	5,000.00	6,500.00	50,000.00	35,000.00 5,000.00 10,000.00	59,400.00	59,400.00	Budget
262.58	262.58	-357,701.33	-8,820.82	-57,406.60	28.13 -1,200.00	-9,557.80	-2,808.92	-33,483.97	-2,670.18	-2,188.86	-2,100.00	-21,074.74	-13,666.96 -2,602.15 -4,805.63	-24,750.00	-24,750.00	\$ Over Budget
100.5%	100.5%	57.1%	41.2%	43.2%	113.7% 0.0%	58.3%	50.0%	35.1%	40.7%	56.2%	67.7%	57.9%	61.0% 48.0% 51.9%	58.3%	58.3%	% of Budget