

Christ Church Vestry Meeting  
July 22, 2025  
In-Person & Zoom

Attendance

Clergy: Rev. Noelle York-Simmons

Others: Julie Simonton, Anne Richardson, Dave Rees, & Rawles Jones

2026: Steve Reed, Ken Knapp, & Jay Purcell Manchester

2027: Wendy Montes de Oca, Chris Thompson\* & Nan Lawson

2028: Paula Dubberly, Jane Baird, Jessica Hughes & Steve Slaton

\* attended via Zoom

Absent: Cornelia Horner & Kathleen Hickman

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Call to Order & Opening Prayer

The Rev. Noelle York-Simmons called the meeting to order at 7:06 pm.

Opening Prayer was led by Jay Purcell Manchester.

Consent Agenda - Steve Reed

It was moved and seconded to accept the May vestry meeting minutes. The motion carried with 1 abstention.

Stewardship Report - Julie Simonton

Julie started with notes on where we are on annual giving for 2025.

- We have gotten a few new pledges coming in
- Holding steady on 6.2% pledge increase over last year
- We are in the summer slump for pledges being paid
- Summer tour dollars shot up with a one time tour company payment. Tourist numbers are not increasing but tourist donations are increasing.

For 2026 - Jason Abel came up with a thread for the campaign: This Is Our Story.

Julie is working with Meredith and Ariel for visuals - pledge card, brochure etc.

Julie wants vestry and all church leadership to pledge before we start the stewardship campaign.

We will get pledge cards next month.

She moved on to discuss the comprehensive campaign in summary; a greater discussion in more detail was held later in the meeting. We need information from John Cole before we can do a feasibility study. Feasibility questions will go out to folks in the fall with a spring time launch.

Have not seen any pledge related changes from the administration upheaval.

### Treasurer's Report – Dave Rees & Anne Richardson

Dave shared the numbers for June which shows expenses remain in line with targeted expectations and no significant concerns.

- They created a new revenue category in the Budget Report for Linder - nothing has transferred there yet.
- New Designated Fund created for the "Inclusive Memorial Fund." Money has been transferred from the Gardens line item.
- Overall we are in the summer slump with revenues not matching expenses, as is typical at this point, still expect to come in on budget.

Badger & Sumrall's 2021 financial statement review is being finalized; basically just need signatures. Their 2022 review is almost done. Anne will meet with them Friday to see what is left. Hoping 2023 done by August.

June Revenues: \$179K

June Expenses: \$210K

46% at Revenues and 49% at expenses at the year half way (50%) mark.

Taxes paid and reimbursed for the Ross property.

We are hopeful that a \$25,000 bequest will be forthcoming.

Oil and Gas expense is high at 75%. Rest on track.

There was general discussion about the potential shortfall as we transition from Ross to Linder. Questions had been asked about what would be the financial impact of the Linder agreement and Ross moving out. We have no meaningful fiscal cliff from losing Ross rent and Linder's six months of free rent. Anne said "the Rector's math was excellent although not perfect."

The gap/shortfall is about \$45,000 in 2026 from what we would get if Ross had paid rent and everything goes as planned with Linder. This is a rent only analysis and does not include analysis of utilities or other revenues etc. Linder took possession of the basement this month. By 2029 Linder rent will be substantially higher than Ross's.

There was discussion that Ross has to give six months notice so will not skip out early before end of year.

Anne will be doing a budget presentation in August in preparation for the September meeting regarding the draft budget.

### Fowler House Update - Rev. Noelle York-Simmons

Linder has taken possession although they are not physically in the building. They will paint and carpet their space and refurnish the teen center. We share the teen center with them, so we are hanging on to our current furniture and pool table in case we want to use it later. Pouyan and Noelle are working on a barrier between our space and Linder's so folks don't go to their space.

Folks did an excellent job getting all of our stuff moved out of the space.

Ross's freight elevator is fixed. They sent a legal letter anyway.

### Comprehensive campaign update & request for funds - Julie Simonton & Jay Purcell Manchester

John Cole designed the Fowler House and came up with plans for the parish halls if we had to move out of Fowler House. We want to use him to look at bathrooms in the auditorium, elevator to the auditorium, and accessible toilets by the library. These are the ideas that came to the surface from our Campus our Calling conversations from 5 or 6 years ago and subsequent conversations about the campaign. He will do cost estimates, plans and drawings. We could use Offutt building fund money or reserves. This could be repaid from the campaign. With most of the other ideas for the campaign we have a better idea of costs, but this is a significant outlay we need more information about.

Jay's preference is the Offutt fund. Discussion about the amount in that fund and that it is restricted funds and its use would include this.

It was moved and seconded to spend up to \$15,000 funded from Offutt Fund to hire John Cole to do this work. Jay will contact the Foundation about this. The motion passed with no opposition or abstention.

### Request for expenditure for window repairs and repainting - Rev. Noelle York-Simmons

Master Home Works is already doing a small project for us. Need to have Memorial Parish House and Old Parish House windows repaired and painted. This is already part of the properties budget. The vestry has to approve because it is over \$10,000.

Discussion to suggest if we could give Tech Painting Co small projects so we can get estimates out of them. Noelle confirmed that we may have been using them already.

It was moved and seconded to approve this work as requested. The motion passed.

### Access Easement for Cemetery - Rev. Noelle York-Simmons

Rawles Jones discussed easement of Wilkes St cemetery representing the properties committee. He is not on the committee but has assisted the committee in negotiations with the city of Alexandria. The drainage system from Douglas cemetery has collapsed. The city will rebuild it.

Now it flows into a ditch that runs into a channel across the northern edge of our cemetery into Trinity United Methodist Church cemetery. That part of the property is a drainage ditch and is not used for graves. It is behind the garden patio with benches. Rawles provided photos and the plat. Water that now takes a few days will come through faster after the Douglas cemetery changes. The city wants to fix our swale. The access easement is from the driveway between our cemetery and Trinity Church cemetery. The easement was negotiated with generous pro bono help of a civil engineer.

There was discussion particularly about what happens if damages outside of the easements, and there was consent that the city would be responsible for damages outside the easements. Chris Thompson commented as the representative to the properties committee that he has spent a lot of time on the swale and believes this is an important project that will help all the cemeteries.

It was moved and seconded to approve the access and drainage channel permanent easement with the city of Alexandria in substantially the form provided to the vestry. The motion was unanimously approved with no abstentions.

#### September Vestry Meeting Date - Rev. Noelle York-Simmons

The September vestry meeting will move to the 5th Tuesday, September 30th, because the diocese is doing a racial justice pilgrimage that Noelle will be attending.

Welcome Sunday will be September 7th.

#### News & Note

Paula Dubberly brought up and summarized Presiding Bishop Rowe's independence day message, which she previously emailed to the vestry. There was discussion about what the message said. Chris brought up that there is a Democracy Circle meeting after the 10:00 service led by Susan Marquis and Libby Witt. Noelle said if there is a group that wants to come together and march or do postcards etc. it's important to have access to that. Not always a singular approach and need to figure out how to do that. Paula requested and Noelle agreed that Bishop's Rowe's message would be posted on our website or Facebook page.

On August 17th, the outreach ministry will discuss the crisis they are seeing.

#### Rector's Report - Rev. Noelle York-Simmons

Parking lots around the area are now restricted by the owners. Noelle will send an email to the parish. Use of the Red Cross lot would cost \$20,000 per year.

Noelle has been offered gifts for adult formation including a women's retreat in March and a preacher teacher bringing in someone to do sermon and teaching in between the services.

We will have a season of creation care for adult formation for six weeks in the fall, including a field trip with a Virginia river keeper. We will be starting "Love God, Love God's World," a new episcopal church program similar to Sacred Ground. Noelle is starting spring formation including another round of Sacred Ground.

Noelle goes on a two week vacation on Friday. Pouyon is taking a three week vacation to Turkey.

#### Warden's Reports - Steve Reed

- Nothing to report

#### Announcements & Upcoming Events

- August 13 - Cookout

#### Closing Prayer

Steve Slaton offered the Closing Prayer.

The meeting adjourned at 9:15 pm.