Greenville Technical Charter High School
Board of Directors Regular Meeting Minutes

August 19, 2025 | 6:00 PM

The Board of Directors met in person in the Charter Cafeteria, of Greenville Technical Charter High School, Building 120.

WELCOME AND CALL TO ORDER:
Mr. Chris Loewer, Board Chairman, called the regular meeting of the Greenville Technical Charter High School Board of Directors to order at 6:01 p.m. Board Members present were Mr. Bob Ground, Mr. Chris Jonker, Ms. Terrie McGill, Ms. Uta Samuel, and Ms. Chandra Snyder. Dr. Rhonda Gregory, Principal; Dot Fetters, Board Clerk, were also present. Ms. Mary Brantley attended via phone call. Ms. Kelly Baird, Mr. Chad Davis, and Ms. Brittany Scott were absent. Mr. Loewer stated that a quorum was present to vote.

READING OF GTCHS MISSION STATEMENT:
The school will provide equitable opportunities for all students to acquire an education that prepares them to be productive citizens, critical thinkers, and part of a global workforce utilizing employability skills.

APPROVAL OF MINUTES:
The Chairman requested the approval of the minutes for the July 15, 2025, regularly called meeting. Meeting minutes were distributed on July 20, 2025. Ms. Snyder moved to accept the July 15, 2025, minutes, which Mr. Jonker seconded. Motion to approve the minutes carried unanimously.

PUBLIC INPUT SESSION:
- None

HIGHLIGHT:
- Dr.Gregory presented the GTCHS Leadership Team–Tyler Barefoot; Tawnia Kibby; Ryan Holland; Jonathan Sarasty; Rachelle Williams, Drew Ray; Elinor Lister; Yon Radford, Dot Fetters, and Noel Rogers were recognized. Dr. Gregory stated that these were the people that made the school start-up happen. Mr. Loewer also wanted to recognize the two custodians, Sharon Moore and Angie Williams, for all their hard work this summer in cleaning building 120 to get it ready for the start of school.

GTCHS REPORTS:

Principal's Report - Dr. Gregory presented the Principal's Report.
Operations
- Added seven new employees (1 long-term substitute teacher for Special Education)
    - Libby Campbell, Jeremy Heinold, Danny Kilgore-Wilson, Ellen Monteith, Chris Moore, Angelique Piotrowsky, and Tammy Ward
- Celebrations from the 2024-25 School Year
    - "Excellent" school rating by the SCDE
    - 100% Graduation Rate
    - 51 Associate's Degrees awarded to our senior class
    - 4,232 college credit hours Earned and 56% of our seniors earned 24 or more college credits
    - Ranked #1 Charter High School in SC by Niche
    - Ranked #8 out of all 256 high school in SC by Niche

- Ranked #5 of the 30 best public schools in South Carolina by Stacker
- US News and World Report ranked GTCHS #3 Charter School in SC
- 93% pass rate on college courses
- Highest number of dual enrollment courses taken by any school in Greenville County (Fall 2024

<u>Facilities</u>

Building 120 Update

- New Flooring in halls & Lobby of 120
- Cafeteria Furniture - Install first week of September
- Customized Cafe Furniture - October
- Countertops/Cabinets/Delayed installation over the weekend 8/16-17
- Final Walkthrough/punch list with Triangle next week
- Scheduling painting, First Floor Building 120 Halls
- Survey to teacher, students, staff, and other stakeholders emailed for the “interior brick” project.
- SLC Lobby Project-Design option review, projected completion date end of December.
- College Seminar - Grant of 20K secured by Tyler to create a real “study” space

Concerns

- Ongoing issues with HVAC in Building 120 - some from construction-various crews in ceilings.
- Several small leaks - GTC looped in to assist with this as roof is less than one year old.
- Still need a part-time custodian - our staff working overtime to maintain new spaces.

Transfer of Ownership Update

- State Technical Board - approved sale of building on 7/29/2025
- Next - Fiscal and Accountability Board, August Meeting
- Approval needed to close on Charter Loan in early September.

<u>Finance</u>

- Cash Balances as of July
  - School Operating: $ 727,620
  - HomeTrust Capt. Campaign $ 35,924
  - Reserve: (CD earning 5.15% for 9 mon) $1,023,467
  - SC Local Govt Investment Pool $ 310,534
  - SC Local Govt Investment Endowment $ 526,042
  - Loan Payment (P&I) $ 38,000
  - Loan Balance Outstanding $6,642,945
    - 20-year loan, matures 7/10/2040
    - Balloon payment of $2,840,539
  - Irrevocable Standby Letter of Credit $2,000,000

- Audit–Due October 15, 2025
  - Preliminary discussions with auditor already occurred & QuickBooks File submitted
  - Waiting for district funding confirmation
    - Not a concern that will slow the audit process

- Teacher Salary
  - As part of the FY 26 budget approval process, we recommended, and the board approved that we would not "match" additional teacher pay increases beyond the step increase. The updated GCS teacher pay scale notes that additional increase will be $1300. In the past, this has been as much as $2700 (which we have matched each year).

- Comprehensive Review of School Funding
    - There is no comprehensive year-long review of school funding as we were told there would be.
    - Frank Rainwater, Executive Director of Revenue and Fiscal Affairs Office, is reviewing school funding from the State Aid to Classroom. No review of local revenue to be completed. A recommendation to be made public October 1, 2025. We are in touch with Charter Alliance and our District for guidance on our next steps.

- Annual Giving
    - GTCHS doubled the amount of money donated on orientation dates when compared to last year's total.
    - We believe we're making small but impactful changes.
    - We reviewed school funding, the funding gap, and the need for all parents to donate during orientation. Positive feedback from parents.

Chairman's Report: Chris Loewer reported. Mr. Loewer and Dr. Gregory met with the new South Carolina Public Charter School District (SCPCSD) board liaison, Mr. John S Payne, in August. Mr. Loewer also spoke about partnership between GTCHS and District Superintendent Chris Neely. GTCHS is one of four charter schools in the SCPCSD on the State Retirement System.

Executive Committee Report - Chris Loewer reported. No meeting, no report

Finance Committee Report - Chad Davis was absent but submitted this report. The Committee met on Tuesday, August 12, 2025. All, I want to first thank the finance committee and specifically Noel Rogers for helping us through another year at GTCHS. She has been instrumental in keeping us aware of changes and anomalies throughout the year. She is keeping us on track with appropriately accounting for our changes as we make improvements to the school.

I will be absent from the board meeting on 8/19 but felt it was very important to give feedback on closing fiscal year 2025.

1. FY25 Balance Sheet Position

- No major changes outside of the Building 120 cafeteria project.
 - Cash decreased as funds were directed into the Construction in Progress (CIP) account.
 - CIP increased by the same amount on the asset side of the balance sheet, with a corresponding effect on Fund Balance in equity.
 - No new liabilities incurred in FY25 related to this project.

2. FY25 Profit & Loss Performance

- Actual FY25 net result: ($191,533) loss vs. budgeted $21,664 surplus.
 - Unbudgeted capital expense: $454,418 for Building 120 cafeteria build-out.
 - Operational performance: Excluding capital spend, operations finished $262,865 surplus (or $241,201 better than budget).
 - Key driver of savings: Reduced college class expenses due to Spring semester cost coverage.

3. Building 120 Cafeteria – Asset Treatment

- Capitalized to date: $454,418 in FY25 (CIP).
- Future treatment: CIP will continue to grow until completion, then be transferred to a new Building 120 fixed asset.
- Projected FY26 CIP additions: ~$1.5 million, creating an asset worth around $2 million in total once all costs are evaluated and paid.

4. FY26 Financial Expectations

- Unbudgeted capital expense: Another ~$1.5 million for Building 120 will appear in the FY26 P&L. This was not in the approved FY26 budget.
- Loan proceeds: Any loan funds received for the project will be recorded as both cash and revenue in the period they are received. Approximately $1 million in loan revenue not included in the FY26 approved budget.
- Finance Committee oversight: The Finance Committee will review all expenditures coded to CIP to ensure they meet capitalization criteria under applicable accounting rules. Only qualifying costs will be capitalized to the Building 120 fixed asset. The Finance committee is also evaluating our treatment of capital for the SLC building and confirming our treatment now is consistent with our treatment in the past. I'm confident we will find we are consistent.
- Net impact: FY26 reported results will again be heavily influenced by Building 120 capital activity rather than operational performance.

5. Key Takeaways for the Board

- FY25 operational results were better than budget once unplanned capital costs are excluded.
- The Building 120 cafeteria project is proceeding as planned, with remaining expenditures scheduled for FY26.
- FY26 will show substantial asset creation (~$2 million) and capital-related flows (loan proceeds and capital spending) that were not in the original budget.
- Operational variances will continue to be evaluated separately from capital project variances to provide a clear view of school performance.

Conclusion

GTCHS remains financially sound, using cash reserves and financing strategically to invest in long-term facilities. Both FY25 and FY26 reported results will reflect the scale of the Building 120 project, while core operations continue to track favorably against budget expectations. Finance Committee oversight will ensure CIP accounting remains accurate and compliant throughout the build.

Secretary's Report - Uta Samuel reported. No report. All new members received an email to sign up for mandatory board training.

Administration/Governance Committee - Bob Ground reported. The Committee continues to work on the 5-year review of policies. Mr. Ground said about a dozen policies fall into the category. They held a discussion about the new policy that takes effect January 1, 2026, regarding the recording and broadcasting of school board meetings.

Academic Excellence Committee - Mary Brantley reported. No meeting, no report.

Appeals/Grievance Committee Report - Uta Samuel reported. No appeals and no report.

Facilities Committee (Maintenance and Supervision) Report - Chris Jonker reported. No meeting, no report.

Development & Endowment Committee - Ms. Baird was absent. No report.

ITEMS REFERRED TO PRINCIPAL FOR REVIEW AND/OR RECOMMENDATION:

- Ms. Snyder motioned to refer to the principal to create or have administration create a policy regarding the live streaming of Board Meetings. Mr. Ground seconded the motion. The motion passed unanimously.

ITEMS PENDING FROM PREVIOUS MEETINGS OR BOARD REFERRALS:

- None

ITEMS REFERRED TO BOARD COMMITTEES FOR REVIEW OR RECOMMENDATION:

- Ms. Samuel motioned to refer the policy created by the principal/school administration to the Governance Committee for review. Ms. Snyder seconded the motion. The motion passed unanimously.

EXECUTIVE SESSION

- None

ACTION ITEMS:

- None

ANNOUNCEMENTS:

- August 26, 2025 - On-line Board training through PCSASC 12:00 p.m. or 6:00 p.m.
- September 4, 2025 - Club Fair and Open House 5:15 - 7:00 p.m.
- September 9, 2025 - Leadership Summit (SCPCSD Office, Columbia) 8:00 a.m. - 2:00 p.m.
- September 16, 2025 - Board Meeting 6:00 p.m.
- October 25, 2025 - In-person Board training at SCPCSD office 10:00 a.m. - 3:00 p.m.
- December 3-5, 2025 - Charter Alliance in Hilton Head, SC

ADJOURNMENT:

Motion to adjourn the meeting was made by Ms. Samuel and seconded by Ms. Snyder. Motion to adjourn carried unanimously. Meeting adjourned at 6:34 p.m.

______________________________	ATTEST:______________________________
Mr. Chris Loewer, Chairman	Ms. Uta Samuel, Secretary
GTCHS Board of Directors	GTCHS Board of Directors