

# ALL SAINTS CHURCH

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New York, NY 10022  
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## **ANNUAL MEETING**

**Sunday January 28, 2024**

**11:45 AM**

### **Agenda**

(and attachments)

1. Opening Prayer
2. Interim Priest's Report (p. 2)
3. Treasurer's/Finance Committee's Report (p.4; budget, p.5)
4. Music Committee's/Music Minister's (p. 8)
5. Buildings and Grounds Committee's Report (p. 9)
6. Community Meal Leader's Report (p. 10)
7. Election of Vestry Members (biographies of Raphael Nwani, p. 11, and Philip Corradini, p. 12)
8. Diocesan Exercise on Community Renewal (p. 13)
9. Closing prayer

All Saints Episcopal Church  
Interim Priest's Report  
Chris Dreisbach+  
January 28, 2024  
(DRAFT)

All Saints has had a blessed year. You will hear good things from the Finance Committee, The Buildings & Grounds Committee, the Music Committee, and the Community Meal's leader, Robin Rule. Permit me to add a few items.

When I arrived at All Saints last January, I found a welcoming community with many long-time members looking forward to growing the congregation, developing its relationship with the Episcopal Diocese of New York, ensuring continuity of the Community Meal, developing budgeting strategies that require less reliance on our endowment and more on stewardship, and getting Levy Hall back on line. All Saints has made progress on all counts.

Our membership at the beginning of the year was in the low thirties, but we are now closer to 40. David Bassiouni, an ASC warden, and I attended the Diocese's College for Congregational Development this summer and returned with good ideas and tools for assessing our current congregational status and improving it. We will attend part two of the College next summer. Where Part I focused on developing the congregation from within, Part II will focus on working with the wider community, including residents, merchants, schools, and other non-profits.

A survey of All Saints' new comers this summer found strong satisfaction with the Sunday service and the strong sense of community, especially as it is celebrated at the coffee hour.

Our relationship with the Diocese is developing nicely. We have attended every diocesan function to which we have been invited. Our wardens and treasurer have attended the workshops that the Diocese offers for their specific positions. And the Diocese's Property Support Committee granted us \$14,000 toward renovating Levy Hall and invited us to request more during the next grant cycle in February.

Robin Rule has led the community meal for 20 years. All Saints is grateful for and proud of her work and the work of the volunteers. We look forward to renovating the kitchen, to make their work easier, and we continue to ask for volunteers, especially for cooks.

We have made some progress in strategically relying less on our endowment and more on stewardship. In addition to growing our congregation and building up our stewardship, we plan to rent church space—both the sanctuary and Ley Hall—to vetted groups and organizations. To this end, we have joined Bricks & Mortals, “a grassroots membership organization comprised of individuals and organizations from faith-based institutions and real-estate experts.” One of its services is to act as an Airbnb of sorts for churches.

In addition to continuing the work that I have described, we will need to plan for the calling of a permanent priest. This will involve the community's re-affirming or updating its mission and coming to a consensus on what it wants in its new rector and what it can offer the new rector.

Permit me to close by thanking especially Viviana Gauthier, ASC's parish administrator; Calvin Garrett, ASC's vergier; Luis Cornier, ASC's sexton; Jim Hopkins and the choir for their music ministry; Gerald Kayee, ASC's acolyte/sacristan/bishop-in-the making; and the Vestry—Marian Hoffman (Warden), David Bassiouni (Warden), Florence Arwade (Clerk and Treasurer), Lindsay Lingaya, Paul Sabbatini, Robin Rule, and Will Marcal, who will be stepping down due to changes in home and work life. We are deeply grateful for Will's time on the vestry, including his time as ASC's treasurer.

(And happy birthday to Rebecca, my wife, on January 28!)

Treasurer/Finance Committee Report  
All Saints Annual Meeting  
January 28,2024  
Florence Arwade

- As of December 31, 2023 the value of the ASC Investment account was \$2,273,936 and the value of the Levy Fund was \$803,651 for a combined value of 3,077,587.
- The Investment Fund is used for the general budget and the Levy Fund is restricted to funding educational projects. TIAA is the company which manages our investment accounts and was chosen partly because they are well established and charge very low fees.
- The total budget for 2024 is estimated at \$630,666 of which approximately \$25,000 will come out of the Levy Fund and \$213,000 is expected to be covered by income from pledges and rentals of ASC spaces.
- The investment accounts performed exceedingly well this year which was very helpful in reducing our drawdown on the investment account. However, once again our 2024 expenses are very high in relation to the value of our general fund. We must continue to try to reduce expenses and increase income since we cannot count on future gains in the stock market during the year to offset our drawdown on the investment fund.

## All Saints Church 2024 Budget - Preliminary

	2023 Budget	2023 (Estimated)	2024 Budget	'24 Budget vs. 2023 Actual
<b>Receipts</b>				
<b>Service Income</b>				
Systematic Offerings	16,000.00	23,350.00	36,000.00	12,650.00
Gifts	28,000.00	26,079.00	30,000.00	3,921.00
Loose Plate	5,000.00	5,246.25	6,000.00	753.75
Holy Day	500.00	465.00	500.00	35.00
<b>Total Service Income</b>	<b>49,500.00</b>	<b>55,140.25</b>	<b>72,500.00</b>	<b>17,359.75</b>
<b>Other Income</b>				
Rent	110,990.16	110,990.16	114,229.80	3,239.64
Use of Facilities	9,000.00	12,790.00	14,000.00	1,210.00
Bequests	-	10,000.00	-	(10,000.00)
Banking Interest	5.00	4.29	5.00	0.71
Misc. Income	-	1,125.16	900.00	(225.16)
<b>Total Other Income</b>	<b>119,995.16</b>	<b>134,909.61</b>	<b>129,134.80</b>	<b>(5,774.81)</b>
<b>Design. &amp; Restricted Income</b>				
Flower Donations	-	-	-	-
Community Meal				
Gifts	13,000.00	6,512.96	8,000.00	1,487.04
Grants	5,000.00	2,000.01	4,000.00	1,999.99
Fundraising	-	-	-	-
<b>Total Community Meal</b>	<b>18,000.00</b>	<b>8,512.97</b>	<b>12,000.00</b>	<b>3,487.03</b>
Levy Fund Income	-	-	-	-
Misc. D&R Income	-	300.00	-	(300.00)
<b>Total D&amp;R Income</b>	<b>18,000.00</b>	<b>8,812.97</b>	<b>12,000.00</b>	<b>3,187.03</b>
<b>Total Receipts</b>	<b>\$ 187,495.16</b>	<b>\$ 198,862.83</b>	<b>\$ 213,634.80</b>	<b>\$ 14,771.97</b>
<b>Disbursements</b>				
Clergy	72,115.00	73,147.54	72,615.00	(532.54)
Music	55,131.38	52,011.20	57,381.38	5,370.18
Liturgy	15,445.00	15,588.12	15,515.00	(73.12)
Property	192,084.39	190,980.38	193,027.67	2,047.29
Office	88,877.00	81,282.41	91,926.29	10,643.88
Benefits	98,759.14	93,238.23	97,790.28	4,552.05
Levy Fund	1,100.00	16,444.75	25,100.00	8,655.25
Community Meal	17,900.00	25,975.56	26,500.00	524.44
Other D & R Expense	3,000.00	25.00	1,000.00	975.00
Diocesan Assessment	61,452.00	61,452.00	45,661.00	(15,791.00)
Miscellaneous	4,100.00	4,158.88	4,150.00	(8.88)
<b>Total Disbursements</b>	<b>609,963.91</b>	<b>614,304.07</b>	<b>630,666.61</b>	<b>16,362.54</b>
<b>Net Before Transfers</b>	<b>(422,468.75)</b>	<b>(415,441.24)</b>	<b>(417,031.81)</b>	<b>(1,590.57)</b>
<b>Transfer from Endowment</b>	<b>425,000.00</b>	<b>480,000.00</b>	<b>395,000.00</b>	<b>(85,000.00)</b>
<b>Transfer from Levy</b>	<b>1,000.00</b>	<b>-</b>	<b>25,000.00</b>	<b>25,000.00</b>
<b>Net Excess (Deficit)</b>	<b>\$ 3,531.25</b>	<b>\$ 64,558.76</b>	<b>\$ 2,968.19</b>	<b>\$ (61,590.57)</b>

## All Saints Church 2024 Budget - Preliminary

	2023 Budget	2023 (Estimated)	2024 Budget	'24 Budget vs. 2023 Actual	
<b>Disbursements Detail</b>					
Rector's Salary	64,000.00	64,000.08	64,000.00	(0.08)	No Raise
Rector's SE Tax	6,365.00	6,364.90	6,365.00	0.10	
Assistants Salary	-	-	-	-	
Clergy Expenses	750.00	567.66	750.00	182.34	
Part-Time Clergy	1,000.00	450.00	1,000.00	550.00	
Other Clergy	-	1,764.90	500.00	(1,264.90)	
<b>Total Clergy</b>	<b>72,115.00</b>	<b>73,147.54</b>	<b>72,615.00</b>	<b>(532.54)</b>	
Organist Salary	28,681.38	28,483.87	28,681.38	197.51	No Raise
Substitute Organist	900.00	200.00	500.00	300.00	
Choir	23,400.00	21,700.00	25,950.00	4,250.00	\$150/member/service
Instruments	-	-	-	-	
Choir Robes	200.00	-	200.00	200.00	
Organ Repair/Maintenance	1,350.00	1,430.00	1,450.00	20.00	
Piano Repair/Maintenance	400.00	-	400.00	400.00	
New Music	-	-	-	-	
Misc.	200.00	197.33	200.00	2.67	
<b>Total Music</b>	<b>55,131.38</b>	<b>52,011.20</b>	<b>57,381.38</b>	<b>5,370.18</b>	
Vergers	8,045.00	7,695.00	8,615.00	920.00	\$15/service Raise
Laundry and Cleaning	200.00	422.00	200.00	(222.00)	(part is in livestream)
Sacristy Supplies	500.00	350.31	500.00	149.69	
Flowers	3,000.00	4,317.00	3,000.00	(1,317.00)	
New Vestments/Repair	-	-	-	-	
Liturgical Vessels - Repairs/Mai	-	-	-	-	
Livestream	3,500.00	2,679.81	3,000.00	320.19	
Misc. Liturgical Exp.	200.00	124.00	200.00	76.00	
<b>Total Liturgy</b>	<b>15,445.00</b>	<b>15,588.12</b>	<b>15,515.00</b>	<b>(73.12)</b>	
Sexton Salary	28,675.15	28,333.69	29,592.76	1,259.07	3.2% Raise
Substitute Sexton	600.00	500.00	600.00	100.00	
Heat	45,000.00	27,343.99	35,000.00	7,656.01	
Inspections	3,000.00	2,241.00	3,000.00	759.00	
Gas & Electric	13,500.00	14,656.05	13,500.00	(1,156.05)	
Supplies	1,500.00	1,763.08	1,500.00	(263.08)	
Maintenance/Repairs	20,000.00	21,251.05	20,000.00	(1,251.05)	
Equipment	500.00	785.53	500.00	(285.53)	
Insurance	21,969.24	30,313.00	32,434.91	2,121.91	7% Increase
Property Tax	15,900.00	15,919.68	16,000.00	80.32	(error in '23 budget)
Service Contracts	5,500.00	5,600.02	5,600.00	(0.02)	
Water/Sewer	5,700.00	4,637.18	5,000.00	362.82	
Capital Repairs/Consultants	30,000.00	37,294.84	30,000.00	(7,294.84)	
Misc.	240.00	341.27	300.00	(41.27)	
<b>Total Property</b>	<b>192,084.39</b>	<b>190,980.38</b>	<b>193,027.67</b>	<b>2,047.29</b>	

## All Saints Church 2024 Budget - Preliminary

	2023 Budget	2023 (Estimated)	2024 Budget	'24 Budget vs. 2023 Actual	
Office Secretary	35,143.39	37,774.09	40,000.00	2,225.91	Raise given 2023
Bookkeeper	16,958.61	16,958.22	17,501.29	543.07	3.2% Raise
Auditing	15,000.00	10,000.00	15,000.00	5,000.00	
Professional Fees	2,000.00	-	2,000.00	2,000.00	
Telephone/Internet	3,700.00	2,732.35	3,000.00	267.65	
Computer/Web Page	1,000.00	1,101.17	1,000.00	(101.17)	
Postage	250.00	240.00	250.00	10.00	
Furnishings/Equipment	1,000.00	1,344.00	1,000.00	(344.00)	
Supplies	900.00	1,269.39	900.00	(369.39)	
Printing	250.00	52.09	200.00	147.91	
Bank Fees	25.00	25.36	25.00	(0.36)	
Payroll Service	850.00	720.00	850.00	130.00	
Payroll Taxes	11,600.00	8,997.56	10,000.00	1,002.44	
Other Office	200.00	68.18	200.00	131.82	
<b>Total Office</b>	<b>88,877.00</b>	<b>81,282.41</b>	<b>91,926.29</b>	<b>10,643.88</b>	
Clergy Pensions	18,935.00	16,469.97	16,500.00	30.03	
Medical and Life Insurance	65,650.14	64,386.48	73,940.28	9,553.80	
Clergy Equity Appr.	900.00	-	-	-	
Bonuses	600.00	-	-	-	
Lay Pensions	6,374.00	6,548.76	7,000.00	451.24	
Garage	6,000.00	5,500.00	-	(5,500.00)	
Transit Checks	300.00	333.02	350.00	16.98	
<b>Total Benefits</b>	<b>98,759.14</b>	<b>93,238.23</b>	<b>97,790.28</b>	<b>4,552.05</b>	
Levy Fund					
Educational Books/Literatur	100.00	81.25	100.00	18.75	
Clergy Continuing Ed.	1,000.00	-	1,000.00	1,000.00	
Staff Education (Seminarial	-	-	-	-	
Parish Education	-	-	-	-	
Grant	-	5,000.00	-	(5,000.00)	
Levy Choir School	-	11,363.50	24,000.00	12,636.50	
<b>Total Levy Fund</b>	<b>1,100.00</b>	<b>16,444.75</b>	<b>25,100.00</b>	<b>8,655.25</b>	
Community Meal					
CM Food	17,000.00	22,172.63	23,400.00	1,227.37	This is CM Budget given to Ep. Charities
CM Supplies	400.00	3,592.41	2,700.00	(892.41)	
CM Equipment	-	-	-	-	
CM Transportation	250.00	122.00	150.00	28.00	
CM Misc.	250.00	88.52	250.00	161.48	
<b>Total Community Meal</b>	<b>17,900.00</b>	<b>25,975.56</b>	<b>26,500.00</b>	<b>524.44</b>	
Flower Fund	-	-	-	-	
Miscellaneous Fund	3,000.00	25.00	1,000.00	975.00	
<b>Total Other D &amp; R Exp.</b>	<b>3,000.00</b>	<b>25.00</b>	<b>1,000.00</b>	<b>975.00</b>	
Diocesan Assessment	61,452.00	61,452.00	45,661.00	(15,791.00)	
<b>Total Diocesan Assessme</b>	<b>61,452.00</b>	<b>61,452.00</b>	<b>45,661.00</b>	<b>(15,791.00)</b>	
Advertising	2,000.00	1,679.12	2,000.00	320.88	
Rector's Fund	1,200.00	1,537.00	1,200.00	(337.00)	
Hospitality	450.00	412.23	450.00	37.77	
Vestry Expense	300.00	334.65	300.00	(34.65)	
Other	150.00	195.88	200.00	4.12	
<b>Total Miscellaneous</b>	<b>4,100.00</b>	<b>4,158.88</b>	<b>4,150.00</b>	<b>(8.88)</b>	
<b>Total Disbursements</b>	<b>609,963.91</b>	<b>614,304.07</b>	<b>630,666.61</b>	<b>16,362.54</b>	
<b>Net Incoming before Transfers</b>	<b>(422,468.75)</b>	<b>(415,441.24)</b>	<b>(417,031.81)</b>	<b>(1,590.57)</b>	

## **Report from the Music Director to the 2024 Annual Meeting of All Saints Episcopal Church**

Though much of the music program has continued as usual, I am very happy to report that the Levy Choir School has successfully re-launched after shutting down in early 2020 due to the COVID-19 pandemic. We started with an entirely new group of kids in September, the program has gained momentum with a committed handful of kids! Most of the kids are in 2<sup>nd</sup> and 3<sup>rd</sup> grades, though we currently have two in middle school.

So far, choristers from the choir school have sung once during Sunday worship at All Saints and led a community carol singing event at the East River Park on 57<sup>th</sup> Street in mid-December which was extremely well attended. My goal is to have them sing once a month for the rest of the year and have an end of the year showcase in June to coincide with the end of the school year. It's my hope that recruitment can remain strong and that we can see some growth going into the 2024-2025 school year.

Currently, the Levy Choir School meets twice per week: on Thursday afternoons from 4:30-6 pm, and on Sundays from 12:30-2 pm (we are beginning later on the day of the annual meeting). Alyssa Weathersby, the regular soprano in our choir, assists me with those rehearsals. Alyssa has a wealth of experience as a vocal pedagogue, had a focus on voice science and pedagogy during her master's degree, and is experienced working with children both in a group setting and one-on-one, so I'm very glad to have her help! Currently, the rehearsals happen in the church, but I hope that, once Levy Hall becomes usable again, I hope we will have a somewhat more permanent space to rehearse.

As we look ahead to 2024, I look forward to more music in our space. We began the year with a service of Lessons and Carols on January 5, the Twelfth Day of Christmas, and I have ideas for a special Lenten event and more. Our church is an excellent space for music-making and I hope to take at least a little more advantage of it!

Finally, I would like to thank our Interim Priest, The Rev. Chris Dreisbach, for his support during this transitional period at All Saints, and to the music committee and the vestry for supporting the re-launching of the Choir School and the music program's role in the life of the church.

Respectfully submitted,

James Hopkins



## **Building and Grounds Report**

During flood remediation in Levy Hall, we discovered long term leakage which damaged a support column. We have chosen a contractor to correct these problems and the proposed start date is 2/1/24. We were able to get a grant from the diocese to offset this cost and have hopes that there will be a little more to come. Once the waterproofing and structural issues have been addressed the next stage will be to upgrade the kitchen which is badly needed to support our Community Meal program. Then we can choose floor and wall finishes and we're back in business.

We will be upgrading our electrical capacity and have adjusted the heating regulator. We need the exterior of the clerestory windows checked for possible leakage which is our next priority.

The committee will be putting together a spreadsheet to cover all areas of the 3 buildings. That will allow us to address any issues before they become problems. If you see anything you believe needs attention, please let one of us know.

Marian Hoffman  
Robin Rule  
David Bassiouni  
Phillip Corradini

## **Community Meal**

Robin Rule

The Community Meal is now serving between 90 and 100 meals each Saturday.

Since we no longer can use Levy Hall, we are handing out Meals from the front door of the church.

The bags are filled and salad is made by a group of, mostly young, volunteers. We fill them with a main dish, which we have been able to make on the stove in Levy Hall, salad, apple sauce, a beverage, chips and cookies. On the fourth Saturday of the month, the entree is provided by the Tzu Chi Buddhist group across from ASC.

The meals cost about \$450 each week due to the high amount of guests and slightly higher food costs. Previously we could provide a meal for \$250-\$300. We have been fortunate in receiving some donations recently.

Preparing a hot meal for one hundred people on a single stove is very difficult. When construction begins on Levy Hall, we will probably only provide sandwiches. (we still need help in preparing the hot meal).

PS: Luis, our sexton, hangs clothing left at the church on the fence outside for our guests to take. The Tzu Chi held a coat drive in December and provided new hats, scarves and blankets as well as the coats they collected.

## **Raphael Nwani**

### **Candidate for Vestry Membership January 2024**

My name is RAPHAEL NWANI, an inspector with the FDNY and OSHA Authorized Instructor. I am a licensed private detective with the Maryland State Police & a Fellow/Governing Council member of the Institute of Chartered Mediators and Conciliators of Nigeria. I am a former director of Endeavor Hospitality Group. I graduated magna cum laude in International Law and Diplomacy from Babcock University.

I have been a member of All Saints Episcopal Church since 2017, when I was Loss Prevention Manager at Cartier. My wife, Esther, an attorney, and I reside in Staten Island, NY.





# Philip Corradini

Licensed Real Estate Salesperson

Philip is a highly experienced real estate professional bringing with him a wealth of industry knowledge. He is a graduate of Columbia University where he received a Bachelor of Arts and Master of Architecture. After practicing architecture with a variety of prominent New York firms for several years, he joined the world of corporate real estate where he was responsible for managing major capital programs from site search through move in, focused especially on all the disciplines associated with design and construction project management. Philip is currently building a portfolio of listings and is working specifically in the area of development sales where his knowledge of landlord issues makes his experience particularly relevant.

In addition to his passion for real estate, Philip has many outside interests including the arts. Because of his academic training he has a high level of expertise in art history. He enjoys listening to classical music, big band jazz and popular music from the world over. Philip also likes to participate in volunteer activities and is a member of the Board of the East Sixties Neighborhood Association, where he works to advance the quality of life on the Upper East Side, with a particular concern for area parks, municipal trees and green spaces.

Philip is a New Yorker through and through but has travelled extensively in Europe and has visited several places of interest in Latin America for pleasure and for business. Philip has a gift for languages and speaks fluently in Italian and French.

Philip has attended All Saints Episcopal Church since 2022. He lives with his wife Stela on the Upper East Side.

Diocese of New York Mission Review  
Short Annual Meeting Activity

Parish Name:

Date:

Divide into groups of 4-6 (or another appropriate group size). Designate a notetaker.

Read and respond to the following questions with the first things that come to your mind:

- What does renewal mean in your community? How does it look? How could it look?
- Read the following sentence aloud and try to complete it together. If possible, see if you can come to agreement on one sentence:

*“If we are going to experience renewal in our community, we need to....”*

- Read the following sentence aloud and try to complete it together. If possible, see if you can come to agreement on one sentence:

*“If we are going to experience renewal in our community, we need to stop...”*

- Bonus question:

*How can the church participate in the healing of the world? How do you see this happening in your community?*

- If you have time, you can invite each group to share their responses with the wider community to generate further conversation.

Please collect all of the responses from your community, scan, and email to:

[missionreview@dioceseny.org](mailto:missionreview@dioceseny.org)



