

St. Peter's Chelsea

In the Diocese and City of New York
The 193rd Parish Annual Meeting
January 26, 2025



Annual Report for 2024

Agenda

Prayer

Welcome

Appointment of Recording Secretary

Adoption of the Minutes of the previous Annual Meeting

Senior Warden Report

Priest-in-Charge Report

Financial Report and Proposed 2025 Budget

Q & A

Vestry Election

Election of Parish Delegates to the 2025 Diocesan Convention

Prayer of Thanksgiving

Blessing over Vestry

St. Peter's Annual Meeting Minutes - January 21, 2024

Approximately 72 attendees

Prayer & Welcome

Rev. Christine Lee opened the 192nd Annual Meeting at 11:22am, inviting people to share and say out loud what they are thankful for at St. Peter's. Several people remarked that St. Peter's was a community where they felt safe expressing feelings and being themselves. The congregation read an opening Collect together to begin the meeting.

Appointment of Recording Secretary

Becca Lin was appointed recording secretary for the meeting.

Adoption of 2023 annual meeting minutes

The annual report was distributed via email earlier in the week to all voting members, and paper reports were available during this meeting. Michael Malone motioned to approve 2023 annual minutes, and Leone Litt seconded. Minutes were approved unanimously.

Senior Warden Report: Melissa Morgenweck and Hyatt Howard

Melissa Morgenweck gave her last report as senior warden. She and Hyatt made a few additions to their report by thanking Ila Epperson and Alessia for their contributions to St. Peter's activities. Hyatt thanked Melissa for her service as senior warden and Melissa gave remarks about her time as senior warden, thanking God for provisions even amidst challenges, especially in the beginning of her term. She acknowledged Yahaida and Bryan Langlands' collaboration with her before they moved away. Rev. Lisha Epperson and Rev. Christine presented Melissa with a framed print and letter from Bishop Matt Heyd thanking her for her service.

Priest-in-Charge Report: Rev. Christine Lee

Christine said that 2023 felt like the first year where the impact of the pandemic did not feel as immediate. Although there were always fires to put out, there was more space to notice who St. Peter's is becoming. She listed three big picture ideas to think about as we move forward.

Creating space to be fully human. Churches can sometimes feel like a place you are least able to be yourself. It is not just being safe but discovering what God is calling our community to. The role of the church is to co-create a natural climate in which people are most apt to encounter Jesus through the power of the Holy Spirit, transforming and giving them what they need to advance God's kingdom in the world. How do we create that environment so we can grow more into the likeness of Christ?

Lean into the dynamism of change—phrase attributed to Hyatt Howard. Let us pour into people however long people are with us at St. Peter's. Having updated bylaws will help establish that

foundation from which we can serve. A generous parishioner donated funds for St. Peter's to establish compliance policies (e.g. employee, volunteer handbooks). Speaking about the challenge of maintaining old buildings, Christine shared how her thinking about buildings has changed over the past few years. In NYC, having space is a gift, and stewarding this building is an important piece of our ministry. Christine reported that the Trinity feasibility study required a specific revenue plan for the Rectory—i.e. a plan for something like Whole Foods or revenue-generating business. She determined that St. Peter's still felt like a startup, and she did not want to lock into a plan like that. That said, we plan to start repairs soon and need to raise 2 million for the project.

Being a part of a larger church community—the diocese. Christine is on several committees in the diocese and reflected on the challenges of being a woman of color in the Episcopal church. She emphasized how the world really needs us to be our full selves in our church communities.

Financial Report and 2024 Budget: Colin Sullivan

Colin gave the budget report for 2023 and set the stage for 2024. Highlights to note: there were more expenses than expected with buildings and personnel in 2023 but there was significantly more ad hoc giving than expected.

In 2024, in addition to our regular operating budget, we want to specifically invest in maintaining our historic building, supporting our fastest growing demographic (young children), the Create Arts Project, and investing in our staff. Colin explained why we will be operating in a deficit in 2024, with Diocese support decreasing to 50% (from 75%) as planned. Although we set an ambitious \$300k giving goal, we are taking a conservative approach with other revenue. Grant funding and space rentals are opportunities we are tracking, and we do expect to surpass the estimated revenue. Building expenses will live outside of the operating budget, as those are longer term. We feel like we have enough cushion and liquid cash available to operate on this deficit as we continue to track opportunities for revenue.

Q & A

Colin answered questions from the congregation about funds we have on reserve, which would cover about 7 months of operating costs. Christine said there are a few accounts held for St. Peter's, including a diocesan investment trust and a 501(c)3 for buildings, totalling about \$360k. Christine clarified we have a \$500k reimbursement/matching grant, which works out to about \$1 million for building work. Christine thanked Colin for all of his work on the budgets and getting the books cleaned up.

Approval of 2024 Budget

Kimberly Malone motioned to pass the 2024 budget, and Leone Litt seconded. The budget was unanimously approved.

Vestry slate election

Caitlin Mitchell, vestry, to three year term

Allie Beach, as junior warden

Brenna Case motioned to approve vestry slate. Leone Litt seconded, and the vestry slate was unanimously approved, no abstentions.

Election of Parish Delegates for 2024 Diocesan convention

Melissa Morgenweck as delegate, with Caleb Huffman as alternate. Amy Hitosubashi motioned to approve these appointments. Caitlin Mitchell seconded, and delegates were unanimously approved to represent St. Peters at the Diocesan convention.

Prayer & Blessing over Vestry

Christine prayed over the St. Peter's vestry and staff members. The congregation joined together in a closing Collect to end the meeting at 12:18pm.

Present at Annual Meeting, January 21, 2024:

Karen Bergman
Ryan Berry
Jennifer Cacciatore
Manny Cacciatore
Brenna Case
Grace Chen
Courtney Chinn
Michael DeLashmutt
Julia DeLashmutt
Lisha Epperson
Rodney Epperson
Brian Fee
Maria Fee
Andrew Haas
Eliana Haas
Brent Harris
Lauren Harris
Amy Hitosubashi
Hyatt Howard

Michelle Howard
Caleb Huffman
Sylvia Junghardt
Carol Kuruvilla
Nora Lane
Christine Lee
Martha Lee
Maureen Lee
Jin Lee
Calvin Lin
Becca Lin
Clara Lin
Ken Litt
Leone Litt
Abby Liu
Paul Liu
Kimberly Malone
Michael Malone
Maureen Martin

Caitlin Mitchell
Melissa Morgenweck
Aaron Niequist
Rich Osborne
Kelly Parker
Jessica Portilla
Rachel Rim
Mary Russell
Nhaca Schulze
Isaiah Schulze
Jessica Smith
Lucia Sullivan
Colin Sullivan
Ian Trevethan
Julia Wattercheril
Riley Wilson
Blake Jones
Renoj Zachariah

Wardens' Report

"The light shines in the darkness, and the darkness has not overcome it."

John 1:5

2024 was far from normal. So many of our bearings were turned upside down and inside out. Understandably, for many in our community this dynamic felt disorienting at times. And yet, in this time of tremendous change, we have been able to witness the steadfastness of God. His faithfulness and his love has held and comforted us in this season.

Indeed, we recognize, especially during this past year, the rich gift of God's grace among us as we continue to deepen our spiritual roots and grow stronger as a relational community. We see it each week as we worship together; we see it in the gift of healing prayer; we see it in our house churches; we see it in the new relationships that we've made in our community; and we see it in acts of loving service when our community comes together and supports each other, both in times of celebration and challenge.

We are greatly blessed to have so many who play their part in practical, pastoral and prayerful ways – doing the work that God has given each of us to do as greeters, readers, prayer ministers, musicians, singers, dancers, children's ministry and coffee hour hosts. We are grateful for all the many ways our congregation shares their gifts including Nhaca for organizing our Sunday volunteers, the hosts of our new House churches, and lay members who graciously shared their gifts during our Summer of Beauty series. Thank you to all who contribute to the life of this church.

We also want to recognize our Vestry members (Ryan, Caitlin, Beeca, Isaiah, Hyatt, Brenna, Colin, and Allie) for taking the time each month to grow in their spiritual formation and in all the ways they work together to discern the governance of our church. We are excited to see where the Holy Spirit leads us in the year ahead, especially as we approach another season of change in our vestry leadership.

We also have deep gratitude for our staff, both past and present, here at St. Peter's. Their work is a catalyst for our vibrant ministry here, and we are so fortunate to have the contributions of Izaiah, Kelly, Troy, and most recently Savina.

There was much to be thankful for in 2024 as we celebrated baptisms, confirmations, weddings, graduations, and anniversaries. We give God thanks in particular for all that He has done to enrich our community these past five years. That is because five years ago we accepted God's invitation to participate in her ongoing work to love and spread the Gospel in the community of Chelsea. With members from St. Peter's, All Angels, and the Church of the Heavenly Rest, we came together united in our call and our desire to see God breathe life on a valley of dry bones. And, what a joy it has been to see that valley come to life.

We have truly seen so much fruit born in this time, and we are so grateful for all those past and present that have helped us sow the seeds for the harvest we enjoy today. We are actively witnessing God's grace as we see our congregation continue to bloom and grow into the likeness of Christ. In the years ahead, we eagerly anticipate God's continued provision.

We also give thanks for the guidance and leadership of our clergy, Christine, Lisha, Michael, and Michelle. We are ever grateful for how God is calling them to lead us. And we also celebrate the calling of Ian to the ministry as a postulant.

May God's grace continue to be with this community, and may we continue to seek his everlasting truth to light our way.

-submitted by Hyatt M. Howard and Allie Beach, Wardens

Priest-in-Charge Report

There is so much I could write about, but looking back over 2024, there are a few that felt significant:

Celebrating five years of the church revitalization. Five years passed so quickly and it has felt like a lifetime. For our celebration in October, we prepared a video and my heart was full of such thanksgiving, remembering the people and experiences that have been part of this journey, some who are still with us and others who have moved on. God has been so faithful to provide for and sustain us.

The Body Scan. We conducted the St. Peter's "Body Scan" to listen to folks about St. Peter's strengths, where we need to grow, and how we can best serve our community in the season ahead. The overwhelming desire expressed was for community. This led to a house church experiment and other beautiful gatherings that were so needed this past fall (more on this under Spiritual Formation). It typified what I hope is always true of St. Peter's, that we would lead with listening and discern the Spirit together.

Palestine, Israel and the election. These events were significant in our collective consciousness in 2024. We were confronted with, who is the church to be in this time? What is ours to do? We prayed, organized a prayer pilgrimage through the city, and raised much needed funds for the Ahli Arab Hospital in Gaza. And in the leadup to the election, we encouraged each other to stay grounded in our humanity and the creative love that God calls us to in such a time as this.

The rectory restoration. We began Phase 1 of this project. Historic building restoration in NYC is no joke! It's been a steep learning curve. But we take our stewardship of this home that has been

entrusted to us seriously and we hope that it can be a sacred space for gathering and encountering the love of God for many generations to come!

Change in the Diocese of New York. We installed our new bishop Matt Heyd who set the tone for us by saying, *The Spirit moves at ground level. God's story for us now is the renewal of the Church for the healing of the world.* I've been co-chairing the Ordination Task Force to re-envision the process and we're excited about the foundation that has been laid, to help not only clergy but lay people in our congregation discern their vocations and calls. You'll hear more about this in the months to come.

I would be remiss not to mention the passing of Norma Milligan, St. Peter's matriarch, who would always say, "I'm not going anywhere," and John Bjerklie, whose faithful presence online always buoyed us, last year. They are two examples of the special community that is St. Peter's and includes YOU. I look forward to continuing the journey with you in 2025 and all God has in store for us!

-submitted by the Rev. Christine Lee, Priest-in-Charge

Assistant Priest Report

As Assistant Priest, I continue to support the planning and implementation of parish ministries at St. Peter's Chelsea. Under Christine's direction, I assist with sacraments, preaching, liturgical planning, and worship services. My role includes guiding parishioners through weddings, baptisms, funerals, pastoral care, premarital counseling, and supporting monthly vestry meetings.

A community of talented artists enrich our parish life. We feel privileged to support and benefit from their gifts. Personally, I am grateful to coordinate artists for Black History Month and special services. I help create mission-aligned initiatives such as the Creative Arts Project—a summer arts program for children—and youth formation projects. I lead Yoga+ Noonday Prayer, a gentle movement class for seniors, and support spiritual formation offerings. In 2024, we expanded embodied practices to include sermons with movement, reflections with communal exercises, two retreats, and a group hike. These practices are now integral to staff meetings and worship services, forming a key part of our culture.

In response to the community-wide Body Scan, I now support one of three House Church gatherings held weekly (Downtown and Uptown) or quarterly (New Jersey), fostering deeper connections beyond Sunday worship.

I assist with outreach, communications, social media, and the weekly newsletter, and support volunteer ministries like the altar guild and food pantry. As rectory reconstruction begins, I am mindful of the need for fundraising and look forward to exploring this area of learning.

Beyond the parish, I represent St. Peter's in the Chelsea community and New York Diocese. I am co-dean of the Lower Manhattan Clericus, a member of the Board of Trustees, and have served on the Ordination Task Force.

The year was marked by a challenging election cycle. We are now tasked with walking with parishioners through the next 4 years. To that end we will continue to stand by the foundational truth of each member's belovedness in God and seek to foster spiritual strength and transformative growth that will empower them to positively impact their families and communities, to live lives of integrity and hope.

-submitted by the Rev. Lisha Epperson, Assistant Priest

Spiritual Formation Report

We continued our post-service series of "God's Story, Our Story," a birds-eye view of the Bible taught by Michael DeLashmutt. He delved into the New Testament, covering its history, context and theology, while also inviting us to listen for how Scripture speaks into our lives today. These were deeply rich times of learning, made all the more remarkable by the fact that he covered so much ground in so little time!

During the week, the women's group (led by Caitlin Mitchell and Ellie Price) met on Tuesday nights to study Mark and John, sharing dinner, prayer and meaningful fellowship. The Spiritual Exercises pilot (led by Christine Lee, Lisha Epperson, Ian Trevethan and Aaron Niequist) met biweekly to go through *The Ignatian Adventure* by Kevin O'Brien, SJ. engaging in group spiritual direction.

In Lent, we partnered with pianist and theologian Julian Davis Reid from Notes of Rest who had led a workshop at St. Peter's in January on Sleep. The topic was so rich - our complicated relationship with sleep, technology's impact, dreams, justice - that we decided to make it our focus for Lent. Julian created a beautiful devotional with corresponding lullabies, helping us embrace our humanity and God's grace.

With so much violence, war and dehumanization happening in our world, summer was all about beauty, being reminded that there is more to our story than sin, evil and death. We invited members of our congregation and friends of St. Peter's to share about their experience and practice of beauty, and how it intersects with their faith. The creativity in community has continued with an artists gathering organized by Stefanie Peters and Mina Leazer in November and an Advent Icon Retreat led by Karen Bergman which felt like the seeds of something that will continue.

In response to the Body Scan, we started house churches in the fall. Lisha and Ian led the uptown house church at Isaiah and Nhaca Schulze's apartment, and Christine, Michael and Julia led the downtown one at the DeLashmutts'. The focus was on making and strengthening connections, getting to know each other, eating together, praying together and allowing the rhythms of evening prayer to form us. Additionally, St. Peter's in New Jersey made its debut with two times of dinner, prayer and worship.

It was a beautiful year of community, prayer and formation in a difficult year that reflected St. Peter's charisms in the best way.

-submitted by the Rev. Christine Lee, Priest-in-Charge

Music and Worship Formation Report

Two words that come up often when we are planning our worship services are *encounter* and *flow*. Our desire is for people to *encounter* God and to create a worshipful *flow*. Where scripture, songs, connection, prayer, teaching and spiritual practices take us on a journey of bringing our full selves into the transformative presence of God. Music plays such an important role in connecting these elements together and creating an open, Spirit-filled atmosphere where we meet God.

We've continued to explore the balance between historic hymns, modern worship songs and simple refrains in the context of our liturgy. We've been more intentional about creating space for silence and reflection, getting grounded and centered in our bodies. We've experimented with bringing embodied prayer and movement into worship, most notably bringing a taste of Lisha's yoga retreats into our Sunday worship. And we've been intentional about expanding beyond the Book of Common Prayer, incorporating liturgies from both Episcopal resources and the global Anglican Communion (we love the New Zealand prayer book!). Our desire is to diversify the "voice" of worship to include all God's children, even as we stay grounded in our historic tradition.

In June, Aaron who has been our Director of Worship Formation transitioned into a part-time residency with us as he focuses more fully on the Pastors, Priests and Guides retreat ministry he leads. We are so grateful for our worship and AV team who serve faithfully week in and week out.

We are formed in worship and we will continue to lean into the fullness of God's Spirit, worshipping God in spirit and in truth!

-submitted by the Rev. Christine Lee, Priest-in-Charge

Children's Ministry Report

What a joyful year we've had in the Children's Ministry at St. Peter's! Children aged 3 to 11 have been warmly welcomed into the rectory during our worship services, with nursery care available before the start of service. The nursery has been supported by Eliza DeLashmutt, with occasional coverage from a small group of volunteers and substitutes.

This year, we continued using the Storymaker Curriculums for the seasons of Lent, Easter and Advent - and recently one on the Giants in the Old Testament. Families received Lent take-home kits filled with weekly prayers and symbols. Together the children created a vibrant Alleluia banner, hidden away until its triumphant return on Easter to celebrate Jesus's resurrection. During the

Creation Season in the fall we talked about themes of growth, learned about water, the environment, and plants - and even grew our own grass seeds and planted flowers. This fun and creative work deepened all of our appreciation for God's creation.

As we approached Christmas, families were given Storymakers Advent Theatre houses to enrich their season of anticipation. The highlight was our delightful Christmas Pageant, where the children dressed as animals, angels, shepherds—and even Batman—for a lively and memorable retelling of the Nativity story. It has been a year filled with creativity, learning, and celebration as we continue to nurture the faith of the youngest members of our community.

We have two goals for the year ahead: first, we look forward to adding music to our time together and secondly we hope to find more ways to engage and involve children and families in our main worship service.

-submitted by Julia DeLashmutt, Children's Ministry Coordinator

Buildings/Grounds, Operations and Administrative Report

During 2024 we continued taking steps forward in maintaining and restoring our buildings. What we thought would be a straightforward process to address deterioration of the south exterior wall of the sacristy at the end of 2023 turned into a long, complicated process. But, starting in the fall, work finally began and should be completed as soon as the weather warms up to continue.

The larger, and much more obvious, project was the launch of the long-anticipated restoration of the exterior of the rectory building. This is incredibly daunting but it's even more exciting! We are very thankful for our team of architects, engineers, and contractors, all of whom we trust (and really like!). We are heading into a big year of fund-raising and look forward to experiencing God's presence, direction, and provisions through both the St. Peter's community as well as the wider community.

Our buildings continue to be used for rentals- from weddings and receptions (in and among the scaffolding!) to yoga, concerts, recordings, and filming/holdings. As I write this, the rectory is full of 35 people who are part of a commercial filming happening two doors down. I love it when the buildings are buzzing with activity. We hope to increase our rentals in the next year, not just for the financial advantage, but because these great buildings are meant to be active and full.

Our sexton, Troy Austin, has been busy with projects large and small that help keep the buildings and grounds in good condition and ready for use, ranging from painting doors, gates, walls to beginning to clear out the balcony. We would be lost without him!

Administratively, we are blessed by our two long-serving, faithful office volunteers, Nora and Tony, who consistently offer their time and expertise. We also welcomed a new part-time staff assistant, Savina, who is fabulous, and it continues to be a joy to work with Brian, the Food Pantry director, and our Treasurer, Colin Sullivan.

St. Peter's continues to be a place of growth and set-backs, intentionality and scattered efforts, peace and disruption, beauty and decay. And amongst all of this, at its core, is life, community, movement, forgiveness, restoration, and the abundance of the love of God. I am so thankful to be a part of it.

-submitted by Kelly Parker, Director of Operations

Food Pantry Report

St. Peter's Food Pantry has provided essential food services for our community throughout 2024.

As of June, Brian Wexler has taken over as the permanent Program Director for the food pantry and will continue to manage and improve the pantry in the upcoming fiscal year 2025.

In 2024, we bid farewell to a few loyal and hardworking volunteers as they embarked on new journeys on the West Coast. A special thank you to Christina Crone, Anne Hickey, and Chris Padula for their dedication and commitment to the food pantry. We wish them the very best in their future endeavors.

This year, we have seen a dramatic increase in the number of clients visiting our pantry. The total number of clients served has risen by 65% compared to last year's figures. With 45 service dates in 2024, we served a total of 20,729 people, consisting of 10,902 adults, 6,055 seniors, and 3,772 children. These figures are based on data from the Plentiful online system, which tracks clients served and other food service statistics.

We have welcomed over 150 new and returning volunteers to help distribute and pack food during our Saturday operations. Many volunteers are local residents, while others have joined us independently to contribute to the betterment of our community. St. Peter's Food Pantry has also been dedicated to fostering service learning by collaborating with several organizations, including the NY Junior League, The Giving Tree Family, Downtown NYC Zetas, and S9 Architecture. Additionally, we have provided service learning opportunities for students from Loyola High School, Xavier High School, Fordham Preparatory School, and Lycée Français de New York.

Thanks to the generosity of St. Peter's parishioners and the continued support of our funders—including the Food Bank for NYC, Episcopal Charities Basic Human Needs Grants, Emergency Food Assistance Program, Hunger Prevention Nutrition Assistance Program, Department of Youth and Community Development, and NYC Human Resource Administration—we have had sufficient funds to purchase food for our pre-packed grocery bag distribution and client choice items. This year, we expanded our offerings to include hygiene products as optional items for distribution, enhancing the support we provide to our community.

While this year has not been without challenges, the unwavering efforts of our volunteers and the support of the Church have enabled us to make a positive impact. In 2025, we aim to continue assisting the community, improve the efficiency of our operations, and uphold St. Peter's Food Pantry as a place where volunteers can engage in meaningful service learning.

-submitted by Brian Wexler, Food Pantry Director

Budget Report

2025 Operating* Budget

	2024 Budget	2024 Actuals	2025 Budget
Stewardship	\$341,709	\$438,002	\$413,862
Property Income	\$261,880	\$257,505	\$265,000
Other Church Income	\$87,908	\$112,796	\$52,576
Total Revenue	\$691,497	\$808,303	\$731,438
Personnel	\$480,226	\$357,815	\$432,168
Administrative Expenses	\$106,924	\$88,876	\$99,995
Building Expenses	\$87,806	\$69,347	\$72,000
Diocesan Assessment	\$34,000	\$32,695	\$35,132
Professional Fees	\$35,000	\$31,930	\$40,000
Worship & Formation	\$13,400	\$19,326	\$22,200
Other (Outreach, Missions, Food Pantry, and Care)	\$20,000	\$23,440	\$20,500
Total Expenses	\$777,356	\$623,429	\$721,995
Net Operating Revenue	-\$85,859	\$184,874	\$9,442

**This is our “operating budget” which outlines our budget to function as a church, like costs for paying our staff, keeping the lights and heat on in our buildings, supporting our worship and formation initiatives, community outreach, mission giving, food pantry and more. This is separate from our fundraising efforts for the rectory restoration.*

Revenue and Expense Definitions

- **Stewardship** - our largest source of income that supports our operations is giving from our pledges and plate offerings.
- **Property Income** - income from organizations that rent out our spaces on either a recurring or one-off basis. Included in our budget are rentals that we know are secured in 2025.
- **Other Church Income** - includes support from the Diocese as part of our rebuilding efforts and grants (e.g. to support the food pantry).
- **Personnel** - our full time clergy and lay staff who are our spiritual leaders, provide pastoral care to our community, develop programming, and take on a host of administrative duties,

including stewarding and managing our buildings. They are our servant-leaders who nurture the spiritual and communal well-being of St. Peter's.

- **Administrative Expenses** - the costs it takes to run and safeguard St. Peter's, particularly through property & liability insurance, the majority of this expense line.
- **Building Expenses** - the ongoing cost to maintain our buildings (repairs) and keep the lights on (heating, utilities, etc.) so that we have comfortable and safe places to worship, work and gather. These expenses are not large "capital" expenses like the construction happening on our rectory.
- **Diocesan Assessment** - a portion of our net income that we contribute to support the programs and expenses of the Diocese, as mandated by the Diocese.
- **Professional Fees** - the costs of our accountants, and other ad hoc consultants, to make sure we are managing and auditing our finances in accordance with all regulations and best practices.
- **Worship & Spiritual Formation** - helps us gather in worship in a way that feels authentic to who we are as St. Peters - our liturgical life, musicians, guest speakers, audio visual staff, kids ministry, and hospitality. It's the core of how we build community by creating spaces for deepening relationships with God and one another.
- **Other (Outreach, Missions, Food Pantry, and Congregational Care)** - our investments in the broader community to have an impact outside of St. Peter's like the Creative Arts Project which brings kids into beauty, creativity, imagination, embodiment against the backdrop of stories of the God who loves them, the New York Haiti Project in a country torn apart by violence, supporting the education and care of children, Ahli Arab Hospital in Gaza, our Food Pantry which provides food for families in our community (the Food Pantry receives grants that are applied directly as credit to purchase food and do not hit our budget, these funds in our budget are to support the food pantry's logistics and help fill in gaps), and congregational care for when a member of our church needs a little support.

2024 Financial Outcomes: We ended the year with a surplus despite budgeting for a -\$86K deficit.

- **Why a Deficit was Budgeted:** Extra expense cushions were included, especially for building maintenance, as we anticipated potential rectory issues before starting renovations (e.g., the 2023 gas leak repair).
- **Surplus Drivers:**
 - Higher-than-expected income from plate offerings, including one-time large donations and interest income from CDs
 - Lower expenses, particularly in our larger line items
- **Lower Expenses:** Spending came in below budget, especially in these areas:
 - **Personnel:**
 - Transitioned music programming from full-time role to a collection of musicians and worship leaders, a model continuing through most of 2025 as we reconsider hiring a music director

- One-time tax refunds/credits offset some of personnel expenditures
- **Administrative:**
 - Overestimated property and liability insurance, which renews on a fiscal calendar misaligned with our budget (hard to know exact cost at this time)
- **Building:**
 - Did not need to use the additional maintenance cushion, because we didn't have any unforeseen issues (thankfully).

2025 Budget Summary: We anticipate breaking even in 2025.

- **Revenue Highlights:**
 - Pledges total \$313K, exceeding our \$300K goal, with more households pledging than ever before.
 - Other income is conservatively estimated due to the unpredictability of plate offerings and ad hoc giving.
 - Diocese support for Christine's salary has decreased from 50% to 25% as part of the planned transition. This will be the last year of support.
 - While additional "other income" opportunities may arise, these are not included in the budget.
- **Expense Overview:** We kept expenses relatively in line with past years, with the largest increases occurring within Personnel and Administrative.
 - **Personnel** increase versus 2024 actuals where we had those refunds. Adjusting for that, our personnel expenses are increasing by roughly \$7K.
 - **Administrative:** The increase is driven by Property and Liability insurance, which we still are waiting to hear what the exact increase will be for 2025.
- Overall we feel that this operating budget is straightforward and achievable, allowing us to focus on fundraising for the rectory restoration project.

-submitted by Colin Sullivan, Treasurer

Qualified Voters for St. Peter's Annual Meeting, Sunday, January 26, 2025

According to St. Peter's by-laws, a qualified voter is a person 18 years of age or older, who during the past year:

1. Has been a regular attendee at services of worship (Sunday or weekday services at least once each month)
2. Has been a regular contributor to the parish (either pledge or plate offering and/or time and talent given in a recognizable and distinct manner)

If your name is NOT on this list and you feel that it should be, or appears in a manner not to your preference, please let Christine know immediately.

LIST OF QUALIFIED VOTERS

Aidan Agramonte	Amy Hitotsubashi	Maureen Martin
Allie Beach	Michelle Howard	Ken Massa
Karen Bergman	Hyatt Howard	John Merriman
Ryan Berry	Lucia Huddleston	Caitlin Mitchell
Poogy Bjerklie	Julia Hummel	Amy Morgenweck
Carter Brigham	Blake Jones	Eileen Morgenweck-Schwartz
Harry Brigham	Sylvia Junghardt	Melissa Morgenweck
Annabelle Cacciatore	Laura Kaye	Aaron Niequist
Jennifer Cacciatore	Carol Kuruvilla	Richard Osborne
Manny Cacciatore	Nora Lane	Stefanie Peters
Elaine Chang	Mina Leazer	Jessica Portilla
Ti-Hua Chang	Randall Leazer	Ellie Price
Grace Chen	Christine Lee	Bemi Rhuday-Perkovich
Courtney Chinn	Jimmy Lee	Rachel Rim
Julia DeLashmutt	Jin Lee	Mary Russell
Michael DeLashmutt	Martha Lee	Taryn Saum
Alyssa Dixon	Maureen Lee	Richard Saum
Jonathan Dixon	Sarah Leñador	Beth Schepens
Lisha Epperson	Thomas Leñador	Karen Schrage
Rodney Epperson	Beeca Lin	Isaiah Schulze
Brian Fee	Tony Lin	Nhaca Schulze
Maria Fee	Ken Litt	Jessica Smith
Nicholle Francis	Leone Litt	Nathan Stripp
Eliana Haas	Abby Liu	Colin Sullivan
Andrew Haas	Paul Liu	Karen Tilli
Jessica Hall	Joyce Ma	Ian Trevethan
Brent Harris	Kimberly Malone	Julia Wattercheril
Bryant Harris	Michael Malone	Renoj Zachariah
Lauren Harris		

POSITIONS TO BE FILLED

The slate will include:

1. One warden to serve a 2-year term
2. One vestry member to serve 3-year term
3. Two delegates to the Diocesan Convention (1 regular, 1 alternate)

Eligibility for Parish Office and Qualifications and Duties of Parish Officers

Nominees for Vestry Members:

- Must be Baptized and
- Must be regular attendants at the worship of the parish and contributors to its support for twelve months prior to the annual meeting.

Duties of Vestry Members

1. Are elected for three years unless elected to fulfill an unexpired term.
2. May serve no more than two full consecutive terms.
3. Must attend regular monthly meetings unless excused.
4. Are expected to be members of parish task-force committees.
5. As a body, together with the Rector and Wardens, have a responsibility for the spiritual leadership, property and finances of the parish, and adopt a yearly budget.
6. Are representatives of the parish in all matters concerning all legal relations of the parish.
7. Should the Rector's position become vacant, the Vestry, under the direction of the Bishop of New York, is responsible for calling a new Rector to the parish.

Nominees for Warden:

- Must be members of the Episcopal Church, who have been confirmed or received by a Bishop of the Episcopal Church.
- Must be regular attendants at the worship of the parish and contributors to its support for twelve months prior to the Annual Meeting.

Duties of the Wardens

1. Are elected for a two-year term (unless elected to fulfill an unexpired term).
2. May serve no more than three full consecutive terms (six years).
3. Must attend scheduled Vestry meetings unless otherwise excused.
4. Should the Rector's position be vacant, a Warden is chosen by the Vestry to preside at Vestry meetings.
5. Meet regularly with the Rector to provide leadership for the parish, promote parish unity, and further parish growth.
6. Facilitate and promote good communications and feedback to all levels of parish life.
7. Should have pastoral ability and skills and be available to the parishioners.