

The New York Quarterly Meeting of the Religious Society of Friends
Meeting held in the Fifteenth Street Meetinghouse at 1 PM, Sunday, April 16, 2017

At the annual meeting of the Corporation of The New York Quarterly Meeting of the Religious Society of Friends, in the Meetinghouse at 221 East 15th Street, New York, New York at 2 PM Sunday, the 15th of April, 2018, the President of the Corporation, as Clerk, declares a quorum present and calls the meeting to order.

Trustees, with the assistance and advice of the Joint Nominating Committee of the Quarter, present the following nominations for Trustees:

Sheila O'Hara
Katherine Alford
Pat Donahue

Annual Report to the Meeting of the Corporation

Dear Friends,

According to the Quarter's By-Laws, Trustees shall "have custody and control of the property, real and personal, belonging to the corporation and revenues there from, shall administer the same according to the usages of the New York Quarterly Meeting of the Religious Society of Friends, and do all things necessary and expedient in the management thereof."

The officers of the Corporation are:

President (Clerk), Katherine Alford
Vice President (Assistant Clerk), Bill Parrott
Treasurer, Lynn von Salis
Assistant Treasurer, Bart Dominus
Secretary of the Corporation, Glenn Josey

We met every month save July and August, alternating between Fifteenth Street and Schermerhorn Street Meetinghouses. At each meeting, Ahmet Baydur, General Manager, provided a monthly report, including financial reports, for our review and consideration. We also received reports from our Facilities Director, Adam Rubin, after he joined our staff in August. During the course of the year, we were joined by other Friends, both individually and as members of Quarterly and Monthly Meeting committees. We met with the Relief Committee, the Education Fund Committee, and the Cemetery Committee.

We conducted a portion of our work in three subcommittees, Finance, Personnel, and Property.

We sent a representative to the Friends Seminary Care Relationship Committee, as directed by the Essential Principles, Practices and Procedures.

Trustees' activities over the year are as follows.

As of this date, although Friends Seminary and the New York Quarterly Meeting are formally separated by charter, and the Friends Seminary Trustees now operate as an independent body from the Quarter, the property settlement between Friends Seminary and the New York Quarterly Meeting is still under review by the Attorney General of state of New York. The Trustees will inform the Quarterly Meeting when the agreement has been finalized. Funds designated for transfer under the agreement as of July 2016 are being held in escrow.

At the request of Friends Seminary we made the following amendment to our agreement: the townhouses on 16th Street, formerly conveyed by title to Friends Seminary, are now conveyed under a 999-year ground lease.

In 2015 Friends Seminary and the Quarterly Meeting were named as defendants in an Article 78 proceeding initiated by several NYQM neighbors against the Landmark Preservation Commissions' ruling in support of Friends Seminary's campus redevelopment project. This suit has now been dismissed.

Trustees approved the attached goals for 2018, to guide us in planning and operations [ok?].

Trustees minuted a request to New York Quarterly Meeting Ministry and Council to form a Communications Committee.

An area of concern for Friends is that our Education Funds are not sufficient to meet the needs of NYQM families attending our Quaker schools.

Finance

The Trustees Finance sub-committee reports that Friend's Fiduciary's returns for the year ending in 2017 were strong. All of the sectors in which NYQM invested with Friend's Fiduciary had positive returns for the period. The Consolidated Fund returned a net basis of 17.4% during the year compared with its benchmark of 16.51%. Our investment in the Quaker Index Fund was the best performing with a 22.4% return for the year versus the S&P 500 benchmark at 21.8%. The Green Fund is a "clone" of the Consolidated Fund except that it removes the fossil fuel investments. It returned 16.4% versus its benchmark of 16.9%.

Earlier in 2018 we moved \$500,000 from the Consolidated Fund to the FF Real Estate Fund in anticipation of rising interest rates.

We are pleased to report that we earned at least 2% on our diversified portfolio of community development funds in 2017, which were invested in energy efficiency retrofit, affordable housing, and business development in low-income neighborhoods nationwide. Socially purposeful investments: we reinvested in Partners for the Common Good and raised the total investment there to \$500,000 from \$250,000 at a new rate of 2.625%. We also invested in the Leviticus Fund for the first time, for one year at 2.00%.

The total portfolio at the end of 2017 stood at \$25,700,597 (which includes \$722,026 in investment income), compared to \$24,644,446 for 2016.

Trustees reviewed the 2017 audit and the 2018 budget process.

As Friends may know, 2017 was a strong year for the markets. Interest rate rises and other factors have provided declines and volatility in the first quarter of 2018 (we do not have the first quarter report from Friends Fiduciary yet). The committee is mindful that we are long-term investors and have Friends' value screens in place in the deployment of our assets.

Personnel:

We added two new staff members, Adam Rubin as a Facility Director and Kim Castaneda as Administrative Coordinator.

The Personnel Committee reviewed the staff performance evaluations prepared by the General Manager, Ahmet Baydur, and then prepared his performance evaluation. The committee solicited feedback from Meeting members who regularly interact with Quarterly Meeting staff.

Personnel and the General Manager are working on improved systems for supporting the work of the meeting, be it the care of the spaces, support of events, and technology.

The Personnel Committee encourages all Friends who have praise and concern about individual Quarterly Meeting staff to speak to the General Manager. The Personnel Subcommittee welcomes hearing feedback and suggestions from Friends throughout the year.

Please thank all members of the NYQM staff for their work supporting our community:

Ahmet Baydur, General Manager
Adam Rubin, Facilities Director
Melissa Springs, Account Manager
Kim Castaneda, Administrative Coordinator

15 Street Staff

Miriam Perez, Tyrone Brown, Huot Sary

Brooklyn Meeting:

Ceion Lewis, super
Jorge Myles, Dennis Perez.

A working group of Trustees reviewed different proposals for an NYQM web site with staff, NYQM Ministry and Counsel members, and other interested Friends. Preliminary work on the web site is nearly concluded.

Property:

Under the auspices of the Trustees Property Sub-Committee, an Interim Planning Committee (IPC)(consisting of representatives from the two Property Committees, Morningside Meeting, and Audit & Budget) this year has taken the list developed by the Stone House group of work needed at 15th St and at Brooklyn to identify which projects represent maintenance and which are Capital projects. This activity will set the basis for a program of ongoing maintenance and a

timeline for capital projects. We have monthly reports from the Property Committees on their progress in developing an overall plan for their facilities based on the alternatives identified in the Strategic Master Plan. In addition, IPC has provided oversight for the installation of WiFi at both Brooklyn and 15th Street, the plan for the roof repair at 112 Schermerhorn, the proposed Geothermal heating project and the need for a storage building at the cemetery. In order to organize and facilitate capital projects a schedule of reporting to and actions by the Property Committees, the Cemetery Committee, Friends Seminary, IPC and Audit and budget has been proposed.

The Friends Seminary campus redevelopment project is proceeding on schedule for a projected 2019 completion date. Urban Projects Collaborative has been monitoring the project on behalf of NYQM and reporting to Trustees, to ensure that the project is following agreed upon protocols. Friends who are planning an event in the 15th Street complex that may be affected by construction noise or other impacts should consult with the General Manager.

NYQM and Friends Seminary are, as a component of the property separation, pursuing a joint trash-reduction program in the 15th Street complex.

In Friendship, Katherine Alford, Wade Black, Bart Dominus, Glenn Josey, Ann Kjellberg, Sheila O'Hara, Bill Parrott, Mike Phillips, and Lynn von Salis.

Respectfully submitted,
Ann Kjellberg and Katherine Alford,
Co-Clerks

Trustees 2018 Goals

Evaluate Quarterly Meeting personnel requirements. Develop, memorialize, and execute improved standards for personnel toward supporting our programs, rentals, and operations.

Execute 2018 Beta projects per approved budget

Goothermal, 112 Schermerhorn roof, Brooklyn window replacement, 15th Street improvements

Develop Implementation Plan, including timeline, budget, and mechanisms for long-range financial planning and integrating community input

Developing property management and tenant relationship consistent with responsibilities under our separation agreement

- Lease implementation and responsibilities with Friends Seminary
- Developing positive working relationship with all tenants
- Developing appropriate accounting and reporting procedures

Upgrade our digital capacity and accessibility in all formats, to enhance communication within the Quarter and our larger community.