Special Edition
June 2026

DOWNTOWN
PRESBYTERIAN CHURCH

Celebration!

We live into Jesus' inclusive call
to love every person, care for creation,
and work for God's justice.

Special Leap of Faith Report

Leap of Faith Mission: To find opportunities that are aligned with the values of DUPC to take the Institute Building "off the books" so DUPC resources are not required to operate and maintain it. Along with this was the re-statement that the DUPC congregation Would want to maintain the Sanctuary and Taylor Chapel for its use.

On April 30 the Leap of Faith team made a third presentation to Session to answer their ongoing questions.

1st Question: How did the Leap of Faith "get to where they are?"

Carol Snook provided this narrative:

In 2022 at a couple of Sunday Forums we were starting to **"Think Outside the Box."** What do you love about our church? Moving forward in time, what ideas do you have for our church?

Fast forward to **September, 2024**. A small article appeared in the *Democrat & Chronicle*. The final open house for the Downtown Revitalization Initiative was to be held to learn about the $10 million dollar grant being offered by the state. Two of the boundaries for this project were N. Fitzhugh St. and Church St. We were left out by 1 block. I decided to go to the open house anyway and Eileen Dietsch and Sally Allison came along. We picked up a couple of applications, Eileen finalized our thoughts, and I hand delivered the completed application to the correct place at City Hall.

November, 2024: The Leap of Faith team is formed. Do you remember the theme of Rev. Kristina's Easter sermon, *It's All About the - - - -!*? **Well, now I will take you on the Leap of Faith's *DASH*!**

There were many, many contacts, meetings, and tours of the Institute Building by representatives from non-profits and then, what I call a **turning point** occurred: Elaine Spaull, former City

Council member and long-time Executive Director of the Center of Youth took a tour of the Institute Building. She said this, "This building is your blessing and your curse. The blessing is that it is a large multi-use facility that is extremely well maintained.. The curse is that it is a large multi-use building that no one organization can take over." When asked what the community needed, she immediately mentioned housing and that this would continue for some time.

Rochester did not receive any of that $10 million dollar grant for the Downtown Revitalization Initiative, remember the one where our church fell outside the boundaries? That state grant went to another city. We contacted two people we had met with at that time, Anne DaSilva-Tella and Lindsay Nabrozny, one of her administrative assistants. They came to see the Institute Building. When they were leaving, they mentioned that we might consider doing a presentation for the city planning board. These early contacts were another **turning point.**

A possible presentation led to the making a thumb drive to use as a marketing tool – another **turning point.** Our city contacts, Anne and Lindsay and the Mayor each received a thumb drive.

Another article appeared in the *Democrat & Chronicle*. The Clock of Nations, which was a focal point of the old Midtown Plaza, was restored by developer Ken Glazer of Buckingham Properties.

One of their major projects, Buckingham Commons, is right in our neighborhood. Their website was checked…would you believe that our church tower appeared in a picture at the top of this website? Was that a sign? A thumb drive was delivered to their office and there was, what turned out to be major interest, **-UNTIL-** Ken and his associates wanted to develop our ENTIRE complex. A bright spot after this disappointment was that another $10 million dollar state grant was being offered. And…the boundaries had now been changed and those new boundaries now included our church (see map at right). Of course we applied!

The city sent us three more names. Monica McCollough of Path Stone Affordable Housing, and we delivered a thumb drive to Monica. She came for a tour. She said the process would be very long and she was not interested. Another name, Matthew Drouin, was one of our earliest contacts through Jim Vesper's network of business associates and friends. He thought the building was too small for any project he would do.

The final name was **Joel Barrett of 43 North RE**, and here we are! Joel is a historic preservation-ist. Our church, originally Brick Presbyterian, is historic. Our Institute Building is historic. Hopefully you all know that the 3rd and 4th floors once housed young men who were attending the old Mechanics Institute, forerunner of RIT. Portraits of Susan B. Anthony and Frederick Douglass hang at opposite ends of our Hallock Lounge – all a part of our history and the history of our city. I want to present our neighborhood as the final **turning point**.
(Carol's map will be on display at the June 7th Congregational Meeting.)

In Conclusion, this project would allow us to build upon our legacy, provide needed workforce

housing, free us from the amount of money needed to maintain and manage the Institute Building, and enable us to work closely with Rev. Kristina to strengthen our congregation in our neighborhood, which is awakening all around us.

2nd Question: What is the annual cost of operating the Institute Building, after isolating just the building related expenses, and the staff time related to building operations?

Don Fairman created the spreadsheet below in response to this question.

Full Facility - Usable Space Expenses '2024

Downtown United Presbyterian Church

(05/08/2025, Rev. 04/28/2026)

	Institute Bldg.	Chapel	Sanctuary Bldg.	Allen St. Bldg.	Facility Totals
Total (ft^2)	46,033	1,907	20,871	1,124	69,935
Percent of Total	65.8%	2.7%	29.8%	1.6%	
Gas	$ 683	$ 28	$ 310	$ 17	$ 1,038
Electric	$ 12,931	$ 536	$ 5,863	$ 316	$ 19,646
Heat	$ 15,210	$ 630	$ 6,896	$ 371	$ 23,108
Water	$ 2,510	$ 104	$ 1,138	$ 61	$ 3,813
Insurance	$ 17,939	$ 743	$ 8,134	$ 438	$ 27,254
Repairs	$ 12,248	$ 507	$ 5,553	$ 299	$ 18,608
(1) Capital Improvements	$ 32,911	$ 1,363	$ 14,922	$ 804	$ 50,000
Supplies	$ 10,837	$ 449	$ 4,913	$ 265	$ 16,464
Service Contracts	$ 19,248	$ 797	$ 8,727	$ 470	$ 29,242
(2) Telephone & Internet	$ 4,335	$ 180	$ 1,965	$ 106	$ 6,586
City/County Fees	$ 4,704	$ 195	$ 2,133	$ 115	$ 7,147
Labor with Benefits	$ 197,337	$ 8,175	$ 89,471	$ 4,818	$ 299,801
Total Expenses:	$ 330,895	$ 13,708	$ 150,025	$ 8,080	**$ 502,707**
Rent/Use w/o Spiritus	$ 69,370		$ 4,556		$ 73,926
Meeting Space w/o Spiritus	$ 13,304				$ 13,304
(3) Rent/Use from Spiritus	$ 22,250				$ 147,630
Rent from Hochstein	$ 43,977				$ 43,977
Total Income from Rent/Use:	$ 148,901				**$ 278,837**
Net Operating Costs:	$ (181,994)				$ (223,870)

Notes: (1) Used typical. Several project didn't get completed in '2024.
(2) Used 50% for business uses.
(3) We didn't break down the income from Spiritus Christi for the other buildings in the facility except the Institute Building.

3rd Question: Five pieces of information concerning financials were requested of Joel Barrett, developer, 43 North RE by the Session. They were:

1. Provide a simplified financial strategy for this project that would include grants, loans, DUPC contributions, etc.
2. How were construction costs determined in the 43North project overview?
3. Provide more details on how the project would impact DUPC financially, specifically cash flow and staffing levels.
4. To what degree can the project assure that DUPC would be receiving the projected income?
5. What about loans and grants that this project relies on? How likely to get them? What is the timing?

Joel provided answers to these questions at the Session's April 30th meeting. Elders will share much of this information at the Congregational Meeting on June 7th.

Should you have questions for Joel, his email address is joel@43northre.com

43N FOUR THREE NORTH REAL ESTATE

Leap of Faith Team members:
Carol Snook, Nancy Brown,
Don Fairman, Bill Mackey, and Jim Vesper

Light Lunch Served

Save the Date!

Congregational Gathering, June 7th

Join Us in the Hallock Lounge for a Session Presentation on

DUPC's Possible Next Steps

Downtown United Presbyterian Church
121 North Fitzhugh Street
Rochester, NY 14614

Phone: 585-325-4000
Email: office@downtownpresbyterian.org

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