

# ANNUAL REPORT 2020



THE HUNTER FOUNDATION, INC.

# CONTENTS

<b>Letter from Board Chair .....</b>	Amy Scheibe
<b>Letter from Executive Director .....</b>	Sean Mahoney
<b>Mission, Vision, Goals .....</b>	
<b>Organization Snapshot .....</b>	Job Creation & Investment Housing Support & Investment Supporting Our Community
<b>Pandemic Response .....</b>	
<b>Core Business Report .....</b>	
<b>Non Profit &amp; Commercial Partners .....</b>	
<b>Projects In Progress .....</b>	
<b>Celebrating Donors .....</b>	
<b>Board of Directors &amp; Staff .....</b>	



## A MESSAGE FROM THE CHAIR

When the history of 2020 is written, there will be much to say about uncertainty, illness, despondency, turmoil, and division. In our tiny mountaintop community, much more will be said about resilience, cooperation, compassion, and togetherness.

Uniquely poised for slow, muddy springs, our area already knew how to hunker down to get through economic shortfalls, and leapt into action to help those most in need when the pandemic threatened our friends and neighbors.

In this annual report you will find multiple examples of how our 23 years of hard work paid off in a moment of national instability: whether it was working with the schools and local chefs to get sustenance to families, or with Fromer Market Gardens and the Food Pantry to provide fresh produce to people shut in their homes, or Colonial Golf Course opening to those craving safe socializing in the great outdoors, The Hunter Foundation properties and businesses rallied to the call.

As we cautiously approach the fourth season of this historic pandemic, leveraging our resources to support the local economy will continue to be our top priority, even as we press forward with new and exciting projects. A particular shout out is due to our own essential front-line workers, Holly Velez and Carolyn Riggs, for their fortitude, creativity, and selfless response to the multi-varied needs of our foundation and our community. The future of The Hunter Foundation and those we serve is as bright as all the people who devote their time and generosity to writing the history we are living, and I have never been prouder to be a part of this inspiring team.

- Amy Scheibe

## A MESSAGE FROM THE EXECUTIVE DIRECTOR

Resiliency. If there was only one word to describe our organization during 2020 and the global pandemic, this is the word I would choose. With challenges and obstacles presented regularly, The Hunter Foundation has continued doing the work stated by our mission: to improve our beloved community by working for you all.

The needs of our community changed in an instant, and our organization responded. Our grant efforts were slowed down and stifled, but we pressed on and moved them forward. Our businesses needed to be reimagined and adjusted to operate in a pandemic, but we made them successful despite that. Storefronts left vacant by a variety of factors have now been filled and will open soon. Countless families have been fed, housed, and been able to work, in part because of the work this organization continues to do every day.

For a small not for profit in a rural area, challenges like these could have easily presented a reality from which we could never recover, yet we are still here doing the work that matters. There were many times over the last year that we were faced with unexpected challenges, but due to the resiliency and commitment of our organization we adapted, and are becoming stronger in the ongoing process.

We thank each one of you for your continued support and trust in our efforts, and I wish you all a healthy, safe, and productive 2021.

- Sean Mahoney

## **MISSION & VISION**

The Hunter Foundation serves the Village of Tannersville, and surrounding area of Hunter, by working with area businesses, individuals, and not-for-profits to develop a sense of place and community through “Main Street” revitalization, residential assistance, and creative planning.

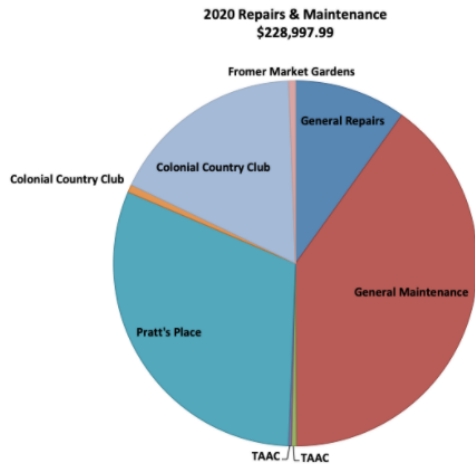
## **GOALS**

1. Support a thriving locally-owned business economy.
2. Support community development activities that reinforce the mountaintop as a four-season recreation & vacation community, creating a unique sense of place that sustains the beauty and character of the Town.
3. Provide housing solutions that enable residents to live in a safe and affordable community.
4. Provide support to communities and organizations in the Town of Hunter and throughout the Mountaintop.
5. Build a cooperative community and strengthen its identity as a creative place with all desired community services.



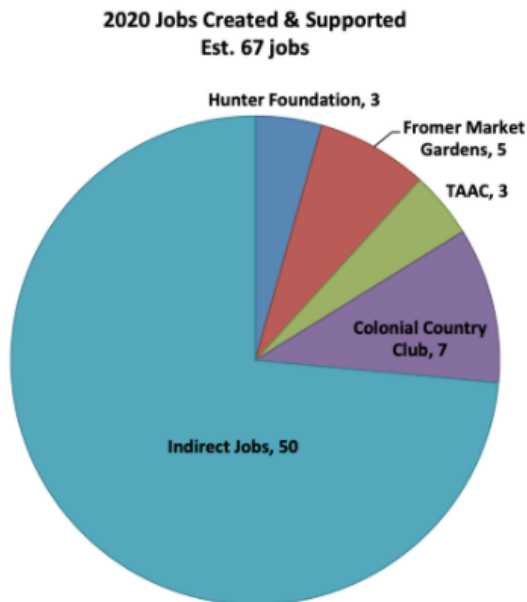
# SNAPSHOTS

Covering the mountaintop towns of Ashland, Halcott, Hunter, Jewett, Lexington, Prattsville, and Windham, we have to date renovated more than 100 homes and 35 businesses. Since our founding in 1997, we have seen our local economy expanded by over \$12 million dollars. We give local preference in bidded contracts to local contractors, ensuring that work stays within the community.



In 2020, The Hunter Foundation has raised and spent over \$228,000 on repairs and maintenance on its core properties.

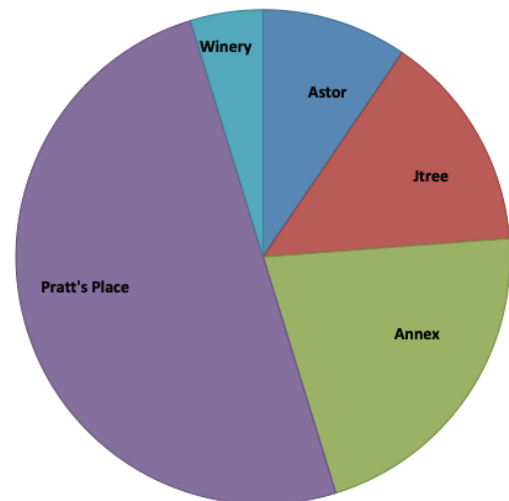
These expenses include anything from lightbulb replacements to replacing AC units and updating electrical and plumbing upgrades.



In 2020, The Hunter Foundation and its sponsored businesses employed 18 full time employees, including six year-round FTE.

Indirectly, The Hunter Foundation supports over 15 businesses that employ close to 50 jobs in the Town of Hunter.

**2020 Housing Support**  
20 Units, 42 Residents



In addition to supporting our local businesses, The Hunter Foundation also provides affordable housing to over 42 residents.

With 20 residential units available in five different locations in Tannersville, and with most rental rates often below market value, we strive to make sure that working families and seasonal employees have access to affordable housing in our town.

# COVID-19 CORONAVIRUS

## SUPPORTING OUR NEIGHBORS

- Deferred rental payments for 3 months for commercial renters
- Applied for and received PPP loans so our managed businesses and their employees could stay on the payroll longer and continue serving our community

## FOOD FOR FAMILIES

As the COVID-19 pandemic kept families at home many members of our community stepped up to give back. Terrance and Amy Maul, owners of the Hotel Mountainbrook, began cooking and packaging weekend meals for local families, with the assistance of the Hunter Foundation. Many families in our school district are at or below the poverty level, and many of these families were struggling to choose between rent and food.

Working with the local school district to identify families most in need, the program kicked off on Easter, feeding more than 125 people on its first weekend. Other restaurants, including Jessie's Harvest House and Sal's Pizza helped carry the load.

Chefs donated their time and kitchens to this endeavor, and used Fromer Market Gardens' produce in many of their recipes. The program successfully fed 150-200 people a week for eight weeks straight, concluding in late June.

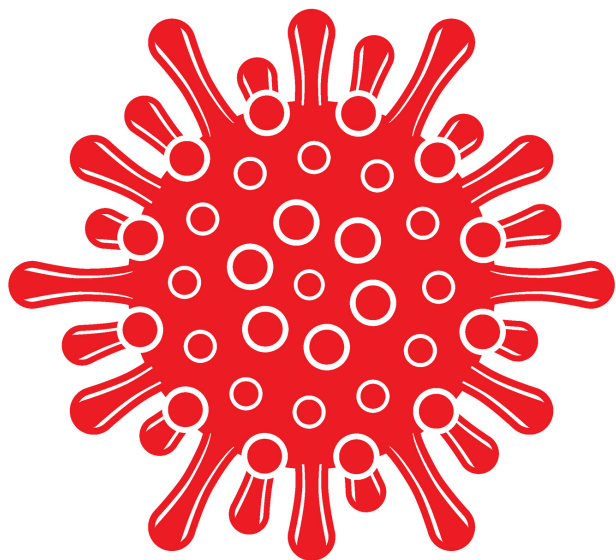
## FROMER MARKET GARDENS RESPONDS

The Hunter Foundation's Fromer Market Gardens sought to fulfill an often forgotten need of continued access to fresh, organic produce during the initial months of the pandemic.

FMG adapted their spring and summer crop plans to increase production of necessary products like salad mix and kale while also increasing the variety of products offered, including reaching out to area farms and ranches to carry products those businesses no longer had the ability to sell themselves.

FMG increased weekly food donations to the Kaaterskill United Methodist Church Food Pantry, bringing fresh, organic produce to families in need, thereby making it a priority to ensure our neighbors had access to fresh, organic produce.

**Over 500 pounds of food produced donated!**



THE HUNTER FOUNDATION, INC.

## TANNERSVILLE ANTIQUE & ARTISAN CENTER

TAAC was greatly effected by the COVID pandemic. Both Tannersville Antiques & The Annex were closed down for about three months when the pandemic started. We hope to be able to operate full time in the near future. This challenging year allowed The Hunter Foundation to take a hard look at the economic impact of our business spaces, and made the decision to close the Annex, moving a few vendors into the larger shop.

In July, TAAC welcomed long time employee Danielle Morales as the new store manager and is looking to take the iconic antique center to the next level.

Looking to bring back EVENTS to the shop, Danielle and her staff are working with vendors, musicians, and antique dealers to feature new events like:

- Appraisal Day: customers can bring in their own unique items and have expert antique dealers appraise their findings
- Wine & Cheese Nights that feature guest speakers from across the region.

Danielle and staff continue to freshen up the store with beautiful new window displays to entice customers to come in.

Follow and "Like" **Tannersville Antiques** on Facebook and Instagram for daily posts and "Pick Of The Day" features.



To date, more than 2,700 items have been sold from 35 different antiques dealers in 2020. The Antique Center continues to be a big attraction in Tannersville and customers continuously comment on how much they love the shop. Vendors are constantly bringing in new one-of-a-kind pieces every week. Despite the challenging year, TAAC is looking forward to doing business with locals and visitors alike for years to come.

**2,700+** *items sold from unique vendors* **35**

# COLONIAL COUNTRY CLUB



Colonial had an extraordinarily great year considering the challenges faced by the global pandemic.

After a late start due to the weather, and even more importantly the Covid-19 pandemic, golf is booming. We have been proactive and followed all CDC guidelines to have a safe and happy golf season. The golf course is in the best condition that it has been for years. Although course maintenance was very difficult with a lack of rain, high temperatures, and high rates of play, we have kept up with course conditions, which resulted in a fabulous year.



We almost doubled last year's membership numbers and will be closing the season out with over 6,000 rounds played.

Golf Course Director Ryan Leach has grown Men's League participation to full capacity with 52 players. Friday Night Scrambles were a runaway success with many members of the community showing up routinely for a great night of golf and ranged from 24 to 48 golfers.



The addition of Night Golf at the Colonial was a smashing success and featured our beautiful course lit up with neon lights, offering a unique experience for all who attended. This event will come back in 2021!

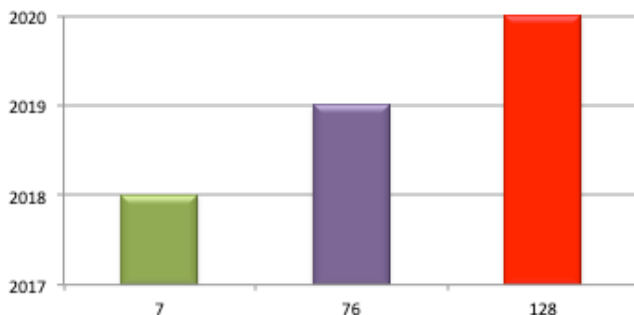
Look for the start of Junior League in 2021, all ages.

The Tin Cup, operated by Leigh McGunnigle and his wife Lauren, brought a fun and delicious menu and full bar to the course this year. We look forward to having them back next year.

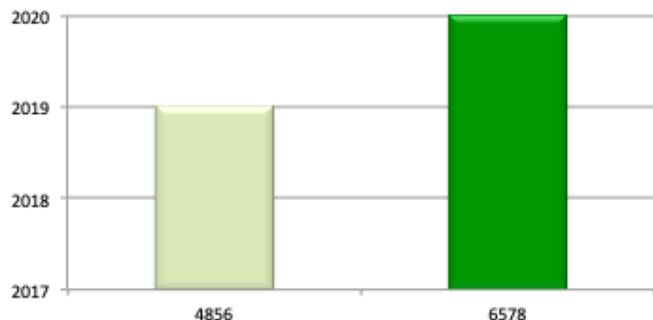
With many course improvements made over the season and many more planned for next year, Colonial Country Club continues to be a great resource to our Community. We look forward to another successful year of golf in 2021!

## *44% Revenue Increase Over 2019*

**Membership Growth**



**Number of Rounds Played**





## FROMER MARKET GARDENS

FMG has had an incredible year highlighted by the quick, adaptive response to the COVID pandemic.

Sam Metz joined the farm in February, and spearheaded the efforts to ramp up greenhouse production in direct response to the demand we saw at our weekly market farm stand. Now as Farm Manager, Sam is looking to the winter to continue offering a wide variety of fresh, organic produce to the community.

This summer we added two incredible new members to our crew, Arnaud Ossi-Dissais and James Sansevero. Neither came from farming backgrounds, but they worked hard alongside three year Fromer veteran Jake Covey in making sure everything got done around the farm. The farm's success this year was largely due to their contributions.

Due to COVID, the farm could not implement the usual honor system at the farm stand, so they decided to open the stand on both Wednesdays and Saturdays. Being open for two days helped reduce the lines and wait time and also made the stand more accessible to community members. The farm team is grateful for the patience and support of their customers as they navigate this challenging year.



FMG also worked hand in hand with the local Food Pantry to ensure that fresh, organic produce was accessible to those most in need. We teamed up with local chefs to offer prepared food items, from soups and salads, to family meals and desserts. We sought out area ranchers and farmers to bring in third-party products, and increased the variety of offerings while also supporting our neighbors during uncertain economic times.



The farm team is hoping to have a Winter Holiday Market, farm tours, and more events on the farm in the future. Be on the lookout for the new exciting website that we will be using throughout the winter season to do online ordering from the farm. Thank you all for a great season, and see you at the farm!

- 28,500 Square Feet Planted
- 1,665 Pounds of Tomatoes Grown
- 200 Pounds of Shiitake Mushrooms Sold
- 27% Revenue Increase Over Last Year
- Over 500 Pounds Fresh Produce Donated

## NON PROFIT & COMMERCIAL PARTNERS

As an economic development nonprofit we are proud of the work we've done through partnerships with the Village of Tannersville, but also with our local business community.

Working with almost 20 businesses, we have supported them in various capacities including, but not limited to, assisting with renovations, repairs, and general maintenance.

The Hunter Foundation also works with other non profit organizations doing good work in our community including but not limited to:

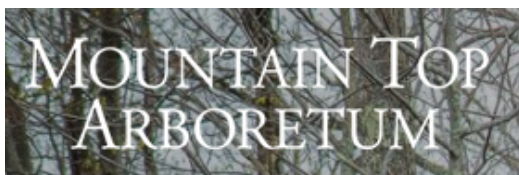


Provide free housing to visiting artists.



**CATSKILLCENTER**

Annual donor and supporter of mountaintop initiatives.



Annual donor and community partner

## COMMERCIAL PARTNERS

American Glory

Catskill Mountain Country Store

Deer Mountain Inn

Kaaterskill Liquors

Maggie's Krooked Cafe

Mama's Boy Burgers

Mrs. Puddle Ducks Child Care

Pop Up Market

Pratt's Place Businesses

Wellness Rx

Yoga & Wellness Studios located in the Annex

---

Proud Members of the Hunter Chamber of Commerce and Greene County Chamber of Commerce



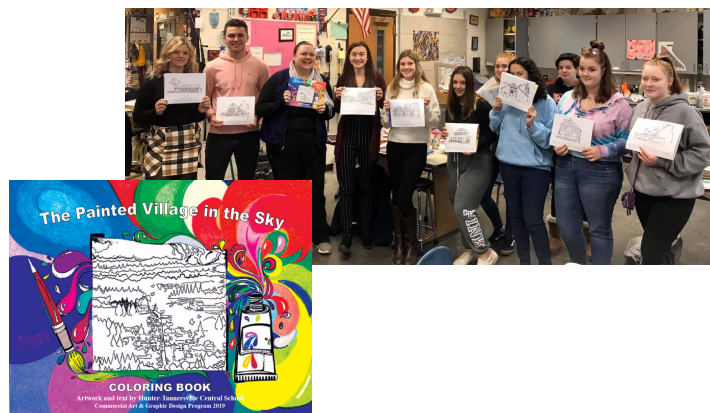
# OUR PARTNERSHIP WITH HUNTER TANNERSVILLE CENTRAL SCHOOL DISTRICT

One of our most treasured partnerships is with the Hunter Tannersville School District.

We work with teachers and their classes during the semester, sponsoring graduating classes for annual fundraisers and Prom celebrations, sponsor the Star Teacher awards, and have partnered with the school district on numerous projects and programs to provide our next generation with the tools, resources, and memories they need to be successful in life. We cherish our partnership with HTC and look forward to supporting their needs wherever we can.

## The Coloring Book Project

Introduced in 2019, the Hunter Foundation partnered with HTC Teacher Ritamary Vining and her Commercial Art & Graphic Design class to produce a Coloring Book that featured historic buildings and businesses in Tannersville. The project continues with the 2020 class and will produce a coloring book that includes the students' favorite natural landscape spots on the mountaintop. FREE copies are available at our Main Office and some can be found at area restaurants.



## STAR Teacher & Employee of the Year

Nominated by their peers at HTC, the STAR Teacher and Employee of the Year are awarded annually to outstanding members of the Wildcat community. In addition to the recognition, each recipient is given the chance to direct The Hunter Foundation to donate \$250 in their honor to a mountaintop charity of their choosing. This year's recipients both chose to contribute to the Food Pantry, managed by the Kaaterskill United Methodist Church.



## HTC Wildcat Enduro Bike Race & Fundraiser

The Hunter Foundation supports this annual fundraiser in assisting with promotions and trail maintenance before and after the race. This last year we introduced a 2.1 mile addition to the Tannersville Bike Path that criss-cross the 'back nine' of Colonial Country Club.

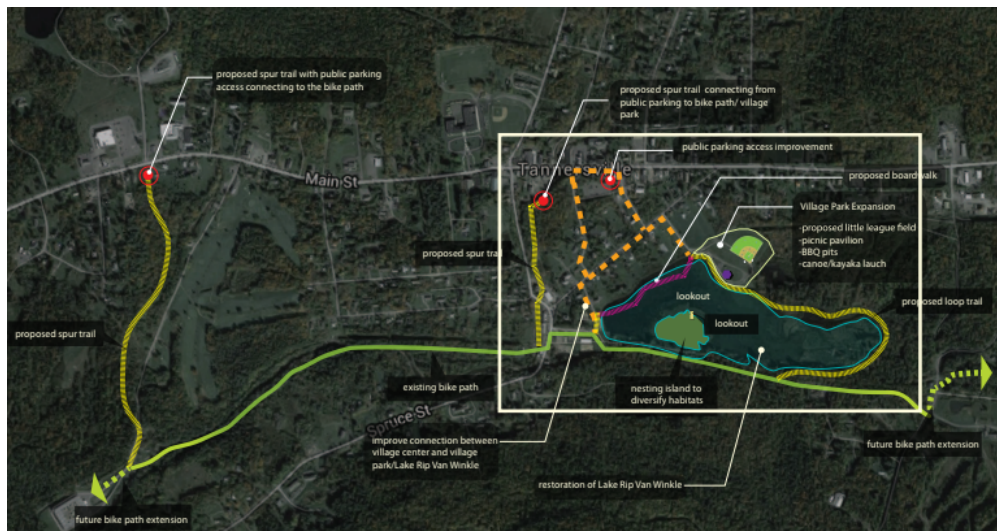


## ACTIVE PROJECTS

### GOOSEBERRY CREEK & RIP VAN WINKLE LAKE RESTORATION

The Gooseberry Creek Corridor Revitalization Strategy capitalizes on Village assets to continue to improve access to goods and services and continue to improve quality of life amenities. Perhaps the Village's greatest untapped asset is the land around Rip Van Winkle Lake and the lake itself. Recreation anchors enhance the tourism framework which is the backbone of much of the local and regional economy. Tannersville is a key community and densely settled hamlet on the "Mountaintop" of the Northern Catskill region which is specifically highlighted in the Capital Region REDC Strategic Plan and therefore its economic health enhances the regional economy.

Our vision is a vibrant, resilient and sustainable community known for its quality of life, scenic beauty, bustling downtown and rich array of recreation offerings. We boast a complete network of on and off-road trails and parks of all sizes that connect our appealing and prosperous Main Street to beautiful scenic and recreation offerings that appeal to residents, workers and visitors. The Gooseberry Creek, Rip Van Winkle Lake and Sawmill Creek are the backbone of our healthy, walkable and age-friendly Village. Along with village-wide trails, these water resources keep our community members of all ages and abilities active, attract businesses and entertain visitors as part of Greene County's Northern Catskills tourism brand. Fueled by generous private and local philanthropic support, and matched by State funding partnerships, we strive to remain America's Painted Village in the Sky and continue to build on our heritage as one of the nation's first vacation destinations.



The conceptual site plan for Gooseberry Park focuses on creating year-round recreation opportunities, featuring a kayak/canoe launch, boat storage, a natural playground, interpretive signage and a fishing pier/overlook. A Great Lawn forms the centerpiece of the park, adjacent to a picnicking area, pavilion, and warming hut structure. Paths lead the visitor around the Great Lawn, with offshoot paths lined with naturalized plantings meandering along the edge of the lake and leading to bird-hide wetland overlooks. The existing disc golf course is moved closer to the upper edge of the park, tucking back into the adjacent woods. Sidewalk extensions from Upper Lake Road to South Main Street, Thompkins Street to Church Street, and Church Street to Main Street will allow residents and visitors to fully complete the loop between Main Street and the Lake.

## ACTIVE PROJECTS

### THE KITCHEN & CULINARY HUB AT FROMER MARKET GARDENS

An interactive, hands-on community culinary learning place to gather.

In the summer of 2019 we launched a new initiative to build a community kitchen in the garage space of the farmhouse at Fromer Market Gardens. Our dream is to create a space for people and ideas to gather and grow, a space to build community through the sharing of meals, and a space to educate and uplift aspiring students of the culinary and agricultural arts.

To this end, we applied for and received a generous grant from New York State in early 2020, and began the process of conceptualizing The Kitchen at Fromer Market Gardens. And then, COVID-19 hit the world, swiftly turning the resources and attention of The Hunter Foundation to more urgent local needs, including the financial and physical support of community meal outreach.

During those many weeks, we have become more committed to the idea that a community kitchen--a place where food can be prepared and distributed without disrupting our generous chefs and restaurants--is precisely what our little painted "town that can" needs.

The Kitchen & Culinary Hub will...

- Unite LOCALS in an effort to provide a food safety net in both good and bad times
- Teach STUDENTS basic cooking and baking skills, health, sanitation, and food safety knowledge
- Provide INTERNS and FELLOWS on the job training for successful post-school opportunities
- Process on-site produce and goods from our own FARMER
- Give access to COTTAGE PRODUCERS and CATERERS to help bolster their economic opportunities on Main Street
- Invite FRIENDS from near and far to a beautiful, enriching, and nourishing environment through the celebration of special events, or the simple joy of breaking bread at a rustic farm-side meal.



### THE COOP PROJECT

The Coop Project expands upon the needs of our community with a high demand for organic farm eggs.

The chicken coop design and construction, in coordination with George Bain and students at HTC, will be finalized and approved by the end of 2020. Our first round of chickens will arrive in early Spring and open doors for students and farm visitors alike to learn about this important farm animal and how they sustainably support the farm and community at large.

## CELEBRATING OUR DONORS

### Restricted Funds

- Paint Project
  - The Sunview Hotel
  - Maggie's Krooked Cafe
- Food for Families
- Pratt's Place



### Unrestricted Funds

- Bank of Greene County Charitable Foundation
- The Benevity Community Impact Fund
- Donna Bates
- Bucknall Family Foundation
- Sean Byrne
- Lisa Childers
- Church Communities NY
- Colonel's Chair Civic Association
- George David Hamar
- Ernest Hunt, IV
- The Frederick Gillmore Fund
- Sandra Jerro
- Peter & Carol Kaplan
- Kathy Marsico
- Genevieve Lutton
- The Memton Fund, Inc.
- Network for Good
- Patrick Nilon
- Ronald Peters
- Royce Family Foundation
- Amy Scheibe & Brian Flynn
- Carol Schrager
- Maria Seccia
- Judith & Robert Sheridan
- Pierce Sioussat
- Gary Slutzky
- Harvey & Mary Struthers
- Tao Tan
- Michael Worth

**Without the generous support and stewardship of our donors,** we could not do the work we do on the mountaintop. From stepping up to help feed hundreds of community members, to creating lasting investments in our children's futures, our donors continue to invest their philanthropy in the development of community and a sense of place.

## GRANTS

**\$1.3M for Rip Van Winkle Lake** awarded this round: the Gooseberry Creek Revitalization Strategy Phase II project will allow the Village of Tannersville to develop a trail along Saw Mill Creek connecting Main Street to Rip Van Winkle Lake, and create accessible and age-friendly recreation amenities at Gooseberry Park. This investment further connects our iconic painted village with an updated and picturesque natural playground.

**\$50,000 Culinary Hub Strategic Plan:** investment planning to support a multi-site and multi-amenity Culinary Hub based at Fromer Market Gardens. This grant will give the Hunter Foundation the ability to expand opportunities for residents and visitors alike to enjoy a world-class local, organically produced food experience on the mountaintop.

THE HUNTER FOUNDATION, INC.

## BOARD OF DIRECTORS & STAFF

### 2019-2020 Board of Directors

Amy Scheibe, Chair  
Jane Lucas, Secretary  
Catherine Legg, Treasurer  
John Gallagher  
Daniel King  
Betz Mann  
Amy Maul  
Christiana Mavromatis  
Skip Pratt  
Sarah Slutzky  
Cathy Wade

Elena Patterson, Chair Emeritus

The Hunter Foundation  
5994 Main Street  
PO Box 563  
Tannersville, NY 12485

518-589-5050  
[office@hunterfoundation.org](mailto:office@hunterfoundation.org)

### Staff

Sean Mahoney, Executive Director  
Holly Velez Lacey, Operations Director  
Carolyn Riggs, Communications Director

Donna Bates, Accountant  
Frank Kerr, Maintenance

Ryan Leach, Director of Golf, Colonial Country Club  
Samantha Metz, Manager, Fromer Market Gardens  
Danielle Morales, Manager, Tannersville Antique & Artisan Center

