

2021 ANNUAL REPORT



THE HUNTER FOUNDATION, INC.

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Rocky Horror Picture Show



**PARTNERS IN
IMPROVING OUR
COMMUNITIES**

A MESSAGE FROM THE BOARD CHAIR

Although this letter is the first thing you may read when viewing our annual report, it typically is the last part of the document that is written. Before I type my first word, painstaking effort goes into compiling, writing, and formatting the broad scale of information contained herein.

Spoiler alert: 2021 has been a remarkable year.

Having already read and reviewed all these glorious pages (produced by the incomparable Carolyn Riggs), I can tell you the Hunter Foundation is undeniably at the inflection point anticipated 27 years ago when a group of like-minded people sat down and envisioned a non-profit that would bolster not just the businesses on Main Street, but have the ancillary effect of benefitting the people who lived above and beyond those store fronts. By first applying colorful hues to the clapboard, and thereby giving birth to *The Painted Village in the Sky*, those visionaries provided the bedrock on which today's successes have been built.

In 2022, with the wind of the ten million dollar DRI grant in our sails (see page 7), the Hunter Foundation, in cooperation with the Village of Tannersville, is well-poised to go beyond the painted doors and bring economic acceleration to the varied communities that call this mountaintop home. From workforce housing, to community centers, to festival grounds, to a Kaaterskill Clove Trolley, positive change is coming that will benefit every person who sets foot on Main Street. A surge of investment this large in a town this small is guaranteed a massive return on the investment.

Even as this wave of support approaches, the Hunter Foundation will continue to grow our core businesses and strive ever harder to weave the fabric of community into every initiative we put forth. Over the past two years we have worked hard on addressing the "soft" needs—food assistance, vaccine access, mental health awareness—even as we continue to partner with the local schools to offer opportunities for growth.

It is an honor to be at the helm during this auspicious time in the history of our organization, and I am deeply grateful to all the members of our team, support staff, employees, board members, donors, volunteers, and community for helping make *The Painted Village in the Sky* a place where everyone can work, play, and live.

Enjoy these beautiful pages about this beautiful place.

With immense gratitude,

Amy Scheibe

A MESSAGE FROM THE EXECUTIVE DIRECTOR

2021 has been a year of great progress for the Hunter Foundation, the Village of Tannersville and our Mountaintop. We still are undergoing great challenges posed by the pandemic, however our team has been hard at work moving a number of efforts forward for our community.

This year Tannersville received the highly coveted Downtown Revitalization Initiative (DRI) Award. This award is something we have been working on since 2018 in collaboration with our partners at the Village of Tannersville. For a community as small as ours to receive it, truly was historic. We ARE officially the smallest community to ever apply for and then receive this ten million dollar direct investment, and we will make sure that it leads to transformational projects that will benefit our area for generations. Keep in mind that while this funding is a direct investment within the borders of the Village of Tannersville, that the positive impacts of this investment in our rural area will be felt across our entire region.

Affordable workforce housing, new and improved tourist based amenities, assistance for our Main Street businesses and properties are just some of the great projects that we will be moving forward with. Stay tuned for more information on how to get involved with the community engagement process that will take place in order to make known what matters most to you.

The Hunter Foundation also acquired the Philadelphia Hill Church this year. If you are not familiar with it, this is a historic church on the edge of the Village, set in an idyllic location surrounded by the forest. We will be utilizing the church this coming year as a venue for small musical events and other special events for the community. We are very excited for you all to visit and hear the amazing acoustics in person.

Our core businesses, Colonial Golf Course, Fromer Market Gardens, and Tannersville Antique Store all had prosperous years, acting as community centers where people gather and spend time, while supporting the efforts of our organization. I want to thank all of our Managers and Hunter Foundation Staff for the incredible work that you performed this year. We could not have done any of this without you.

I want to also thank our supporters for all that you have given us this year, through your contributions, your letters of encouragement and your support of our community. I hope you all have an incredible holiday season with your family and friends, and please be sure to support our local businesses whenever possible, as they need us all now more than ever.

Sincerely,

Sean Mahoney

MISSION, VISION, & GOALS

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.



- Support a thriving locally-owned business economy.
 - 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.
 - Provide housing solutions that enable residents to live in a safe and affordable community.
 - Provide support to communities and organizations in the Town of Hunter and throughout the Mountaintop.
 - Build a cooperative community and strengthen its identity as a creative place with all desired community services.
-

ORGANIZATION SNAPSHOT

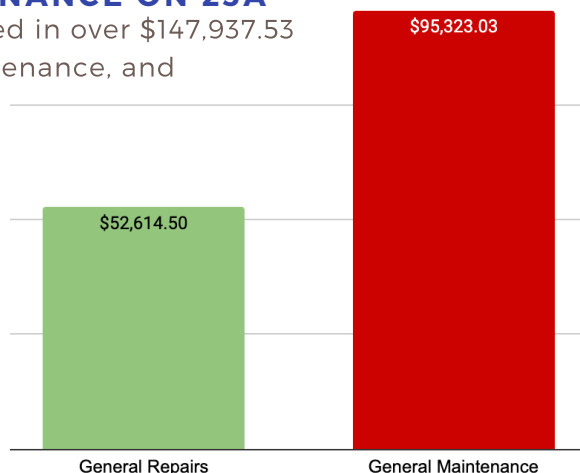
Covering the mountaintop towns of Ashland, Halcott, Hunter, Jewett, Lexington, Prattsville, and Windham, we have to date renovated more than 100 homes and 35 businesses. Since our founding in 1997, we have seen our local economy expanded by over \$12 million dollars. We give local preference in bidded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



From the time I began teaching, through my transition to principal and superintendent, one support group stands out, The Hunter Foundation. The Foundation and the District support each other and collaborate to best offer opportunities to our community through our student body. If the district has a need, the Foundation seeks solutions. - Nate Jones, HTC Superintendent of Schools

REPAIRS & MAINTENANCE ON 23A

This past year we invested in over \$147,937.53 in general repairs, maintenance, and upgrades to our properties along 23A Main Street.



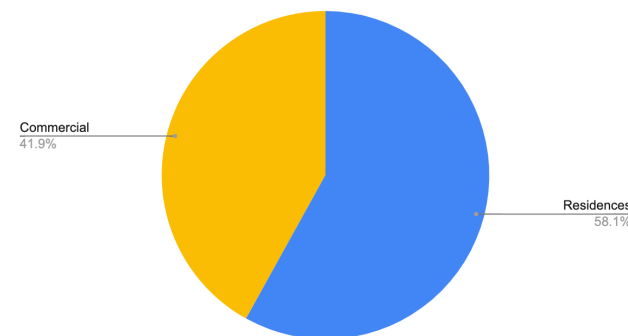
JOB CREATED & SUPPORTED

In 2021, the Hunter Foundation **employed 20 year round, full time and part time employees** at Fromer Market Gardens, Tannersville Antiques, and Colonial Country Club.

HOUSING & COMMERCIAL SUPPORT

In 2021, the Hunter Foundation provided affordable housing to 40 people in 18 different residences in the Village of Tannersville. Acknowledging the housing crisis in the area, we moved our AirBnB's to year-round long term rentals to provide housing to individuals and families who work on the mountaintop.

Hunter Foundation Rental Properties



We also work with 13 different businesses along 23A Main Street by providing them affordable commercial space to rent under annual or long term contracts.

GRANT AWARD - 2020 CFA FMG FARM HUB



Empire State Development (ESD) granted the Hunter Foundation \$50,000 (half of a \$100,000 project budget to be matched by the Foundation) to conduct a strategic planning and feasibility study to evaluate the feasibility and market potential of unifying community elements to create a Culinary Food Hub, the core concept of which would be a commercial kitchen incubator on the farm's premises.

At the project's initiation, the components of a Culinary Hub were loosely defined, and included elements such as a commercial culinary incubator, cooking classes and other educational activities that would primarily take place in the

historic farmhouse on Fromer Market Gardens' property, both of which would require substantial renovation and likely expansion to accommodate such uses.

As our research moved forward, there was concern that the significant renovation—including building an addition to the farmhouse—would minimally be required to accommodate an incubator of a size that would, as a business, be feasible from a cost-benefit perspective. Deeper evaluation of the overall property and its location raised concerns about accessibility, parking, and additional utilities (electricity, gas, water/sewer) that would be required for the building to function as a commercial food production facility.

The community engagement strategy comprised both virtual and in-person components including 14 hour long stakeholder interviews, a web-based survey that fielded over 300 responses, and 40 attendees who attended four in-person, on-farm community workshops.

As feedback was collected, data yielded little direct interest in the use of a commercial-scale incubator and processing kitchen among potential tenants, clients and/or value-added producers, and it is unclear how much demand for such a space exists on the mountaintop. In light of this, combined with the results from interviews, surveys, and community engagement events, the concept explored—and presented for further development here—evolved from “Culinary Hub” to “Farm Hub.”



WHAT WE LEARNED - RECOMMENDATIONS

Develop FMG into Community Anchor & Farm Hub

- Evaluate staffing plan
- Create & executive an outreach and communications plan
- Formalize partnerships with mission-aligned organizations across the region
- Develop a data-gathering platform to build knowledge, network, and understand farm and food economy capacity for the region

Carefully Increase Food Production and Sales

- Assess capacity to increase output from existing footprint
- Identify more partners to augment FMG's farm stand offerings
- Build a small commercial kitchen within existing Farm Main House garage
- Consider long term strategies to spearhead a mountaintop farm incubator

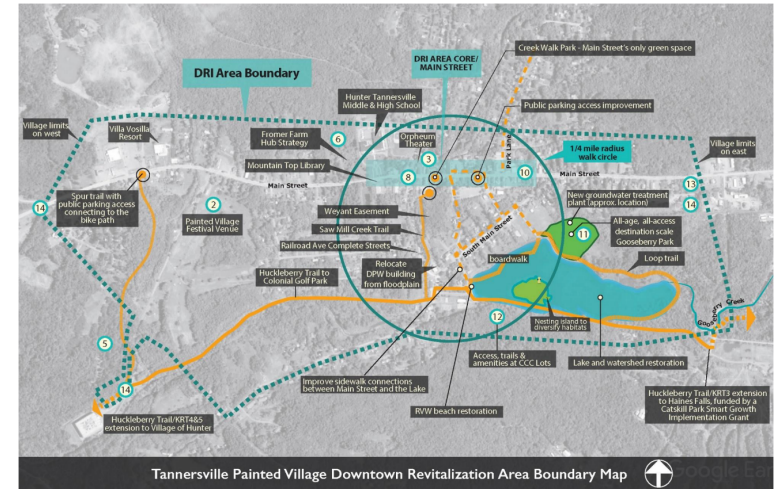
Develop Education for Youth, Young Adults, & Job Seekers

- Develop curricula and apprenticeship programs in collaboration with educational partners
- Coordinate with institutional partners to create curricula, job training, and apprenticeships for adults already in workforce
- Engage HTC student body and other youth directly to determine their priorities and interests

GRANT AWARD - 2021 REDC DRI AWARDS

On November 28, 2021, Governor Kathy Hochul announced the **2021 Capital Region Downtown Revitalization Initiative (DRI) Grant to the Village of Tannersville**. Lieutenant Governor Brian Benjamin was in Tannersville to announce the award. The annual **\$10 million award** is “a cornerstone of the State’s economic development program, transforms downtown neighborhoods into vibrant centers that offer a high quality of life and are magnets for redevelopment, business, job creation, and economic and housing diversity.”

Led by the Hunter Foundation, the Painted Village in the Sky DRI Proposal encompasses 14 projects with a total value of over \$66 million, leveraging up to \$43 million of private and philanthropic dollars. According to the proposal, DRI projects would more than double the Village’s job base and once all projects are at full employment would create \$16.5 million in additional economic output annually. Together the Hunter Foundation, The Royce Family Fund, and the Village of Tannersville have proven their deep commitment and skilled leverage of philanthropic dollars to support projects in the region.



The DRI award to Tannersville will bring transformational change to our area residents and to the hundreds of thousands of visitors we welcome every year. As the smallest community to ever be awarded this coveted award, we are forever indebted to the State of New York and Governor Kathy Hochul for their generosity and foresight. The Governor continues to show her commitment to investing in rural communities across the state and we're looking forward to partnering with the State of New York to prove a successful model for other upstate communities in the future.

Sean Mahoney, Executive Director

PAINTED VILLAGE IN THE SKY CREDC STRATEGY ALIGNMENT	MAGNET	CORE	TALENT	CRAFT	DOWNTOWN	PLACEMAKING	WORKFORCE	VETERANS	CHILDCARE
PRIORITY DRI PROJECTS									
Affordable Housing Dev.									
Painted Village Festival Venue									
Orpheum Theater Renovation									
Mountain Bike & Adaptive Trails									
Catalyst Building/Rehab/Reuse									
Complete Streets Initiative									
Tanners Trolley									
OTHER DRI PROJECTS									
Implement Fromer Farm Hub									
Construct Community Center									
Construct Childcare Center									
Aerial Park and Trails Network									
Destination Gooseberry Park II									
Indoor Music Venue & Brewery									
Wayfinding									

NYS PRIORITIES
 placemaking * environmental justice
 childcare * veterans * opportunity agenda

You can read the proposal here:
<https://www.ny.gov/downtown-revitalization-initiative/round-five-winners>

WHAT'S NEXT - PRIORITIZE & PLANNING

Over the course of the next several months, representatives from the Village of Tannersville, the Hunter Foundation, the Royce Family Fund, and community members will convene to begin prioritizing the projects proposed in the DRI Application. The community will be engaged at every stage so stay tuned for more information and updates on this exciting project.

TANNERSVILLE ANTIQUES

The year of 2021 has been an excellent year for the Tannersville Arts and Antique Center. Sales have been better than we could have hoped for and we saw an increase in revenue YOY in 2019 and 2020.

Each day we keep track of how many customers walk into the doors and we have seen a huge uptick in how many people come into the store. We get lots of compliments on the aesthetic of the store, from the music to our many displays we arrange. With the help of our new website (<https://www.tannersvilleantiques.com/>) and the work we put into our social media we have been able to do many online sales as well as expand our reach to customers. For example, we recently were able to ship a taxidermy bird to someone in California who saw our post on social media!

At Tannersville Antiques we believe that good customer service is one of our most important missions. Through quality customer service we have a following of people that love to stop by the shop anytime they are in the area, as well as bring their family and friends. The employees here work hard to help customers with any questions they may have from antiques in the store to driving directions to Kaaterskill Falls and other area destinations. Our year of 2021 was an incredible year for sales, new dealers and amazing true one of a kind antiques! We are so pleased as to how this year went as it exceeded our expectations and we can't wait to see what the future of Tannersville Antiques holds.

Thank you to the Hunter Foundation, our vendors, and customers for continuing to make Tannersville Antiques a success.



FROMER MARKET GARDENS

FMG had another incredible year despite the lingering effects of the COVID pandemic. Farm Manager, Sam Metz had a successful first full season as manager with the help of her amazing farm crew. We added two new hard working members to the crew this year, Tannersville locals, Katlyn Wood and Evan Paradis! Alongside experienced farmers Jake Covey and Arnaud Ossi-Dissais, the crew did an excellent job of keeping the farm running and providing the community fresh, organic produce all year long.

In September, we added some more really special team members- 30 laying hens! The chickens have been working hard to give you the most beautiful eggs in town! They live in a local-made chicken palace in the back of the farm and their eggs are sold at the farm stand and local restaurants. They are a great addition to the farm and we are excited to show them off more this coming summer season. You might even see a couple chicken ambassadors down at the farm stand!

Throughout the summer, FMG worked closely with local restaurants including Jessie's Harvest House, Deer Mountain Inn, The Tin Cup, and many more. We are grateful for all of their support and love working with our local businesses. We also donated lots of produce to the local Food Pantry to ensure that fresh veggies were accessible to those in need.

The farm team is hoping to do more community outreach and increase the number of events this coming 2022 summer season. With the help of local businesses, including the Mountain Top Library, we plan to have more farmers markets, farm tours, workshops, and private events on the farm! We also hope to have more activities and engagement with the kids at HTC right next door!

Our online ordering is currently up and running, place your orders Monday-Friday for pickup on Saturday. We will be open every Saturday the entire winter! Thank you all for a great season and your continued support. See you at the farm!



COLONIAL COUNTRY CLUB

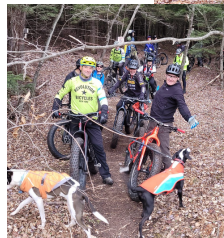
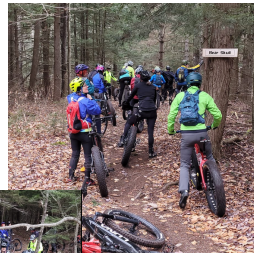
Colonial Country Club marked the 2021 year with tremendous growth and impeccable weather. Our busiest season yet offered two sold out Night Golf events during the season, a summer Kids Golf Camp, league play, regional women's league outings, and a mountaintop battle between Colonial vs. Christman's Windham members.

Mother nature helped keep the greens green and the groundskeepers worked tirelessly to keep the course in the best shape of its existence. With close to 140 members - highest in history - the course saw play almost every day, even with the occasional drizzle.

Colonial also provided the perfect backdrop and host to our live summer concert series, the Hunter Foundation's Annual Summer Fundraiser, and for the first time, HTC Theater's fall production of Frozen Jr.

With the leadership of Ernie Reale, the *Back 9* saw over two miles of new mountain bike trails expand - **Colonial Loop and Trail System** - and connect to the Tannersville Bike Path, further growing and connecting our accessible trails across the Village.

Look to this location becoming the go-to outdoor events complex on the mountaintop!



PROGRAMS: MENTAL HEALTH PARTNERSHIPS

In response to the growing mental health crisis across the mountaintop, the Hunter Foundation partnered with the Live Like Legg Foundation and the Mountain Top Library to offer a Youth Mental Health First Aid Certification which included activities, videos, and hands-on responder training in emerging crisis situations in the mental health of our youth. Participants also were introduced to the Mental Health First Aid Action Plan, a memorable, practiced, step by step way to provide that initial help in any mental health emergency.



"A community who cares this much about the well-being and mental health of their youth truly warms my heart as a community member and as a parent."
- Maureen Garcia

The first seminar sold out with 28 participants from the HTC Elementary and High School including teachers and staff.

The course was provided by Abeda Khanam, mountaintop resident, chaplain, educator, and mental health advocate. Each participant received a certification of completion from the USA Mental Health First Aid National Council.



The Hunter Foundation will continue to partner with the Live Like Legg Foundation in offering these initial programs and certifications for the general public, students, and first responders well into 2022.

PROGRAMS: PAINT PROJECT

Our cornerstone Paint Project continued this year, completing two residential properties along 23A Main Street.

The Paint Project is underwritten by Board Chair Emeritus, Elena Patterson and her family. In its programs history, the Paint Project has repainted and renovated the Main Street facades of over 30 properties.

In 2021, the Paint Project completed Orvet at 6073 Main Street and a residential home at 5920 Main Street.

Property owners were thrilled with the upgraded facade and the colors really added to our *Painted Village in the Sky* theme.

Property owners located along the 23A Main Street can apply for the Paint Project by contacting Holly Velez for an application at holly@hunterfoundation.org.

The Hunter Foundation typically picks 1-2 projects a year and bids it out to local contractors, keeping our local workforce engaged and the dollars in our community.



Orvet Building (Roller Rink)



Residential Main Street

This year's Paint Project contractors were Will Garcia Renovations and KJLH LLC.

ACTIVITIES: LIVE MUSIC SUMMER

As pandemic restrictions relaxed entering into 2021 the Hunter Foundation filled a much needed hole in providing community events and thus birthed Fridays at 5. This live outdoor concert series at Colonial Country Club every Friday at 5pm provided a safe atmosphere for our community to enjoy live music at no cost to the audience. Backed by generous business sponsors we offered 10 free live music events to the general public.

MICHAEL LOUIS



JAMES HEARNE



GUILTY PLEASURE



DANI DAE DUO



THE BLITZ



PLATTE CLOVE JAZZ ENSEMBLE



LEX GREY & THE URBAN PIONEERS



LEO'S GROOVE



BLUES HALL OF FAME JAM



The outdoor stage provided a great venue throughout the summer for local and regional artists to dust off their performing cobwebs and get back in front of a live audience.

The stage was also used during the day by the HTC Theater program as they rehearsed for their first live stage show in more than a year.

The coordination with the Village of Tannersville who manages the stage operations was critical to offering these great live shows - rain or shine, and there was a lot of rain this summer!



ACTIVITIES: LET'S GO TO THE THEATER!

This year the Hunter Foundation partnered with the HTC Theatre Program and Onteora Park Theater to provide two great theatrical musicals to the public.

Frozen Jr was the first outdoor theater event in HTC history and performed to three sold out crowds at Colonial Country Club. All proceeds went to the HTC Theater Program.

Shannon Hoyt (director) partnered with Amy Scheibe to produce the first annual live stage production of Rocky Horror Picture Show that combined high school, local, and professional talent and raised over \$5,000 for the Hunter Foundation's general fund.



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 over 20 businesses, we have supported them in various capacities including, but not limited to assisting with renovations, repairs, start up funds, and general maintenance.

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

COMMERCIAL PARTNERS & SPONSORS

Boardwalk Builders	Last Chance Antiques & Cheese Cafe
Bones & Stones	Maggie's Krooked Cafe
Catskill Mountain Country Store	Mama's Boy Burgers
Catskill Roasters	Mrs. Puddle Ducks Child Care
Catskilllette Food Truck	Pancho Villa's
Clean Cut Lawn Care	Pantry on Main
Columbine Antiques & Decoration, LTD	Prospect @ Scribner's
DAM Electric	Scribner's Catskill Lodge
Deer Mountain Inn	Silver Fox Antiques & Collectibles
Dirt Works LLC	Snowbird Ski Shop
Dugo Realty	Sundry.
Fellow Cafe	Tabla Catskills
Hayfield	Tanners Boathouse
Imperial Lawncare	Tannersville Pop Up Market
Jack Laroux	Wellness Rx Pharmacy
Jagerberg Beer Hall & Tavern	Will Garcia Renovations
Jeremy Constable Builders	Workspace - Coworking in the Catskills
Kaaterskill Liquors	Yoga & Wellness Studio located in the Annex

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



CATSKILLCENTER

Annual donor and supporter
of mountaintop initiatives



Annual donor and
community partner

CELEBRATING OUR DONORS

Without the generous support and stewardship of our donors, we could not do the work we do on the mountaintop. We saw a 40% increase in individual donors from 2019 to 2021 and continue to meet our fundraising goals to keep our projects and programs moving forward. 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.

THANK YOU TO OUR DONORS

Nancy Allen
 Mark & Maryann Alonso
 Angela Buckley
 Scott Arnold
 Anita Ayers
 David Baker
 Bank of Greene County
 Bank of Greene County Charitable Fund
 The Benevity Community Impact Fund
 Erica Birmingham
 Maggie Borner
 Jonathan Brady
 Brooks & Brooks Land Surveyors
 Allison Bugay
 Sean Byrne
 Frances Cappellino
 Jonathan & Cynthia Carson
 Ryan & Emily Chadwick
 Russ Chasney
 Lisa Childers
 Georgia Christgau
 Church Communities NY
 Coffin Fund
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 Susan Constable
 Stephen Corseello
 Paula Crespolini
 Marcia Curran
 Kelly Czermerys
 Dabo's Smoke Shop
 Daniel H Herbert Sr Family Foundation
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 Merritt Johnson
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 Michael Koegal
 Christina Koizumi
 Paul LaPierre
 Jack Laroux
 Antoinette Lewis
 Elizabeth Lewis
 Thomas Lippy
 Arthur Lubow
 Dennis & Jane Lucas
 Tony Mackay
 Greg Madden
 Michael Magdol
 Elizabeth "Betz" Mann
 Alex Mathis
 Martin & Lisa Mathis
 Amy & Terrence Maul
 Christiana Mavromatis
 Nora McCaffrey
 Michael McDonald

Justin & Nancy McGowan
 Matt Meehan
 Kathy Melody
 Francine Melodia
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 Gregory Thorpe
 Clay Thurmond
 Jessica Tobia
 Justin Tobin
 Kelly Tuomey
 Mary Tynes
 Josh Vital
 Daina Vitin
 John Viviani
 Cathy Wade
 Kimberly Prince Walsh
 Dave Weiman
 Marquis Williams
 Marc Wolf & Craig Thompson
 Michael Worth
 Ted Wright
 Michelle Yost

RESTRICTED FUNDS

Paint Project - Revitalizing properties on 23A Main Street
 Fromer Farm - Capital Improvements
 Food for Families - Feeding the overall health of residents
 Pratt's Place - Maintenance Fund
 Philadelphia Hill - Capital & Maintenance Fund
 Sponsored Programs - Community Donations
 Community Events - Arts, Recreation, Cultural Activities

Interested in contributing to a Restricted Fund? Contact us to learn more about how your support can leave a lasting legacy on the mountaintop.

The Hunter Foundation and the mountaintop communities are grateful for the continued support of **Chuck Royce** and the **Royce Family Fund**. Without their unwavering financial support of our economic and community development efforts, we would not be the community we are today. Their partnership is priceless and our community is beyond grateful for their generosity and intent on ensuring that Tannersville and the surrounding mountaintop region doesn't just survive, but thrive.

MEET THE TEAM

PEOPLE BEHIND THE HUNTER FOUNDATION



SEAN MAHONEY
EXECUTIVE DIRECTOR



HOLLY VELEZ
OPERATIONS DIRECTOR



CAROLYN RIGGS
COMMUNICATIONS DIRECTOR



DANIELLE MORALES
TAAC MANAGER



SAM METZ
FARM MANAGER



RYAN LEACH
COLONIAL MANAGER

DONNA BATES
ACCOUNTANT

FRANK KERR
MAINTENANCE

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AMY MAUL, Secretary
CATHERINE LEGG, Treasurer
DAN KING
CHRISTIANA MAVROMATIS
ELIZABETH "BETZ" MANN
LORING "SKIP" PRATT
SARAH SLUTZKY
CATHY WADE
JOHN GALLAGHER
CHIP THOMAS

ELENA PATTERSON, Emeritus Board Chair

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THE HUNTER FOUNDATION, INC.



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