

A scenic landscape at sunset with mountains and a town. The sky is filled with vibrant orange and red clouds, with the sun setting on the horizon. In the foreground, a large white curved shape overlaps the bottom left of the image. In the background, a town is visible, nestled in a valley with mountains in the distance.

2022-2023

Annual Report

THE HUNTER FOUNDATION, INC.

“PARTNERS IN IMPROVING OUR COMMUNITIES”

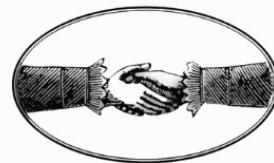


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Board Chair - Amy Scheibe

As 2023 winds to a close, we look forward even as this annual report looks back. Our smallest efforts of the past are continuing to be the bedrock on all the future has in store for Hunter Foundation and the community it serves. Two years ago we were celebrating the monumental DRI award; today we are preparing for the initial roll out of the Fromer Market Gardens and Colonial Country Club upgrades. In 2011 an historic hurricane devastated creekside properties; today we have a jewel of a pocket park where a condemned building once stood. Three years ago we executed on a CFA grant to explore the possibility of a culinary kitchen at Fromer Market Gardens; in 2024 we will be breaking ground on that kitchen thanks to a USDA grant. I could go on and on, but then I'd be stealing the thunder already in these pages.

All of this to say if we were to do a "how it started/how it's going" series on our foundation, we would have no shortage of positive improvements to showcase. 2023 has been a great year, with our record-breaking annual fundraiser, "Garden Tee Party," making everyone feel as though we are finally back to pre-Covid summers.

We also hosted the second year of farm dinners, a festive holiday market at Fromer Market Gardens, provided artist housing for Catskill Mountain Shakespeare, and opened up a dance studio to local kids, Pilates instruction, and the Maude Adams Theater Hub. Our Food For Families program has found new avenues of service to our community by providing the turkeys and pies for the annual Thanksgiving drive, and also the holiday family gift program, both in cooperation with the local school. Our apartments are full, our businesses thriving, and none of this could be accomplished without the extraordinary front office staff, business managers, employees, and volunteers who make our organization thrive.

I am honored to lead such an enthusiastic, imaginative, and hard-working group of people as we continue to build a better community for everyone who lives here, works here, raises their families here, and visits.

Thank you all for your continued support, and enjoy the annual report.

Executive Director - Sean Mahoney

Dear All,

I am delighted to announce that 2023 has seen significant progress made for the Hunter Foundation. In 2021 Tannersville was honored with the highly coveted Downtown Revitalization Initiative (DRI) Award. This year, our primary focus has centered on navigating the New York State Grant onboarding process, ensuring that we can commence our planned projects. Given the funding at our disposal, considerable effort has been dedicated to realigning and refining our projects. I am pleased to report that all required documentation was submitted, and we recently received our contracts with the State of New York. Our projects will soon be submitted for local planning review.

In addition to the DRI funding we received a grant amounting to \$500,000, from USDA, facilitated through the efforts of Senator Kirsten Gillibrand. This substantial funding will enable us to bring the “Fromer Market Gardens Culinary Hub” to fruition. This hub will encompass a state-of-the-art culinary education commercial kitchen, enhanced parking facilities, and an expanded Farm Stand. This initiative harmonizes seamlessly with our DRI funding and promises to be a significant stride forward for Fromer Market Gardens in the forthcoming year.

We are excited to announce the acquisition of Philadelphia Hill Church aka St. John the Evangelist, a historic site that we have recently acquired and repurposed as a community events venue and performance space. If you are not already acquainted with this charming location, it is a historic church nestled on the outskirts of the Village, ensconced within serene woodlands. We have some renovations planned and commencing, and we owe our gratitude to Town Historian Dede Terns-Thorpe, whose efforts have culminated in the awarding of a historic marker designating the Church as a Historic Site. To commemorate this significant achievement, we hosted an event featuring the Greene Room Players Songbirds. The performance was nothing short of magical, and we eagerly anticipate hosting more events at this venue in the coming warmer months.

We also have entered into an agreement with John and Sara Smith of Rip Van Winkle Country Club to assume operational control of Colonial Country Club next year. The Hunter Foundation will remain as property owners in supporting their efforts. John and Sara bring a wealth of experience to Golf Course operations, and we could not be more excited to see the changes they will make at Colonial next Spring!

I would also like to extend my heartfelt gratitude to our dedicated managers and the entire Hunter Foundation team for their exceptional contributions throughout the year. Your unwavering commitment to our mission is instrumental in achieving all the work that we accomplish. I would also like to express my deepest appreciation to all our supporters for their generous contributions, words of encouragement, and steadfast commitment to our community.

Compressing a year’s worth of achievements into a single letter is no small feat. Therefore, please keep in mind that the doors to our office at 5994 Main St in Tannersville are always open, and you are welcome to reach out to me directly via email at sean@hunterfoundation.org at any time. I am always happy to speak with anyone interested in learning more about our initiatives or becoming more involved. We have an exciting year ahead in 2024 and we cannot wait to share it with all of you.

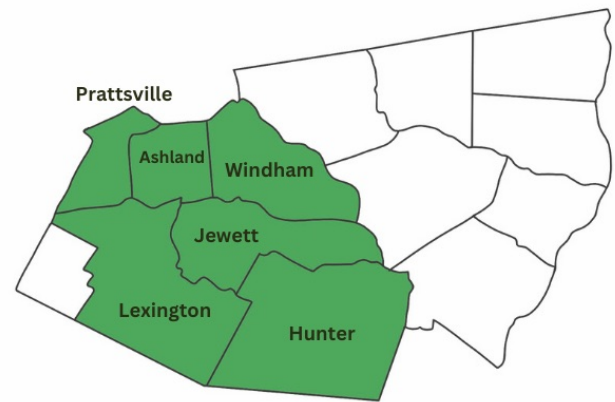
In conclusion, I extend my warmest wishes for a happy new year spent with your loved ones. I encourage you to support our local businesses and to be community minded whenever possible.

Sincerely,
Sean Mahoney
Executive Director

Organization Overview

The Hunter Foundation is a 501c3 organization located in Tannersville, New York serving Haines Falls, Tannersville, Hunter, Ashland, Jewett, Prattsville, Lexington and Windham. We have to date rehabilitated over 100 homes and 35 businesses. We are responsible for over \$20 million that was invested into the community to promote economic development and tourism in the Town of Hunter. Our projects provide jobs for local contractors as well as full and part time business employees.

In 2022 and 2023, the Hunter Foundation employed 24 full, part time, and seasonal employees at our businesses. These include the Hunter Foundation office, the Tannersville Antiques Center, Fromer Market Gardens and Colonial Country Club.



To date, we have worked with 11 businesses in Tannersville by providing them affordable commercial spaces to rent under annual or long term contracts. Including restaurants like Mama’s Boy Burgers and Tabla, as well as Mrs. Puddle Ducks Day Care, Sundry, and Kaaterskill Liquors.

Mission, Vision & Goals

Committed to creating a sense of place and community through “Main Street” revitalization, residential assistance and creative development.

- Support a thriving, locally-owned business economy.
- 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.
- Build a cooperative community and strengthen its identity as a creative place with all desired community services.

Colonial Country Club

Throughout the 2022 and 2023 season, Colonial was owned and operated by the Hunter Foundation and the restaurant space was operated by The Notch. The grounds remained in great shape thanks to the dedicated maintenance crew.



The Hunter Foundation is thrilled to unveil an exciting new collaboration with John and Sara Smith, proprietors of the successful Rip Van Winkle Country Club in Palenville, New York. Commencing in the spring of 2024, the Smith family will assume operational responsibilities for our local public golf course; Colonial Country Club, including the clubhouse restaurant. Many innovative ideas have been discussed, existing Golf Course staff will be retained, and the future looks very promising for our valued members and guests.

The Hunter Foundation will retain ownership of the property and will provide continued unwavering support to John and Sara during their tenure. All of us at the Hunter Foundation are looking forward to this exciting partnership. We invite all of our patrons to extend a warm and hospitable welcome to them when the Golf course reopens its doors for business next year.

Tannersville Antiques & Artisan Center

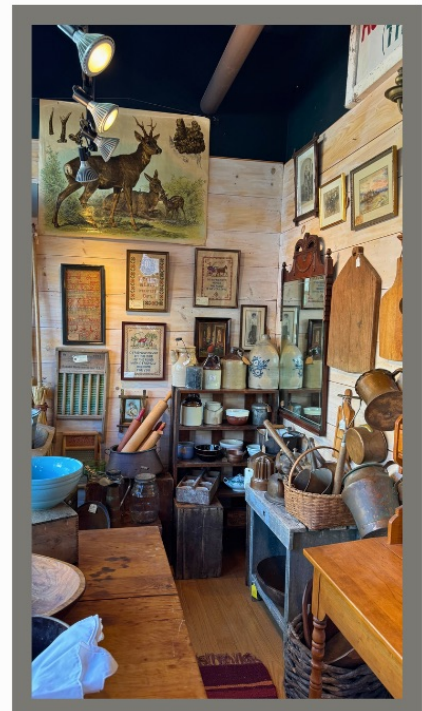
Hello, my name is Hannah Jacobs and I am the store manager of Tannersville Antiques. This year marks my fourth year working at the antique store, and we have had another great year here. We have gained a following of new and returning customers eager to see what new antiques our dealers are continually bringing into the store.

This year I decided to consistently stay open seven days a week all year round and have noticed a big difference and improvement in sales especially in our towns off season. Tourists and locals alike appreciate that we stay open all week. In February 2024 the store will be hosting another wine and cheese party for the showing of Rocky Horror Picture Show that is premiering across the street at the Orpheum. Last year's wine and cheese party was a great success. We stayed open late for the first annual Tannersville Holiday Stroll which was a great night for the entire town.

Throughout my time here I have gotten to know our antique dealers very well. I work alongside the dealers by assisting them with their booths and merchandise while also answering any questions or concerns they may have. We have about 20 plus different dealers at the antique store that work hard to maintain their booths and bring in incredible inventory for the store that our customers love. I manage all of Tannersville Antiques social media pages, showcasing different pieces around the store. I will answer questions for our followers about our antiques along with doing transactions over the phone for a later pick-up. I also will share information about the area we live in, like local businesses and events.

I have a great team of employees that are knowledgeable in antiques as well as very eager and helpful to the customers while working with the dealers. One of our biggest compliments in the store is how beautifully everything is laid out and displayed. We work hard on changing out displays regularly to keep the store looking new and different. We all chip in keeping the store clean and tidy daily and we are looking forward to the new year here at Tannersville Antiques & Artisan Center!

Hannah Jacobs



Fromer Market Gardens

Hi everyone, Farm Manager Sam here!

We had a great farm season this year at Fromer Market Gardens (FMG). We welcomed back our local FMG veterans- Jake Covey, Kat Wood, and Natalie Horyczun and added a new member to our team, Julia Mazerik! The crew did a great job this year working hard all season to keep the farm up and running. Make sure to thank them for their hard work providing fresh, organic produce to the community all year long!

We had a big update to do on the farm this year- it was time to replace the plastic on our greenhouse! The new plastic is looking great and ready to withstand the cold temperatures of winter here on the mountaintop. The weather this year was a bit on the wet side, but we had good, bountiful harvests for most of our crops! Some of our most abundant crops were the salad mix, carrots, beets, potatoes, and of course, tomatoes. Our crew and customer fan favorite was our special little cucamelons! We will definitely be growing them again next season, so if you haven't tried them yet, be on the lookout for them in the future!



We also had lots of fun and successful events at FMG this year including our Farm to Table Dinners, Paint and Sip classes, Shiitake Mushroom Workshop, and our many Farmers Markets! A special thank you to everyone who participated in these events, we appreciate you!

Overall, we had a very great farm season here at FMG and we are looking forward to growing your greens all winter long. A special thank you to all of our loyal customers for your continued support. We appreciate you so much and couldn't do it without you!

See you at the farm!
Sam



Philadelphia Hill Church

The Philadelphia Hill Church, other wise know as the St. John the Evangelist church is our newly acquired property. In 2022 we held our first event at the church. The Green Room Players Songbirds put on a lovely performance to welcome the community to our new property. In the fall of 2023, we hosted an amazing event at our church to reveal the church's historical marker, with many thanks to Dede Thorpe for acquiring the marker. The event was made even more special with another captivating performance by the Greene Room Players Songbirds. The acoustic in the church are world class and we look forward to having more performances here.



We have recently received approved for a site plan to make significant improvements to our church. This includes adding parking, an ADA ramp, outdoor lighting, bathrooms, and enhancing building maintenance. These changes will enable us to hold more events here in the future and we will continue to update the community on the progress of the site plan.

We welcome you to use the Philadelphia Hill church for any upcoming ceremonies, baptisms, or general gatherings. Please feel free to reach out to us if you are interested!

2023 Annual Fundraiser

This past August, our annual fundraiser was held at Colonial Country Club with a Garden Party theme. With the support of many local businesses it was a huge success! Local restaurant vendors included Fred's Coffee and Donuts, Nat's Mountain House, Jessie's Harvest House, Deer Mountain Inn, Tabla, The Notch, Jagerberg, Fromer Market Gardens, Main Street Market, Shandaken Bake, Fellow and Corgilicious. Drinks were provided by Kerri Remi, Catskill Mountain Moon Shine, Hunter Mountain Brewery, and Union Grove Distillery.



The silent auction and live auction had over 150 items accompanied by many lawn games, live art from Linda Nicholls, magic tricks by Chuck Hayes, the caricaturist Phil Singer and music by DJ Chip!

We were very happy to receive support from our donors and partners and would like to give a special thanks to our Operations Director, Holly Velez, for working so hard to put on such an amazing fundraiser.



2022 Annual Fundraiser

Our Augtober Fest themed annual fundrasier. We had 9 local restaurants each serve a dish or two under their own tents including Jessie’s Harvest House, The Pantry on Main, Jagerberg, Prospect, Tanners Boathouse, Fromer Market Gardens, Deer Mountain Inn, The Notch and Tabla as well as Corgilicious with delicious desserts.

We had beer vendors from Rip Van Winkle Brewing, Return Brewing and Hunter Mountain Brewery as well as liquor from Union Grove Distillery. We also had bartenders attend from Jessie’s, Last Chance, Jagerberg and Deer Mountain Inn making delicious cocktails for our guests.



We included many different sources of entertainment this year including the Adlers Band, Phil Singer doing caricatures, live art from Linda Nicholls and John Wolfe, Hat City Axes, a silent and live auction and a tournament full of traditional German games!

The day was full of fun and we couldn’t have asked for better weather. Thank you again to all of our vendors, donors, and sponsors! We couldn’t have done it without you!



Partners

Our non-profit economic development organization takes pride in our strong partnerships with the Village of Tannersville and local businesses. Our outreach has helped nearly 35 businesses in various capacities, from renovations and repairs to general maintenance. In addition to promoting local commerce, the Hunter Foundation collaborates with other non-profit organizations, further strengthening our beloved community.

These organizations include:



The Hunter Foundation's ongoing success is due to the unwavering support of local businesses, organizations and individuals. We can not thank you enough for supporting our organization. We are committed to expanding our community's offerings and ensuring a safe and welcoming environment for all residents.

Once again, please feel free to stop by our office at 5994 Main St. in Tannersville if you have any questions or wish to discuss our current mountain top initiatives. Our door is always open and we look forward to seeing you.

Sponsors & Donors

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Executive Director



Holly Velez
Operations Director



Logan Iannelli
Event Coordinator



Frank Kerr
Maintenance Manager



Samantha Metz
FMG Manager



Hannah Jacobs
TAAC Manager

Donna Bates
Accounting Manager

Gary Hommel
Maintenance

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Cathy Wade
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John P. Gallagher
Loring (Skip) Pratt
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The Hunter Foundation

5994 Main Street
P.O. Box 563
Tannersville, NY 12452

Office (518) 589-5050
Fax (518) 589-5494
Office@hunterfoundation.org

www.hunterfoundation.org
@hunterfoundation

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