



*The Saint Vrain Mill  
Preservation and Historical Foundation  
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**2017 Report to the Members—Activity of the  
Saint Vrain Mill Preservation and Historical Foundation  
with  
Supplementary Information for January 2018**

**Introduction:** This report to you, our faithful members, provides an accounting of the Foundation’s activities in 2017, outlines our anticipated activities for 2018, and provides transparency with regard to our financial status and prospects. At the end of 2017, we had approximately 100 active, paid-up members. Since we have had significant activity in January of this year, we have included a supplement covering that activity.

**Activity in 2017:**

*Public Events:*

- **July:** Our annual membership meeting, on the first floor of the St. Vrain Mill, with a presentation by New Mexico author Gloria Zamora, for over 40 members and guests.
- **September:** A Labor Day weekend open house, for approximately 100 visitors, was held in conjunction with the annual Cleveland Roller Mill Fall Fest.
- **October:** The St. Vrain Mill was again used as a “Pumpkin Patch” for Mora’s second Fall Fest.
- **Memorial Day to Labor Day:** The Mill was open for “drive by” visitors most weekends throughout the summer.

*Physical improvements:*

- Built an 8’ tall “coyote” fence along the west boundary to provide our immediate neighbor more privacy. Removed the remnants of the chain link fence at the north end of the Mill.
- Brought both power and water to the site (but not yet to the building).
- Extended our wildlife exclusion effort to the second floor by putting plastic over most of the windows.

*Grants and Loan Status:*

- In early February, we were informed that USDA Community Facilities Grant/Loan Program would no longer have funding available for rural development projects as the funding was diverted to more urgent requirements along the US-Mexico border.
- In 2016, under the expectation that we would have to demonstrate adequate income to make payments on a USDA loan, we solicited pledged donations per USDA requirements for “guaranteed” payments. We received nearly \$80,000 in pledged donations over the next ten years. We solicited commercial loans with these pledges as proof of ability to pay, but to no avail. However, two members each offered \$30,000 loans with a 10-year payback. These funds will come available in January 2018.
- In December, we submitted an application to the Daughters of the American Revolution (DAR) for \$10,000 for wall repair once the foundation stabilization is completed. We also have a pledge to meet the \$10,000 match requirement from a Mora area member.

*Contracts:*

- With over \$30,000 set aside in our construction account, and the \$60,000 in loans, the Board elected to proceed with the foundation stabilization as proposed by our engineering consultants in 2015. In May, we signed a contract with Engineering Analytics to provide assistance in contractor selection, technical oversight, and material testing.
- In July, we solicited bids for the stabilization. We received two bids, both higher than the engineering estimate. We extended the completion date to March 31, 2018, and offered the bidders the option of scheduling the work during their slow (winter) period. Hayward-Baker Geotechnical responded with a bid of \$78,680, which was within our budget. We signed the contract in August. The work is scheduled for the second and third weeks of January 2018. (See the January supplement to this report.)

**Anticipated Activity in 2018:**

- *January:* Foundation Stabilization. Scheduled to begin the week of January 8, 2018
- *Spring-Summer:* Replace the first-floor platform flooring, which had been removed for the stabilization, level the platform, and rough out second egress through the North wall. Much of this work can be done with volunteer labor although some local contractor support may be required.
- *Summer-Fall:* If the DAR Grant is received, we will contract with a qualified company to replace the fallen stones on the west wall and fill in the cracks on the east and west walls.
- *June:* Annual members meeting
- We intend to again have the Mill open for visitors on weekends throughout the summer.

**Financial Overview:** The Foundation took in approximately \$27,592 in 2017. The sources were as follows:

<b>Member Dues</b>	\$ 2,071
<b>Member Donations</b>	\$ 15,139
<b>Pledged Donations</b>	\$ 10,382

We did not receive any grant income in 2017.

Total expenses for 2017 were \$28,740. The most significant expenses were in professional fees totaling \$14,558 and building repair and maintenance totaling \$11,041. Professional fees included charges for services rendered by Engineering Analytics and Spears Horn Architects. The bulk of the building repair and maintenance was the cost of the new coyote fence.

As of December 31, 2017, the Foundation had \$30,150 in our savings account (construction reserve) and \$9,600 in checking.

**Certifications:** The Foundation continues to meet all the requirements as a 501(c) (3) federal non-profit organization. We also are current regarding documentation required of charitable organizations by the NM Department of State and the NM Attorney General's Office.

Respectfully Submitted by:  
The Saint Vrain Mill Foundation Board of Directors

**Supplement: Activity for January 2018**

On January 8, 2018, Hayward-Baker Geo-Technical Construction arrived at the Mill to begin stabilization work. Their process had two stages. First, injecting a silicate grout to harden the soil to a depth of approximately four feet along the north wall foundation and about 10' along the east and west walls. After that, the drilled down to approximately 20 feet at 12 locations and injected a grout that hardened into support columns. This technique has proved to be effective in foundation stabilization over decades of use. There is no reason to believe it won't be effective in our case. Even though the walls have moved very little over the last 25 years, this process should completely eliminate any further wall movement. Hayward-Baker was onsite for 16 days, a small project for them, but for us, it will most likely be the biggest and most expensive project the Foundation undertakes.

On the financial side, checks covering the \$60,000 in pledged loans were deposited the week of January 8, 2018, bringing the funds earmarked for construction to slightly over \$90,000. The accounts payable for the foundation stabilization work totals \$91,200, including taxes (Engineering Analytics—\$5,600, and Hayward-Baker—\$85,600). The overage will come out of the General Fund. Without accounting for 2018 membership renewals or contributions received in January, the Foundation will have approximately \$8,750 cash-on-hand on February 1, 2018.