



# The Saint Vrain Mill Preservation and Historical Foundation

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[www.stvrainmill.org](http://www.stvrainmill.org)

## 2016 Report to the Members—Activity of the Saint Vrain Mill Preservation and Historical Foundation

**Introduction:** This report to you, our faithful members, provides an accounting of the Foundation's activities in 2016, outlines our anticipated activities for 2017, and provides transparency with regard to our financial status and prospects. At the end of 2016, we had 90 active, paid-up members.

### Activity in 2016:

*Three public events were held at the Mill:*

- **June:** Our annual membership meeting, on the first floor of the St. Vrain Mill, with an "Old West" luncheon, for over 60 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 used as a "Punkin Patch" for Mora's first Fall Fest.

*Physical improvements:*

- Conducted clean-up of all three floors
- Put up temporary plywood-floor patches on the 2<sup>nd</sup> floor
- Repaired the 1<sup>st</sup> floor with rough-cut boards, which may serve as long-term repair
- In the fall, covered the 1<sup>st</sup> floor windows with plastic and built a hinged cover over the 1<sup>st</sup> to 2<sup>nd</sup> floor stairway opening to keep wildlife out of the 1<sup>st</sup> floor.

*St. Vrain Website:*

- Our website was hacked in the spring, and it literally disappeared. The unanticipated expense of \$1060 rebuilt a new and improved site.

*Grants/Awards:*

- Received a small grant (\$1800) from the National Trust for Historical Preservation to produce a series of possible end-use drawings of the Mill; a matching grant, we covered half of the total cost of \$3600. Lisa Flynn, of Milagro Design of Santa Fe, completed the renderings, and they can be viewed on our website: [www.stvrainmill.org](http://www.stvrainmill.org). Reaction to the drawings has been very positive.
- **November:** The National Office of the Daughters of the American Revolution (DAR) presented the Saint Vrain Foundation the DAR Historic Preservation Award. We were nominated by the Steven Watts Kearny DAR Chapter in Santa Fe. Thanks to Christine St. Vrain-Fischahs for bringing us to their attention and doing most of the paper work for the award.
- USDA Grant/Loan Status: Applied to the USDA Community Facilities Grant/Loan Program for a grant/loan totaling \$150,000 for foundation stabilization and wall repair. Upon re-evaluation, USDA could not grant or loan money unless our project had a community end-use. Our concept of a cultural center showcasing generational Mora families met their criteria. However, the project would have to be expanded to include 1st floor restoration, handicapped access, electrical, etc. Spears, Horn Architects is developing preliminary drawings and cost estimates for the expanded project. Overall, the project may require \$250,000, but the repayment period could be as long as 40 years.

**Anticipated Activity in 2017:**

- **February:** We plan to apply for the USDA loan, but we don't know if we will go forward depending on total cost and willingness to take on such a large obligation. In spite of our earlier belief that we had to stabilize the foundation before doing anything else, most of the additional work (1st floor windows, handicap access, 1st floor electrical, south-end gable repair) could be done now and not be affected by the eventual north-end stabilization. If we do not go forward with the USDA loan and the expanded project, we have money on hand to do some restoration. We will decide exactly what those should be in the next few months.
- Given the enthusiastic response to the Labor Day weekend opening, we are considering having the Mill open for visitors on weekends throughout the summer.

**Financial Overview:** The Foundation took in approximately \$21,000 in 2016. The sources were as follows:

<b>Member Dues</b>	\$ 2,045
<b>Member Donations</b>	\$15,390
<b>Open House (net)/Booth Cash Donations</b>	\$ 955
<b>Corporate Donations</b>	
<i>La Jicarita Rural Telephone Co. (Mora)</i>	\$ 1,000
<b>Grants:</b>	
<i>National Trust for Historic Preservation</i>	\$ 1,800
<b>Total:</b>	\$21,190

Total expenses for 2016 were \$5,740. The most significant expense was the \$3,600 for the end-use drawings.

As of December 31, 2016, the Foundation had \$30,019 in our savings account (construction reserve) and \$10,590 in checking. Less an account payable to Spears Horn Architects of \$6,997, we have \$33,612 cash on hand going into January, 2017. We have no other debts.

Under the expectation that we would have to demonstrate adequate income to make payments on the original USDA loan, we solicited pledged donations per USDA requirements for "guaranteed" payments. We received over \$70,000 in pledged donations over the next ten years. We anticipate applying those pledges to the new USDA loan, if required. If the USDA loan does not materialize, we would like, with the permission of the donors, to apply those funds to the restoration activities.

**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