

# ALBANY COMMUNITY TRUST'S **Albany General Store Project**



Dear Supporters and Community Members,

We are excited to share this 2019 Annual Report, our first as an approved federal 501c3 organization.

**Donations to Albany Community Trust, Inc. are tax-deductible.** This does not affect our payment of property taxes.

One benefit is that we now are able to assist other organizations. We are happy to provide fiscal sponsorships for the Albany Public Library and Albany Community Dinners. That means we accepted donated funds on their behalf and will distribute them for their intended purposes.

In this report, **we celebrate our accomplishments.** We warmly thank our many supporters and partners. We account for our income and spending since ACT began in January 2018. Also included is our best estimate of what it will cost to complete the Albany General Store project, though we continue to look for savings.

The good news is we are very close! As of February 1, through grants, donations and a favorable construction loan from Northeastern Vermont Development Association, **we have in hand almost 90% of what we need.** There is only around \$75,000 left to raise!

I know we can do this, because look at what we've done already. It astounds me. I am so proud to be part of this community and this project.

Let's get it done, together.

Yours truly,

Hannah Pearce,  
President, ACT Board of Trustees

## ACCOMPLISHMENTS **2018**

- » Partnered with Preservation Trust of Vermont as fiscal sponsor
- » Raised more than \$140,000 in donations
- » Purchased the store property and neighboring lot
- » Awarded more than \$205,000 in grants
- » Hosted 7 community fundraising events

## ACCOMPLISHMENTS **2019**

- » ACT became its own 501(c)3 non-profit
- » Three rounds of testing after removal of underground gas tanks
- » Septic and highway access permits received
- » Raised close to \$63,000 in donations
- » Awarded more than \$200,000 in grants
- » Hosted 4 community fundraising events

## EVENTS **2020**

FEBRUARY 22 | 6PM | **PIE AUCTION**

MAY 22 | **PLANT SALE**

JUNE | **VARIETY SHOW**

SEPTEMBER | **GENNY TENNY**



# 2019 Annual Report

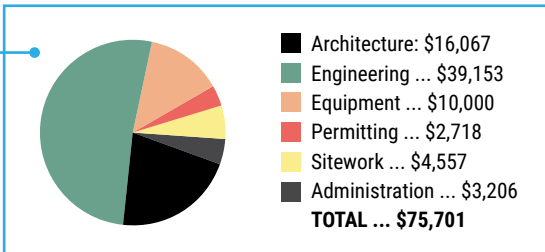
Dedicated to supporting positive growth and increased vibrancy in the town of Albany, VT.



Chris Jacobs, Larry Bohlen and Hannah Pearce inside the general store. Photo: VPR News

| Income                | 2018             | 2019            |
|-----------------------|------------------|-----------------|
| Donations             | \$142,675        | \$62,994        |
| Events                | \$4,241          | \$9,142         |
| Grants Reimbursements |                  | \$22,661        |
| Fiscal Sponsorship    |                  | \$4,500         |
| <b>TOTAL</b>          | <b>\$146,916</b> | <b>\$99,297</b> |

| Expenses                 | 2018             | 2019            |
|--------------------------|------------------|-----------------|
| Property Purchase        | \$94,578         |                 |
| Fundraising              | \$2,083          | \$1,051         |
| General Operating        | \$3,098          | \$7,238         |
| Store Renovation Project | \$14,813         | \$60,888        |
| <b>TOTAL</b>             | <b>\$114,571</b> | <b>\$69,177</b> |



| Store Project Budget (Est.)    |                  |
|--------------------------------|------------------|
| Architecture & Engineering     | \$60,000         |
| Permitting & Bonding           | \$10,000         |
| Administration                 | \$10,000         |
| Equipment                      | \$100,000        |
| Septic & Sitework              | \$120,000        |
| Renovations & New Construction | \$400,000        |
| <b>TOTAL</b>                   | <b>\$700,000</b> |

| Project Funding                  |                  |
|----------------------------------|------------------|
| Expended Against Costs           | \$75,700         |
| Reimbursement Grants/Tax Credits | \$385,000        |
| Construction Loan                | \$100,000        |
| Cash in Hand                     | \$58,000         |
| <b>Remainder to Raise</b>        | <b>\$81,300</b>  |
| <b>TOTAL</b>                     | <b>\$618,700</b> |

\*Anything raised above this amount will reduce the size of our loan.

# THANK YOU Supporters

## MAJOR DONORS (\$1,000+)

Allen Hilles Fund  
Anonymous  
Patrick Biggam  
Caryn Brooks & David Coleman  
Chris and Buzz Burhans  
Century 21 Farm & Forest  
Craftsbury Outdoor Center  
Richard & Emily Carbonetti  
Peter & Elizabeth Chehayl  
Cheryl & Robert Dewees  
Ned Dewees & Julia Blaut  
Judy Geer & Dick Dreissigacker  
John McClure Erickson  
Gwen & James Fountain  
H.A. Manosh Corp  
Susan Houston  
Garth Jonson  
Joanne LeBlanc  
Preservation Trust of Vermont  
Vermont Community Foundation  
Vermont Electric Cooperative

---

Anonymous  
Mimi Aoun  
Fred Backer  
Joseph & Elena Barbier  
Nicole Beaurang  
Judith Bevans  
Glenn Bishop  
Russell Blowers  
Larry & Sally Bohen  
Linda & Michael Brochu  
Tammy Butler  
Julie Campoli & John Kessel  
Jeanne & Colin Carter  
Henry & Patricia Coe  
Connie Colman  
Michael Conley  
Joanne Cote  
Paul Cote  
Margaret Davidson  
Jonathan Davis  
Mark Davis & James Howe  
Beverly Delaney  
Amy Drackert  
Kelly Elder  
John & Karen Erickson  
Kristen Fountain & Daniel Rook  
Raymond Giroux  
Brian Gluck  
Larry & Sarah Gluckman  
Clive Gray  
Craig Guillette  
Michele Hamilton  
Amalia Harris  
Gordon & Loretta Hawkins  
Dita & Bunker Henderson  
Lee Herring  
Muriel Hess

Nancy Hill  
Hillside Farm  
Troy & Kimberly Howell  
Mark Hydeman & Patricia Perkins  
S. Christopher Jacobs  
Greg & Rick Johnson  
Jerry Johnson  
Meredith Jones  
John Kassel  
Katzenbach Sand & Gravel  
Patrick Keith  
Eleanor & Dylan Kinsey  
Louise Kinsey  
Paul & Sonya Kittredge  
Gail Knott  
Lucien Larabee  
Robert and Linda Libby  
Peter Limon & Judith Jackson  
J. Matthew Lissner  
Paul Laura  
Sara McGlinchy  
Nancy & Ronald Menard  
Kamael Mishra  
John Moriarty  
Carole Naquin & Steve Sease  
Stephen Owen  
Dave Paul/The Merlin Tree  
Hannah Pearce  
Mary & Gerard Peters  
Bruce Plumley  
Paul and Korena Poirier  
Jean Publicover & Ken Spitzer  
Linda Ramsdell  
Margaret Ramsdell  
Scott & Susan Rhodewalt  
Marc & Lisa Richard  
Richardson's Maple Products  
Anthony & Michele Robinson  
Becky Ross  
Angela Ross  
Leslie Rowell  
Marvin & Georgette Rowell  
Fred Scholz & Margot Kempers  
Matt Selman  
Robert & Ann Selman  
Katherine Sims  
Patricia Smith  
Vincent Socia  
Melissa & David Solomon  
Olaf & Cora Stackelberg  
Jimmie & Marelene Steelman  
Richard Stoddard  
David & Jenny Stoner  
Danielle & Chang Sukkaew  
Charles & Ellen Sullivan  
Adam Trevits  
John & Karol Tymecki  
Kristin Urie  
Paul & Sue Urie  
Katharine von Stackelberg  
Carole Welch  
Patricia Whitcomb  
William Willis  
Sam Young

## IN HONOR | IN MEMORY

Anonymous in honor of Lee Hydeman  
Andrew Anisimov in honor of Lee & Marisha Hydeman  
Barbara Bell in honor of Peter R.M. Bell II "Pete"  
Beverly Delaney in honor of Ginny Hagen  
Richard Orton in honor of Mr. & Mrs. Marcel Locke  
David & Kathy Paul in memory of Francis Whitcomb  
Jesse Selman & Lisa Amato in honor of Nico & Inna  
Vicki Strong in memory of Sgt. Jesse Strong  
Gena Viger in honor of Danielle Sukkaew

## IN KIND/VOLUNTEERS

Terri Campbell  
Elizabeth Chadwick  
Craftsbury General Store  
S. Chris Jacobs  
Paul & Sonya Kittredge  
David Koschak  
Justin Lander  
Lou Lepping  
Darryle Mongeon  
Bill Northey  
Sam Peters  
Steve Pitkin  
Angela Ross  
Chang Sukkaew  
Tatro Catering  
Arthur Wolff

The many piemakers, gardeners, farmers, artists and craftspeople who donated items for our community fundraisers

## ORGANIZATIONAL PARTNERS

Lamoille County Planning Commission,  
NEK Collaborative, Northeastern  
Vermont Development Association,  
Preservation Trust of Vermont,  
USDA Rural Development, State of VT  
Dept. of Buildings & General Services &  
State VT Dept. of Commerce &  
Community Development

## ACT BOARD OF TRUSTEES

Hannah Pearce, President  
Rob Dewees, VP  
Kristin Urie, VP  
Kristen Fountain, Treasurer  
Larry Bohen, Secretary  
Danielle Cote Sukkaew

## STORE PROJECT TECHNICAL ASSISTANCE

Chris Jacobs  
David Koschak  
Steve Pitkin

## Feeling inspired?

We need your help with events, fundraising, small carpentry & landscape projects. For info:

[www.albanycommunitytrust.org](http://www.albanycommunitytrust.org)  
[info@albanycommunitytrust.org](mailto:info@albanycommunitytrust.org)

# FREQUENTLY ASKED Questions

## When will the store open?

We hope the renovated Albany General Store will open in late 2020. We expect construction to begin in early summer and take 3-4 months. Our tenants will then need about a month to set up operations.

## Why didn't this happen last year?

Two underground gas storage tanks were removed in December 2017. State and federal regulations require testing for leakage and then clean-up if contaminants are found. We expected this process would take six months. It has taken two years. A clean-up plan to remove and cover affected soil is part of the site work.

## Who is going to run the store?

ACT has a memorandum of understanding with Three Ladies, LLC to lease and operate the store. This company was started by the owners of the Craftsbury General Store.

## What will they sell?

Three Ladies plan to offer products that are affordable and accessible, appealing to a wide range of tastes. They will sell pantry essentials, baked treats, grab-and-go prepared foods and to-order options all day. They plan space for local products, budget options and lottery tickets.

## Will there be gas pumps?

The board intends to install one or two above ground gas tanks with pumps to serve both road vehicles and snow machines. We do not foresee being able to accomplish this immediately due to cost and other factors. It is a goal for 2021.

## GENNY TENNY 2019



Photo: Craftsbury Outdoor Center



Cowles Store, September parade 1936, by Carl Mydans from U.S. Library of Congress

"On the right side is a long counter extending the length of the store. On the counter is a display case showing small articles and notions such as ladies' side combs, collars, ribbons, jewelry, hair pins, etc...Back of this counter on shelves, are corsets, sewing thread, yard goods, and underwear for men, women and children... At a counter across the back we find a large coffee grinder operated by a hand-powered crank...St. Johnsbury crackers were here, selling for 25 cents a box...A whole round of cheese was here to go with them, ready to be cut to specified weights... Salt fish- cod, salmon, and sometimes mackrel- were in barrels or casks of brine...A counter beyond the coffee mill held a candy showcase ...The spruce gum was the real thing brought in by farmers and wood-choppers...The outside of Cowles Store was not impressive, but this little store supplied us with our daily needs... Here many issues of the day were hashed over, argued and settled. Here the local gossip was heard and discussed, and men present at the assembly spat tobacco juice from the steps. The porch and steps were also very useful when viewing parades, and were always well patronized for such events."

Albany in My Day, "The Tour" (early 1900s), Doris Emerson, 1976

Albany Community Trust  
PO Box 509  
Albany, VT 05820

