

SAFE HARBORS  
OF THE HUDSON

# Newsletter

transforming lives and building communities through housing and the arts

Winter 2012

## CELEBRATING 10 Years



of transforming lives and building  
communities through housing and the arts

## A Note from our Executive Director



*Tricia Haggerty Wenz with Nat Adderley Jr.*

It is hard to believe it has been 10 years since we purchased what is now The Cornerstone Residence, and transformed it into more than just a supportive, beautiful place to live, but also a hub of cultural tourism, anchoring and illuminating our downtown through the arts. I look back on our early days with wonder. How we managed to turn the most notorious crime ridden building in the city into one that regularly hosts children's programming still astonishes me!

I am so proud of our accomplishments, the accolades our project has received, our award winning Ann Street Gallery and the high quality programming the Ritz Theater is presenting. However what I am most proud of is the positive changes our tenants have made; returning to work after long absences, volunteering in our community and returning to school. It is amazing what can be accomplished once a person has a safe home, where everyone is treated with dignity and respect, and given every opportunity to rebuild their lives. Though it may seem like a simple solution, providing beautiful housing and letting people know they matter can create wonders. It is simple but it works. Through supportive housing we have provided the social connections people may have lost along the way, creating a spring board to rebuild their lives and a true home.

As an organization we have never stopped evolving, responding not only to the needs of our tenants but also to the needs of our community. It is in the spirit of our continued evolution and growth that I am pleased to announce Lisa Silverstone will be promoted to Executive Director of Safe Harbors in the summer of 2013. I am so confident Lisa will not only continue the important path we are on but also take Safe Harbors in new directions, reaching new heights.

On a personal note, I am so proud that an organization started at my dining room table now employs 22 people, successfully houses 128 adults, is home to the award winning Ann Street Gallery and will be home to the newly restored historic Ritz Theater. My new role will be one of a consultant, ensuring our new projects get off the ground and the completion of the restoration of the Ritz Theater. I am excited about the new challenges ahead of me both personally and professionally!

All of us at Safe Harbors are so grateful for your support. Together, what we have accomplished in the past ten years is remarkable, and the direction we are moving in promises to see another ten years of growth, transformation, expansion and the values we hold true - our mission of transforming lives and building communities through housing and the arts.

In these tough economic times, now more than ever, your support is needed and so appreciated. As we take this giant leap into the next ten years we do so together knowing our work is necessary and critical to the lives of the people we serve and in the communities we work. As I look back with pride at all we have created, I look forward with excitement to all we will accomplish....Thank you for your support during this holiday season and always.

Tricia Haggerty Wenz

*"It is amazing what can be accomplished once a person has a safe home..."*

*Tricia Haggerty-Wenz*



*Cleanup and renovations begin in the lobby of the old Hotel Newburgh*



*Cornerstone ribbon cutting, December 2002, Edward Diana, William Larkin, Tricia Haggerty Wenz, Maurice Hinchey and Nicholas Valentine*



# 10 YEARS transforming lives...

Ten years ago, residents of the Hotel Newburgh were living in deplorable conditions, often with little or no heat or hot water, in a building infested with drugs, crime and rats. In 2002, Safe Harbors purchased that building and began transforming the Hotel Newburgh into The Cornerstone Residence. The work began slowly. With Founder and Executive Director Tricia Haggerty Wenz at the helm, a cadre of family members, friends and intrepid volunteers began cleaning, painting and pulling up old carpeting. Local businesses and community members donated furniture, lighting and art work. A sense of pride and hope began to creep into the building.

In 2004, funding secured, Safe Harbors undertook a \$21 million gut renovation of the old hotel. Of the 88 residents living in the building at the time, not one was displaced; they were checker-boarded around the building while drugs, crime and blight gave way to 24/7 security, on-site support services and hope.

After two years of construction, the restoration was complete and in 2006 The Cornerstone Residence was a reality. 111 Broadway is now home to 128 adults including the formerly homeless, those living with mental health diagnoses and physical handicaps, veterans, low and very low income working adults and artists in need of affordable work and living space. With a computer lab, full service library, fitness center, wellness program and on-site support services provided by our partners Independent Living, the tenants of The Cornerstone Residence are able to live with pride, dignity and opportunity.



*Cornerstone artist residents Kristine Jaroka and Jonathan Dobin, whose artwork is currently on exhibit in The Cornerstone Lobby, participated in this year's Newburgh Open Studio Tour...transforming lives and building communities through housing and the arts*



*An old Hotel Newburgh room in 2002, before renovations began*



*Every room in the former Hotel Newburgh has been transformed and remodeled into beautiful studio apartments for tenants of The Cornerstone Residence*



# 10 YEARS working together...



DeeDee Pickering (l) from Independent Living and Ramona Monteverde (r) planting a garden with The Cornerstone Garden Club

## Ramona Monteverde Director of Operations

On November 18, we celebrated Ramona Monteverde's 10 year anniversary at Safe Harbors. Ms. Monteverde, Director of Operations, has been here since day one! When Tricia Haggerty Wenz offered her a job, there was no office, no benefits, no payroll! Ramona took a leap of faith...she left a secure job in Westchester because she believed in Tricia and she believed in Safe Harbors' mission and vision. Her calm, caring and hands-on approach have added immeasurably to our organization. Lucky for us, Ramona was willing to take a chance all those years ago. We congratulate her on the last 10 years and look forward to 10 more!

## Safe Harbors Welcomes New Board Member



Safe Harbors Board member James Moss with Associate Director Lisa Silverstone

James A. Moss was born and raised in Norfolk, Virginia. Moss graduated from The American University in Washington, D.C. in 1967 with majors in government and public administration.

Mr. Moss is the former Chairman of the Times Herald-Record and Chief Franchise Officer for Ottaway Media Group, Inc. In 1980 and 1981, Moss was director of advertising for Black Enterprise magazine in New York City.



Lynda Parisi (r) with Lisa Silverstone, Associate Director (l) and Tricia Haggerty Wenz, Executive Director (center)

## Lynda Parisi volunteer

Armed with a video camera Lynda Parisi showed up on December 3, 2002, to begin filming what she thought would be a small segment of her documentary "Newburgh Rising." Ten years and thousands of hours of film later, Lynda is still amazed at what Safe Harbors has accomplished. "What the Hotel Newburgh represented for its residents and the community versus what Safe Harbors now represents for its residents and our community is nothing short of a miracle." Lynda is continuing to film at Safe Harbors and is looking forward to the day, in the very near future, when she can film the opening of the Ritz Theater!

He then moved to Knight-Ridder Newspaper Sales as vice president and classified advertising director.

Mr. Moss has served on the boards of Orange County United Way, New York State United Way, Mid-Hudson Pattern for Progress, Habitat for Humanity, Orange County Citizens Foundation and was a founding member of the Community Foundation of Orange County.

Mr. Moss resides in Newburgh.

# living together...

THE  
CORNERSTONE  
—\*—  
RESIDENCE

The Cornerstone Residence is more than a place to live; with on-site support services, tenant services and a host of amenities and events, it is a place to learn, to grow, to be part of a community.

Each year, Safe Harbors hosts a variety of events for our Cornerstone family. In November, Independent Living and Safe Harbors' staff gathered together with our tenants for the annual Cornerstone Tenant Gala, an event that celebrates the lives and accomplishments of our residents.



2012 Award Recipients Carol Castro (left), "Jacob T. Coleman Cornerstone Neighbor of the Year" and Evelyn Gonzalez (right), 2012 Tenant Personal Achievement

On the heels of the Gala, Safe Harbors hosted its annual Thanksgiving dinner for tenants and their guests. This year, over 40 friends and neighbors volunteered to prepare and serve the food which was generously donated by our community partners Sodexo/Mount Saint Mary College, SUNY Orange and the Poughkeepsie Farm Project.

As we gear up for the holidays, we are looking forward to many festive occasions here in The Cornerstone: Hudson Valley Photographers will be providing free holiday portraits

## November 2012 The Cornerstone Tenant Gala



(l to r) Dee Dee Pickering, Valentina DiTomasso, David Owens and Leeann Eggleston from Independent Living

to tenants and the local community; these portraits inspire, bring smiles and are a gift that last a lifetime; Safe Harbors' sumptuous holiday dinner will be served to our tenants by our good friends at FEAST Caterers; our Christmas day brunch will be hosted by the steadfast young men of Cornwall Cub Scout Pack 6 and all the tenants look forward to the generous holiday gift bags which are donated by Allstate Distributors.

# creating communities...



In 2001, before Safe Harbors owned the building we began hosting Thanksgiving Dinner for the residents. That tradition continues today with an annual feast for tenants and members of the community



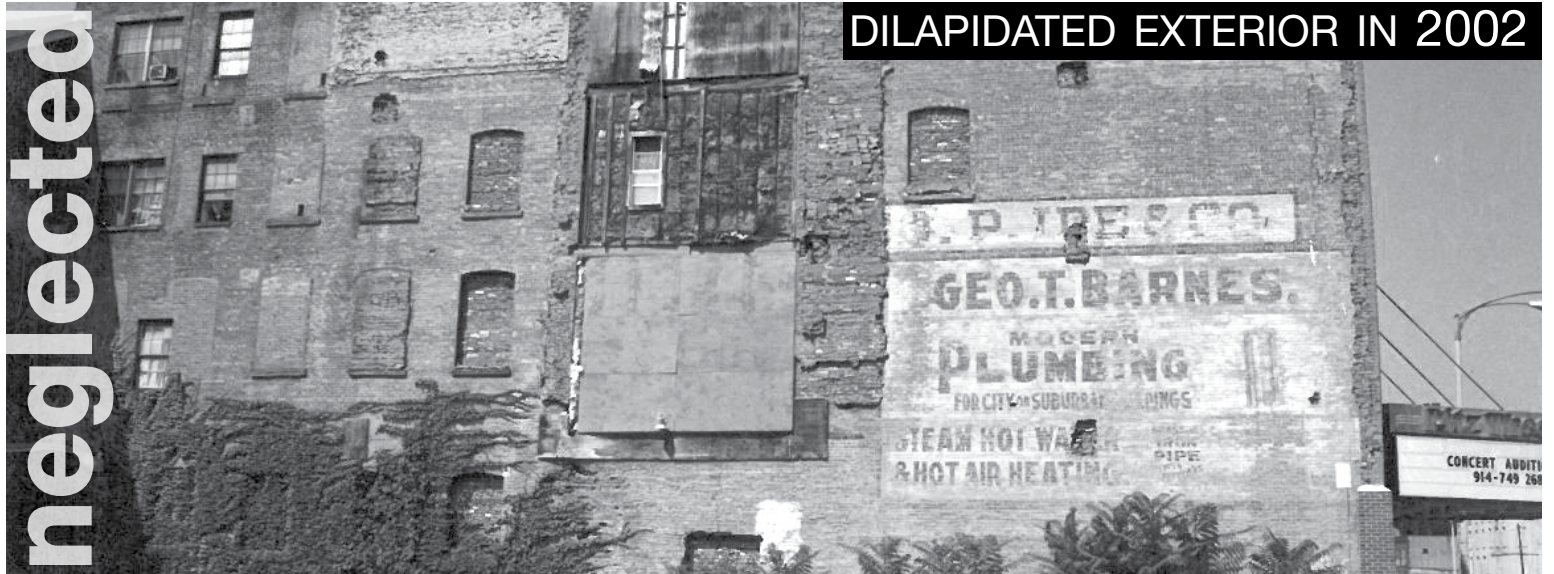


# 10 YEARS

## of transforming lives and building

In 10 years, Safe Harbors has transformed a blighted eye-sore on lower Broadway into a source of community pride. Not only do 128 tenants proudly call The Cornerstone Residence home, but the building is also the site of community weddings, bar mitzvahs and quinceneras; local government and business meetings and conferences. World renowned musicians perform in the Ritz Theater Lobby and the award winning Ann Street Gallery draws 2,000 visitors a year. Our mission and vision have inspired artists to create public art on our walls, and our community events bring neighbors together. I look forward to Safe Harbors taking the lead in the next 10 years in making Newburgh a better place to live, work, learn and play.

Adam Rodd, Safe Harbors Board of Directors Chair



DILAPIDATED EXTERIOR IN 2002



THE CORNERSTONE LOBBY



STUDIO APARTMENT



DILAPIDATED INTERIORS IN 2002





communities though housing and the arts.

transformed



GREEN ROOM



CORNERSTONE LIBRARY



HOTEL ROOMS, BEFORE RENOVATIONS BEGAN IN 2002



ANN STREET GALLERY

RITZ THEATER LOBBY



transformed





In September, the Ritz Theater hosted its first friend-raiser, "Puttin' Up the Ritz" on the roof of Front Street's Yellow Bird building. The magnificent garden-like setting, courtesy of Cathy Kuttner and Dick Polich, overlooking both the city to the west and the Hudson River to the east proved ideal for underscoring our belief in the Ritz as the perfect catalyst in connecting lower Broadway to the thriving waterfront. It was a magical evening that not only reaffirmed our commitment to the restoration of the Ritz, but also convinced our guests that this project is crucial to the city's future. If we ever want people to venture westward from the waterfront into the city, we must provide them with a good reason to do so. A restored Ritz will provide that reason: a beautiful 825 seat theater offering popular professional entertainment right on lower Broadway.

James N. Beard, Chair  
Ritz Theater Board of Directors

September-November 2012

## The Nemethy Family of Newburgh. 3 Generations of Art

The Ritz Theater and Historical Society of Newburgh Bay and the Highlands hosted a collaborative art exhibit featuring paintings from the late Hudson Valley artist, Albert Szatmar Nemethy and his children and grandchildren.

Receptions were held at both the Captain David Crawford House in September and at the Ritz Theater Lobby in November.

A percentage of the proceeds from artwork sales will benefit the Ritz Theater and The Historical Society of the Newburgh Bay and the Highlands.

*image at right: Kristina Nemethy Shaoul Magnolia Trees on the Hudson, in leaded glass style, 2012 oil on canvas*



September 2012

## Puttin' Up The Ritz



(l to r) Anthony Davidowitz, Dick Polich, Cathy Kuttner and David Collens



(l to r) Sr. Ann P. Stankiewicz, Honorary Capital Campaign Chair Sr. Ann Sakac, Capital Campaign Chair Pamela LaLonde, and Father Kevin Mackin



(l to r) Jeffrey Harmer, Charles Frankel and Rachelle Harmer



NOVEMBER 2012

# 4th Annual Ritz Kidz “Newburgh’s Got Talent!” Talent Show



**2012 Ritz Kidz Winners** (pictured l to r):  
**Bridget Ruggerio** (first place), **Jamila & Jada Oglesby** (second place) and **Better Late Than Never Sal Fratto, Angel Salcedo and Dorian Miele** (third place)



On November 18, Safe Harbors’ Ritz Theater hosted the 4th Annual “Newburgh’s Got Talent!” Talent Show. Emcees Decora Sandiford and Latin from ReadNex Poetry Squad along with DJ Freeflowin’ brought down the house with their enthusiasm, love for the community and encouragement of the talented kids of Newburgh. Everyone was a winner that night!

A special thanks to Talent Show Chair Lynda Parisi whose considerable time and talent made the whole event possible!

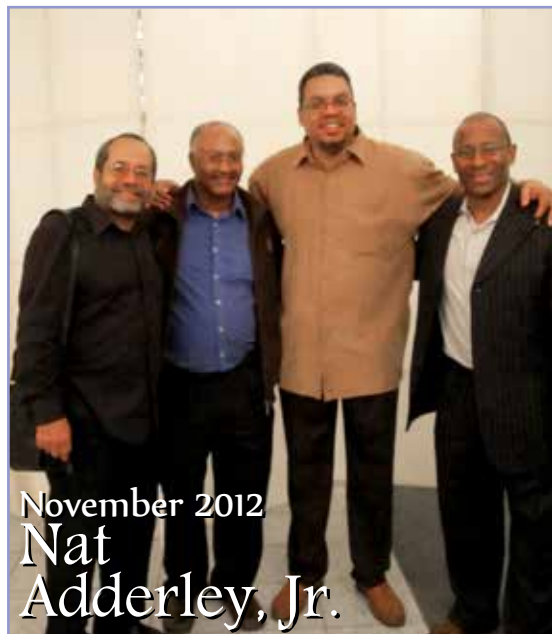
## OUR FIFTH SEASON Tom Humphrey Guitar Series

The fifth season of the Tom Humphrey Guitar Series is well underway. Thus far, sold out crowds have enjoyed world-class performances by Rory Block, Ramblin’ Jack Elliott and Nat Adderley, Jr. We look forward to the March 9 return of some Ritz favorites: the legendary Bucky Pizzarelli, that great showman Frank Vignola and rising star Vinny Raniolo. Finally, Peppino D’Agostino, hailed as “a guitarist’s guitarist” by *Acoustic Guitar Magazine*, will bring the season to a close on April 6.

We would like to extend our sincere thanks to this year’s Tom Humphrey Guitar Series sponsor, Newburgh Veterinary Hospital.



October 2012  
**Ramblin’  
Jack Elliott**



November 2012  
**Nat  
Adderley, Jr.**





While Safe Harbors celebrates its tenth anniversary, we also celebrate the sixth season of exhibitions and programming at our Ann Street Gallery. Both economically and socially, a thriving arts sector including visual arts, music, dance and theater is an essential element of a healthy and vibrant Newburgh. The arts make neighborhoods exciting, creating connections within and across communities and a place where people want to visit, live, and work. Safe Harbors' Ann Street Gallery is committed to supporting the visual arts, fostering a lively, healthy environment.

Earlier this summer, in conjunction with his Ritz Theater exterior wall installation, we had the pleasure of featuring famed photographer Dmitri Kasterine's work here in the gallery. For those interested, we still have copies of Mr. Kasterine's book *Newburgh: Portrait of a City* for sale in the gallery.



Dmitri Kasterine (l) with a patron of the gallery

## October 2012 Speakeasy Fundraiser

High Tea gave way to a Speak Easy at the Ann Street Gallery's 2012 fundraising event. Supporters and Friends of the Gallery, many whom arrived in period garb, enjoyed special prohibition era cocktails, hors d'oeuvres and a sneak preview of the whimsical food-centric art of our present exhibition *Yumilicious*. Thank you to our supporters and patrons who play a critical role in helping us build a community in which more people benefit from and participate in arts and culture.



(pictured l to r in photos above) Ed and Michele Casey, Hannah Brooks and Yoakov Sullivan, James Polhamus and James Beard



November 2012  
**Yumilicious**



Over the years, Safe Harbors has positively impacted the lives of our tenants and our community, creating a hub of culture, caring and civic pride.

# SAFE HARBORS OF THE HUDSON

Please be generous  
this holiday season!



*Original tenant Mariann Sanders found the stability and support she needed at The Cornerstone Residence - she is now clean, sober and a community volunteer*

Safe Harbors is the proud recipient of support from the following foundations:

*Dyson Foundation  
Hudson Valley Federal Credit Union  
KeyBank Foundation  
People's United Community Foundation  
Stewart's Shops  
Virginia Cretella Mars  
Walmart Foundation  
Warwick Savings Foundation*

Safe Harbors would like to thank 2012 platinum, gold and silver Gala sponsors:

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Tenant Gala 2012



Thanksgiving 2012



Off Broadway Run 2012



Safe Harbors Gala 2012



# Calendar of Events

**December 21, 2012**  
The Cornerstone Tenant  
Holiday Feast Dinner

**December 25, 2012**  
The Cornerstone Tenant  
Holiday Brunch

**February 21, 2013**  
Safe Harbors Volunteer  
Thank You Dinner

**March 9, 2013**  
Ritz Theater 2012-13 Tom  
Humphrey Guitar Series:  
Frank Vignola, Vinny Raniolo  
and Bucky Pizzarelli

**April 6, 2013**  
Ritz Theater 2012-13 Tom  
Humphrey Guitar Series:  
Peppino D'Agostino

**April 27, 2013**  
Newburgh Community  
Cleanup

**May 4, 2013**  
Newburgh Volunteer Fair

**May 19, 2013**  
Safe Harbors Off Broadway Run

**June 13, 2013**  
Safe Harbors Annual Gala

## Volunteer with Us!



*Volunteers from Storm King School*

Safe Harbors, Ritz Theater and Ann Street Gallery have a variety of volunteer opportunities! We seek dependable, enthusiastic people interested in: [marketing](#), [development](#), [special events](#), [social services](#), [computers](#), [library science](#), [performing and visual arts](#), [docenting](#). For more information call Liz LoPresti at (845) 784-1166 or email [llopresti@safe-harbors.org](mailto:llopresti@safe-harbors.org).

## Get In Touch

### Safe Harbors of the Hudson

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[info@safe-harbors.org](mailto:info@safe-harbors.org)  
[www.safe-harbors.org](http://www.safe-harbors.org)

### Ann Street Gallery

104 Ann Street  
Newburgh, NY 12550  
(845) 784-1146  
[vwalsh@annstreetgallery.org](mailto:vwalsh@annstreetgallery.org)  
[www.annstreetgallery.org](http://www.annstreetgallery.org)

### Ritz Theater

107 Broadway  
Newburgh, NY 12550  
(845) 784-1199  
[info@ritztheaternewburgh.org](mailto:info@ritztheaternewburgh.org)  
[www.ritztheaternewburgh.org](http://www.ritztheaternewburgh.org)

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### View Our Photographs **flickr**

[www.flickr.com/safeharbors](http://www.flickr.com/safeharbors)

## How You Can Help

### Financial Contributions

Your donation or ongoing pledge will help Safe Harbors continue its important mission.

### Charitable Bequests

Consider leaving a legacy to help sustain Safe Harbors. Contact Brittany Resch, Development Associate at (845) 562-6940 or [bresch@safe-harbors.org](mailto:bresch@safe-harbors.org)



### Join our Mailing List

To receive e-updates on news and events for Safe Harbors of the Hudson, Ann Street Gallery and the Ritz Theater call (845) 562-6940 or send an email request to [info@safe-harbors.org](mailto:info@safe-harbors.org)