

2014

ANNUAL REPORT



SAFE HARBORS
OF THE HUDSON



gallery • residence • theater

Transforming Lives and Building Communities through Housing and the Arts



On the cover: Cornerstone resident, Regina Bizzell enjoys a birthday serenade
at The Fellas performance in The Lobby at the Ritz

TRANSFORMING LIVES AND BUILDING COMMUNITIES THROUGH HOUSING AND THE ARTS



2014 was a banner year for Safe Harbors; a year marked by opportunity, investment and growth - opportunity to grow our project, investment in our building, community and staff capacity and the growth and strengthening of our mission.

In the past 12 months, Safe Harbors has utilized an investment by New York State Office of Parks, Recreation and Historic Preservation, to create a beautiful new marquee which shines its bright lights on our flourishing neighborhood. We have invested in the build out of our long-vacant commercial spaces to create an opportunity for two new businesses. Those businesses, Space Create and 2 Alice's Coffee Lounge, are now thriving on our block, helping us build community while bringing vibrancy and commerce to lower Broadway.

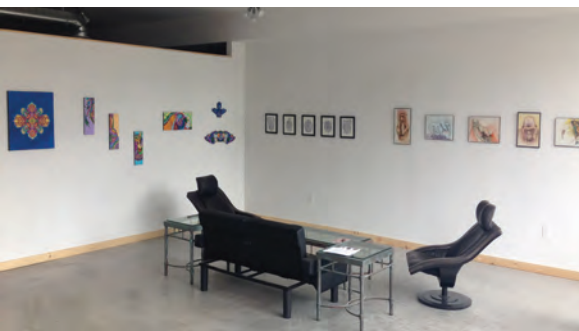
Further investment from the New York State Council on the Arts will enable Safe Harbors to hire community engagement staff to enhance our visual and performing arts programs.

A rebuild of the artist studio space adjacent to Safe Harbors Ann Street Gallery will further enliven the arts in the building, improving the studios for Cornerstone resident artists while opening the space to artists from the larger community.

With housing and community development partner RUPCO, Safe Harbors is working to develop and manage 17 buildings in the historic neighborhoods just north of Broadway; creating 47 units of affordable one, two and three bedroom apartments while stabilizing and revitalizing a long-blighted section of our city.

Safe Harbors has also entered into a contract to purchase the vacant lot adjacent to our project on the corner of Liberty and Broadway. This strategically located lot will be developed as a green space, a cultural venue and a gathering place for our community, solidifying Safe Harbors' proactive role in the City of Newburgh as we continue to find new and creative ways to transform lives and build communities through housing and the arts.

Sincerely,
Lisa Silverstone, Executive Director



Opening of Space Create in our Commercial Space



Liberty/Broadway Lot



Opening of 2 Alices in our Commercial Space

YEAR IN REVIEW



Community Cleanup



The art of Bruno Krauchthaler in the Cornerstone



Cheers to Safe Harbors at the Wherehouse



Cornerstone resident, Billy Ford with Safe Harbors Director of Finance, Cathie Jones, at his GED celebration



Charlie Mars in the Lobby at the Ritz

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Off Broadway 5K
and the first
Newburgh Half Marathon



New marquee at the Ritz



Staff Picnic at Storm King Art Center



Safe Harbors Gala
Honoring Mayor Judy Kennedy and Dr. Hannah Brooks
as Cornerstones of our Community



Tenant Picnic



Family Paint-In event
at the Ann Street Gallery



Cornerstone resident artist,
Jonathan Dobin, with his artwork from
the Newburgh Open Studio Tour

YEAR IN REVIEW



Ribbon-Cutting Event celebrating the new Ritz Marquee, Space Create and 2 Alices Coffee Lounge



Gallery Exhibit featuring the work of Peter Cody



Tenant Gala



Ritz Kidz Talent Show



NECSD Art show

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Columbia University Community Engagement Project



Diversity Job Fair



Bells on Broadway Holiday Market and Children's Festival



Cupcake-a-Palooza



Staff Holiday Lunch



Tenant Thanksgiving Dinner



Tenant Holiday Feast



OUR Tenants

Tenant Population

Disabled	51	40%
Office of Mental Health	39	31%
Veterans	13	10%
Retired	12	10%
Artists	11	9%

Tenant Gender

Male	77	61%
Female	49	39%

Tenant Ethnicity

Black	53	42%
Hispanic	15	12%
Native American	1	1%
White	57	45%

Tenant Sources of Income

Supplemental Security Income/Social Security Disability	34%
Social Security Disability	20%
Salary	18%
Social Security	4%
Veterans Administration	5%
Department of Social Services	13%
Pension	4%
Family	2%

21.4% of our tenants supplement their above listed income with employment.

Tenant Ages

20-29	6%
30-39	11%
40-49	14%
50-59	36%
60-69	21%
70-79	10%
80+	2%

Tenant Annual Income

\$0-4,999	9%
\$5,000-9,999	44%
\$10,000-14,999	19%
\$15,000-19,999	10%
\$20,000-29,999	14%
\$30,000+	4%



Tenant Gala



**2013-2014
Lobby at the Ritz
Music Series**

Steve Katz
October 12, 2013

Rebecca Martin
featuring
Larry Grenadier
November 2, 2013

Henry Gross
March 15, 2014

Arturo O'Farrill
Family Band
March 29, 2014

The Fellas
April 12, 2014

Charlie Mars
April 19, 2014

Direct Divide
November 1, 2014

**SAFE HARBORS
OF THE HUDSON**



gallery



residence



theater

The Lobby at the Ritz continues to grow as a venue for amazing performing artists and the community. With the support of New York State Council of the Arts, the Newburgh Veterinary Hospital and the Golub Foundation, the Lobby hosted its 8th annual Lobby at the Ritz Music Series.

2014 Highlights

- **A Grammy winner performs in downtown Newburgh** – Safe Harbors welcomed Latin Jazz great Arturo O'Farrill and his family band to the stage at the Lobby.
- **Dancing in the aisles** – Audience members couldn't stay in their seats and were soon up dancing to the Motown sounds of The Fellas.
- **Blown away by talent** – The Lobby stage blossomed with the amazing talent of Newburgh's young people who performed at Safe Harbors annual Ritz Kids Talent Show.
- **Celebrating Lucy** – An original production, celebrating the inaugural performance of Lucille Ball on the Ritz Theater stage in 1941, appeared in the Lobby as part of the City's annual Newburgh Illuminated Festival.
- **Showcase for community arts** – Our friends at Center for Hope, Elant and the Newburgh Enlarged City School District chose the Lobby to showcase the artwork of our local children and seniors.

For information on upcoming performances, visit our website www.safe-harbors.org.







The Ann Street Gallery continues to provide free and accessible world-class contemporary art in the City of Newburgh. In 2014, the Gallery presented five thought-provoking exhibitions designed to engage our community and provide a greater understanding and appreciation of contemporary art across cultures and among generations.

2014 Gallery Events

Practice and Process
November 16, 2013

Materiality
March 15, 2014

Experiences of War
An Artist View
May 17, 2014

Peter Cody
A Retrospective
June 21, 2014

Family Paint-In
August 16, 2014

Narcissism and
The Self Portrait
April 19, 2014

An Aberrant View
December 13, 2014

2014 Highlights

- **A celebration of the life and work of Safe Harbors' friend Peter Cody** – Hundreds of friends and neighbors came out to enjoy a wonderful retrospective exhibition of the work of the late Peter Cody, long-time Cornerstone resident and beloved community member.
- **Community-created art** – The first Ann Street Gallery Family Paint-In brought many new visitors to the gallery. Neighbors young and old worked together to create several community works of art which are proudly on display at Safe Harbors.
- **Support for the arts** – The Gallery continues to receive the generous annual support of the Virginia Cretella Mars Foundation; memberships and donations to the Friends of the Gallery doubled in 2014 and Safe Harbors was awarded a New York State Council of the Arts grant to support community arts engagement staff – all proving the support for and benefit of the gallery in our community.

For exhibition information, visit our website www.safe-harbors.org.



Visitors at the opening of the exhibition *Materiality*

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Visitor viewing *Experiences of War*





“It is amazing
the difference
a year can make!”

Voices from the Community

MICHAEL MANNION

I have lived at Safe Harbors Cornerstone Residence for a year and am happy to call it my home. In the past I moved often, growing up in Brooklyn and Queens and later living in Walden. I worked selling seafood at the Thruway Market which closed and left me unemployed. As I continued to look for work, my unemployment and savings ran out. It was the first time I had ever suffered such a financial hardship and I was facing homelessness. It was a scary time.

As a Vietnam Veteran, I turned to the Orange County Veterans Association for help. They put me in touch with WestCOP which recommended I reach out to the Cornerstone Residence.

I moved into the Cornerstone in February 2014. A month after settling in, I experienced low blood sugar due to diabetes and I fell in my apartment and broke my ankle. It was incredible to be able to call Cornerstone Security and hear a calm voice that was able to get help on the way immediately.

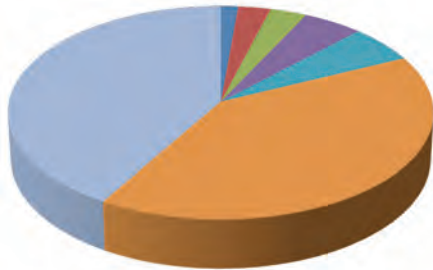
For the next few months I was hospitalized at the Bronx VA Hospital and underwent multiple surgeries on my ankle. The healing process has been long, but I live by the Buddhist principle “Pain is inevitable. Suffering is optional.” Outlook is everything.

I left the hospital and was back in the Cornerstone in late May. My Independent Living case manager here is a nurse and she has helped me so much. I have found so many great resources right here in the building. I use the library frequently for books and films. I love the convenience of being able to do laundry in the building - even easily accessible when I was in a wheelchair. I am provided with free WiFi connection, recycling and trash disposal. I plan on using the gym more when I am fully healed. I have met so many great people here and we enjoy so many activities throughout the month, including the Veterans Group, the Men's Group, Tenant Meetings and even African Drumming. I have enjoyed holiday meals and activities. I have become a regular at 2 Alices Coffee Lounge where I get a coffee and read the paper in the morning.

It is amazing the difference a year can make!

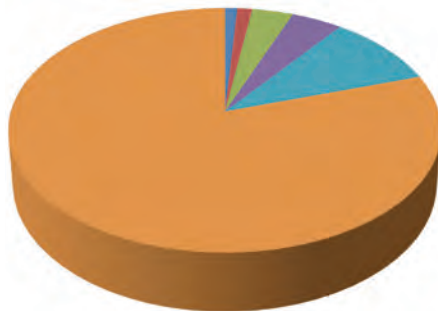
Financials

2014 Sources of Income



Ann Street Gallery	1%	\$ 23,456
Lobby at the Ritz	3%	\$ 44,232
Donations	3%	\$ 50,135
Fundraising Events	5%	\$ 81,750
Foundation & Community Grants	6%	\$ 92,500
Federal/State/County Grants	41%	\$660,227
Rent	42%	\$676,589

2014 Expenses



Lobby at the Ritz	1%	\$ 17,090
Taxes	1%	\$ 20,595
Development	4%	\$ 56,847
Ann Street Gallery	4%	\$ 70,119
Administration	10%	\$ 155,412
Cornerstone Residence	80%	\$1,273,691





Donor Recognition

\$1-99


Eugenie Abrams
Sheryl Augustine
Gina Babbage
Eileen & David Bailey
Kippy Boyle 
Jana Brooks
John Budwick
David & Louise Carnright
Nancy Casparian
Bernadette Cavallo 
Elizabeth Connelly
Anne Coon
Margaret Corrieri
Mauren Crush & Rob Whelan
Ronald & Laura DePace
Neil Drislane
Mary Durbin
Sharon Falk

Patricia Favata
Kathleen & Richard Fenwick
Conrad & Elizabeth Fernandes
Jayne Fiero
Ellen Fillo
Tammy Friedman
Rosemarie Gates
Jessica Gerson
Robert & Jinny Goff
Patricia Gondolfo
Bob Hilfiger
Deborah Dixson Hill
Eloisa Jessup
Cathie Jones
Eileen MacAvery Kane & Rob Kane
Drew Kartiganer
Thomas & Susan Knieser
Lawrence Koutcher

James Kulisek
Diane Louard-Michel 
Robert Lustbader
Richard & Barbara Mainey
Roberta & Nick Manfredo
Elizabeth McCarthy
John McCormick
Devon & Lisa McCormick
Robert & Ginny McCurdy
Rachel McKible
Karen Mejia
Karl & Carmen Najork
Andrea Nilon
Dominick Nisi
Daniel & Karen Olson
Peter Osinski
Mona Paschke 
Edward Perucki

Judith Richards
Philip & Elaine Segali
Gerry Seidman
Richard Simms
Barbara Smith
Judi Stokes
Sue Sullivan
Yaakov Sullivan
Michael Sweeten
Elizabeth Tappen
Anna & George Tilley
Barbara Valentino
Susanne & Stephen Vondrak
Rosemarie Werkman
Brian Whitehill
Amy Winter
Martha Zola

\$100-199

Carlton & Ann Bacon
Dan & Celeste Bloomer
Irene Boniece
Kevin Burke
Brian & Sharon Burke
Paul & Beatriz Button
Anthony Cashara
David & Vivien Collens
Brad Crownover 

Louis & Suzanne Dawes
Carla Decker
John Delk
Ted Doering & Jean Lara
Paul Ernenwein & Hyun Chin Kim
Henry & Jacquelyn Florsheim
Eileen Gallagher
Michael Green
Eli Haray

David & Sarah Harrison
George Held
Deborah Jindela
Ann McCarthy Kennedy
Benjamin Lambert
& Raymond Baubles
Russell & Allynne Lange
Ursula Levelt
Pat Lewis

David & Constance Littman
Bevalie MacFarland
Alan Mallach
Karen VanHouten Minogue
Ramona Monteverde
Mindy Ross
Tim & Marta Newkirk
David Nolan
Lily Norton

“We make a
LIVING by what we GET.
We make a
LIFE by what we GIVE.”

-Winston Churchill

\$100-199 (continued)

Ralph & Christa Ocker
Ann & Fred Osborn III
Michele Ries
Adam & Evelyn Rodd
Stuart Sachs
David Sager
John & Carol Seabury
Lisa Silverstone

Jacquelyn Skrzynski
John & Ruth Smith
Gloria Turk
Terri Vargas & Judy Johnson
John & Sheila Warren
Bill Webber
Eleanor Winberg
Tricia Haggerty Wenz

\$200-399

Anonymous
Scott Benn
Jean & Bruce Blair
James & Margaret Davidson
Eugene Fleishman & Judith Elkin
Ginnie Gardiner
Jim Hoekema
Brian & Joanna Leddin
Joseph & Susan Maloney

Catherine McCarthy
David & Mary McTamane
John Nissenbaum
Lynda Parisi
John Poggioli
Robert & Cheryl Ross
Paul & Anne Suggs
Priscilla & Edward Winfield Jr.

\$400-699

Brian Agnew
Chris Ford & Ruth Walker
June Henley
Stefanie & James Kostenblatt

David Kohl & Ross Rosenberg
Deborah & Rocco Landesman
Susan Najork
Michael Potack

\$700-999

David & Marie Fitzgerald
Mary McGlinn & Alan Axelrod
James Moss

Arne & Eileen Osterby
Dick Polich & Cathy Kuttner

Safe Harbors of the Hudson was proud to recognize the **Newburgh Lions** as our **2014 Volunteers of the Year!** Each year, the Lions can be counted on to man the BBQ for over 300 people at our community clean up and manage race refreshments for our annual Off Broadway 5K ... slicing oranges or flipping burgers, the Lions are always there to lend a helping hand!



Our **2014 In Kind Donor of the Year** was **Leo's Pizzeria and Italian Restaurant**. Leo's never hesitates to answer the call and generously donates their delicious food for our tenant gala and fundraising events and to support our fundraising events with financial contributions. Year after year, Leo's can always be counted on for their community-minded support!

\$1,000-2,999

James Beard & Jimi Polhamus
Theresa Brown
Mark Carnes
& Mary Elin Korchinsky
Pamela LaLonde

Douglas Land & Lynn Peebles
Clayton & Louise Melick
Robert & Virginia Nasser
John Yates III & Mary Latino

\$3,000+

Hannah Brooks & Bruno Gordon

\$100-150

Aflac
 Alexis Diner
 All Kinds of Signs
 Carey Construction Inc.
 Catania, Mahon, Milligram & Rider, PLLC
 Center for Being, Knowing and Doing
 F.E.A.S.T. Caterers
 Galati Pools & Spas
 GB Photography & Design
 Heights Lumber Center, Inc.
 Innate Chiropractic
 John Poggioli, Attorney
 Liberty Locksmith
 Loughran's Irish Pub
 Mr. Cris Pizzeria
 New York Life Insurance Company
 Newburgh Free Library
 Rider, Weiner, Frankel & Calhelha, P.C.
 Scott & Lisa Silverstone
 Street Rock Ministries
 Taco Hombre
 Theresa Brown
 United A/C Refrigeration, Plumbing & Heating, Inc.
 Valuation Consultants
 William A. Smith & Son

\$250

Buyacase.biz
 CDPHP
 Conklin Services & Construction, Inc.
 Craig Thomas Pest Control, Inc.
 Dr. John E. O'Brien, DDS PC
 First Niagara Bank
 Integrity Benefits
 Littman Cancer Center
 Marangi Disposal
 Mid-Hudson Valley Federal Credit Union
 Mount Saint Mary College
 Newburgh Sharks, Inc.
 Orange County Trust
 Rank & Smith CPA's PC
 School Aid Specialists, LLC

Stanley Marks
 Sterling Optical
 The Catholic Charities of the Archdiocese of New York
 The Network Factor
 Ulster Savings Bank
 Village Paint Supply

\$400-550

Central Hudson Gas & Electric Corporation
 Empire State Bank
 Lynn Warren Landscaping
 Mid-Hudson Times
 Mobile Life Support Services, Inc.
 Morehead Auto Sales
 Newburgh Lions Club
 SUNY Orange
 TH Remodeling & Renovations Inc.
 Wagner Technical Services

\$1000-1750

Cannon Heyman & Weiss LLP
 Hess Companies
 Independent Living, Inc.
 Independent Telecommunications, Inc.
 M&T Bank
 Newburgh Chemists, Inc.
 Studio 208
 Walmart Foundation

\$2000-3500

Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd PLLC
 Koch Group
 Leo's Restaurant & Pizzeria
 Mountco Construction Development Corp.
 North Shore Risk Management
 St. Luke's Cornwall Hospital
 TD Bank Charitable Foundation
 Unitex Textile Rental Services
 Westlake Reed Leskosky

\$5000

Hudson Valley Federal Credit Union
 Newburgh Veterinary Hospital, P.C.

Artform	\$120
Catania, Mahon, Milligram & Rider, PLLC Elant Foundation	\$100
The Catholic Charities of the Archdiocese of New York	\$180
Central Hudson Gas & Electric Corporation	\$120
Dia Center for the Arts	\$120
Downing Park Planning Committee	\$60
Kaplan Family Private Foundation	\$240
Orange County Trust	\$250
Rotary Club Of Newburgh	\$250
Mid Hudson Medical Group	\$180
Mid-Hudson Valley Federal Credit Union	\$800
Mobile Life Support	\$120
Mount Saint Mary College	\$120
Orange County Citizens Foundation	\$120
Sedore & Company	\$60
St. Luke's Cornwall Hospital	\$60
SUNY Oswego School Of Education	\$1000
Textron	\$2000

The Empire State Charitable Trust Fund	\$500
Walden Savings Bank	\$500
C & S Wholesale Grocers	\$1,000
Gerald A. Doering Foundation, Inc.	\$1,000
Rhinebeck Savings Bank	\$1,000
Stewart's Shops Corp.	\$1,000
Shuree Abrams Foundation (A)	\$1,800
Walmart Foundation	\$2,500
People's United Community Foundation	\$3,000
Price Chopper's Golub Foundation	\$5,000
TD Bank Charitable Foundation	\$5,000
The Warwick Savings Foundation	\$5,000
New York State Council on the Arts	\$9,000
Virginia Cretella Mars Foundation	\$10,000
Ralph E. Ogden Foundation, Inc.	\$30,000
NYS Office of Parks, Recreation & Historic Preservation	\$86,002
Dyson Foundation	\$135,000
NYS Office of Mental Health	\$189,447
NYS Office of Temporary & Disability Assistance	\$307,200
U.S. Department of Housing & Urban Development	\$388,929



Board of Directors

Theresa Brown, *Interim Chair*

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Anthony Cashara, *Treasurer*

Jonathan Deull

Mary Elin Korchinsky

Stefanie Kostenblatt

Cathy Kuttner

Pamela LaLonde

Robert Nasser

Eileen Osterby

Lynda Parisi

Adam Rodd

Thank you to the current Board (above) and the following who served on our Board in 2014:

James Beard

Vivien Collens

Charles Frankel

Marianna Kennedy

Karen Mejia

James Moss

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(845) 562-6940

www.safe-harbors.org



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