



PHOTO: JON REIS PHOTOGRAPHY



INHS

Report to the Community 2020 & 2021
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 Ithaca, New York 14850
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ADMINISTRATION

Johanna Anderson
 Executive Director

Leon Holden, SHRM-CP
 Director of Human Resources

Scott Reynolds
 Director of Information Technology

Justina Fetterly
 Strategic Communications Manager

Andrew Ford
 Operations-Program Analyst

Margaret Frank
 Development Associate

Jalisa Lovett
 Administrative Assistant

FINANCE

Patricia Paolangeli
 Finance Director

Amber Compton
 Accounting Associate

Amber Inman
 Senior Accounting Associate

Mayghen Johnson
 Finance Manager

Katie Lopez
 Accounting Manager

Rose Stutzman
 Accounting Manager

Vinessa Tavelli
 Accounting Manager

LENDING

Delia Yarrow
 Director of Homeownership

Heather Boob
 Lending Assistant

Leslie Debo
 Lending Associate

Louis Gunn
 Senior Project Manager

Patrick Mitchell
 Loan Officer

REAL ESTATE DEVELOPMENT

Lynn Truame
 Director of Real Estate Development

Leslie Ackerman
 Community Housing Trust Manager

Victoria Neenan
 Senior Real Estate Developer

Hillary Opperman
 Real Estate Development Associate

Chau Pham
 Project Manager

PROPERTY MANAGEMENT

Melody Susco
 Director of Asset & Property Management

Jessica Gambino
 Compliance Manager

Denise Hembree
 Property Manager

Chelsey Miller
 Senior Property Manager

Jessica Petrella
 Property Manager
 Pine View Circle

Brooke Ramsey
 Assistant Property Manager

Donna Sherwood
 Assistant Property Manager
 Verona Village

Michael Simpson
 Property Management Associate

Liberty Urban
 Property Management Associate

Danelle Williams
 Compliance Specialist

MAINTENANCE AND FACILITIES

Todd Martin
 Facilities Manager

Tina Carlsen
 Maintenance Coordinator

Bob Hendrickson
 Sr. Maintenance Coordinator

Dylan Mier
 Maintenance Coordinator

Tyler Rapone
 Sr. Maintenance Coordinator

Ted Woodard
 Sr. Maintenance Coordinator

BOARD OF DIRECTORS

Jeremy Thomas, President

Rachel Lampert, V. President

Julee Johnson, Treasurer

Denise Malone, Secretary

Maureen Abbott

Michael Cannon

Nicole Carrier-Titti

Lacey Lent

Ellen Morris-Knower

Lisa Nicholas

Cooper Sirwatka

H. Matthys Van Cort

Brendan Wilbur



In May 2022, INHS staff gathered for its first in-person meeting in more than two years!

Our Mission

INHS is dedicated to expanding housing opportunities for low- and moderate-income residents of Cayuga, Chemung, Cortland, Schuyler, Seneca, Tioga, and Tompkins Counties.



It seeks to foster communities that embrace diversity, equity, and sustainability in ways that produce lasting outcomes.

Commitment, Compassion, Resilience.

FROM THE EXECUTIVE DIRECTOR – **Johanna Anderson**



As I reflect on the last two years as Executive Director, the main theme that comes to mind is how I have continued to be incredibly impressed with my colleagues.

They kept showing up every day to see what more could be done as we faced unprecedented challenges and uncertainties amid the COVID-19 pandemic. Many volunteered to take on tasks and projects that were outside of their normal job duties because they knew it needed to be done. It was incredibly inspiring and I'm very proud everyone who is part of INHS' success, including staff, Board of Directors, and our community. As we adjusted to the pandemic, we never lost sight of our mission and our values.

The experiences we all faced have amplified the importance of home. Home is a place all your own, where you go to find peace and love. Even though the pandemic has proven to be a challenging time, and we have all had to do more with less, we came together as a community to assess our resources, to fill those gaps, and find creative solutions.

Thank you to all who showed up each day, ready to work. This annual report is dedicated to you. Your commitment, compassion and resilience paved the way for our neighbors to have a place all their own; a place to call home.

Leadership, Respect, Creativity.

FROM THE BOARD PRESIDENT – **Jeremy Thomas**

As Board President, I have witnessed first-hand the obstacles INHS has faced over the past two years. I have also been fortunate enough to witness the undeniable strength and resilience of the INHS community. While the importance of housing has been under the microscope more than ever, INHS has never wavered from finding solutions to the housing needs of its neighbors.

From repurposing grant funds to develop the INHS Rental Assistance Program with support from its funders in weeks' time, to one INHS employee calling over 300 tenants to check-in and connect them with resources during the height of the pandemic, the unprecedented time brought the values of INHS to the surface: leadership, respect, and creativity.

INHS was also presented new opportunities to support its growth. Sunflower Houses (December 2021), a collaboration between Opportunities, Alternatives and Resources (OAR) and Ultimate Re-entry Opportunity, provides low-barrier affordable housing for formerly



incarcerated persons. Through providing stable housing, it allows clients the opportunity to focus on successful re-entry and build new beginnings.

INHS purchased Compass, a Manufactured Home Community, located in both the Village of Trumansburg in Tompkins County and the Town of Covert in Seneca County, in August 2021 with the intention of reimagining how a community of this type can both meet the affordable housing needs of its residents while providing

a thriving and well managed community. To that end, INHS will soon invest additional resources, improving overall infrastructure and providing health and safety, and energy efficiency improvements. The purchase is the first of its kind for INHS and marks a new business venture.

INHS never slowed during the pandemic, but instead rose to the occasion and molded itself to meet the needs of its community. I will forever be inspired by its resilient response.

Tribute to Retired Board Member David Sprague

David Sprague, a recently retired INHS Board Member, spent over thirty years dedicated to expanding the housing needs of his community. INHS thanks him for his service, commitment, and leadership over those years.



Mr. Sprague joined the INHS board in October 1990, and immediately put his accounting background to work serving on the Finance Committee until his retirement in 2021. He was Board president from June 1997 until May 2005 when he became treasurer through August

2019. His financial knowledge and expertise was invaluable and most certainly attributed to the success and growth of INHS.

Famous for his Accounting 101 fast-track course during INHS board meetings, David has left a lasting impression on the organization. Not only has he tirelessly dedicated his service to INHS, he has made a longstanding tradition of making positive changes within the community. He has previously volunteered with the Community Arts Partnership, and was instrumental in the creation of the Hospicare of Tompkins County residence on East King Road.



Round photo: **David Sprague welcomes community at an INHS Annual Meeting.**
Top right: **Former Board Members Laura Lewis, Lucy J. Brown, and David Sprague enjoying an INHS event.**
Bottom: **INHS Executive Director and Board of Directors at the 2019 Annual Meeting.**

2021 Financial Summary

CONSOLIDATED STATEMENT OF FINANCIAL POSITION • As of December 31, 2020 and 2021

Assets	2020 All Funds (Includes Operating)	2021 All Funds (Includes Operating)	2021 Operating Fund
Cash and Equivalents (Unrestricted)	2,614,729	4,396,478	243,921
Cash and Equivalents (Restricted)	505,930	1,585,476	522,209
Real Estate tax escrow	21,180	19,695	—
Reserve for capital improvements	369,011	226,584	—
Reserve for operations	582,696	530,869	530,869
Accounts receivable/ prepaid	3,728,122	3,053,661	609,241
Pre-development costs	2,769,908	2,112,770	—
Loans receivable	9,341,662	9,092,215	—
Notes receivable	13,998,189	15,059,157	—
Accounts receivable-long term	2,796,366	4,133,649	—
Investment in subsidiaries, net	279,777	779,628	1,099,000
Construction In Progress	3,187,971	1,567,757	—
Fixed Assets(Buildings, Office Equip)	3,076,415	6,881,787	451,492
Total Assets	43,271,956	49,439,726	3,456,732
Liabilities and Net Assets			
Accounts Payable & accrued liabilities	1,473,678	2,506,796	217,445
Mortgages and loans payable	4,747,721	5,387,800	653,375
Other Liabilities	101,314	69,136	69,136
Total Liabilities	6,322,713	7,963,732	939,956
Net Assets			
Without Donor Restrictions- Unrestricted	30,980,550	33,185,233	1,463,698
Without Donor Restrictions- Board Designated	951,707	757,453	530,869
With Donor Restrictions	4,362,512	5,278,264	522,209
Total Net Assets	36,294,769	39,220,950	2,516,776
Total Stockholder's Equity, net	654,474	2,255,044	—
Total Liabilities and Net Assets	43,271,956	49,439,726	3,456,732

summary
FY
2021



PHOTO: JON REIS PHOTOGRAPHY

The consolidated financial statements of Ithaca Neighborhood Housing Services (INHS) include financial activities of INHS and its affiliates NHS Housing Corp., INHS Breckenridge Inc., INHS Stone Quarry Inc., INHS Hancock Inc., and Cayuga Flats Inc. Copies of the audit report and the complete financial statement is available for inspection at INHS, 115 W. Clinton Street, Ithaca, NY 14850. 607-277-4500.

Real Estate Development

Early on in the pandemic, affordable housing was deemed essential by the New York State government. This led to INHS's Real Estate Development Department completing two community development projects and growing its Community Housing Trust program.

Glen Lake Apartments created 34 new affordable housing units in the Village of Watkins Glen, along with a home for the Village's first licensed childcare center, My Place: A Childcare Center, that is located inside the building. To celebrate the development, INHS was honored to host Lt. Governor Kathy Hochul at the June 2021 Ribbon Cutting Ceremony.

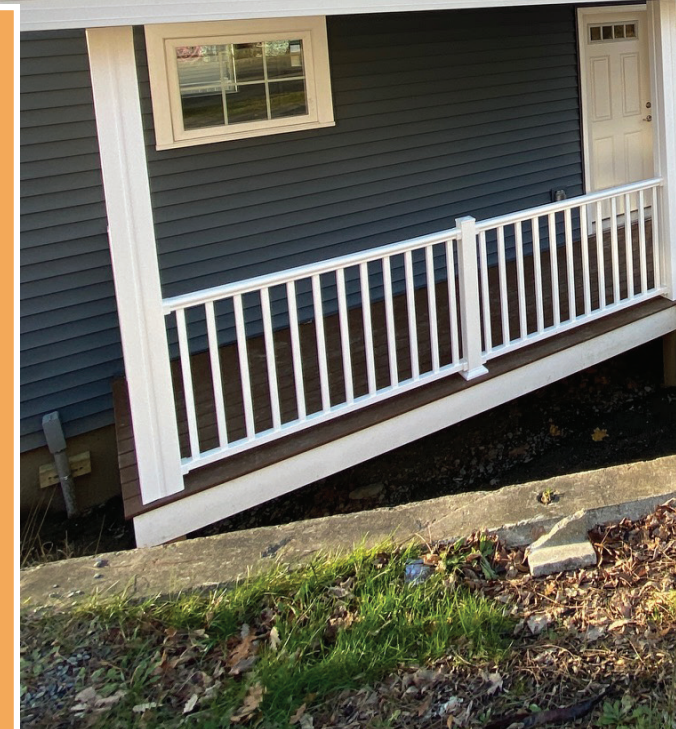
In the City of Ithaca, the completion of Cayuga Flats in 2021 marked the final stage of the two-part renovation and new construction of 129 units within the Scattered Site Portfolio – the largest source of affordable housing in the City. The project addressed the maintenance and health and safety needs of aging buildings throughout the City, and added an additional 13 new units.

INHS also added six homes into its Community Housing Trust (CHT), with 18 currently in the pipeline. Since 2009, all of INHS's for-sale homes have been part of the CHT, a program that helps people with modest incomes purchase their first home.



2020/21 RED Data

- **GLA project**
\$11.1 million
+ 34 units
(new construction)
- **Cayuga Flats**
\$9.2 million project
+ 48 units
(preservation, adaptive reuse, & new construction)
- **CHT**
+ 6 houses





Finding Joy

John, a recent retiree and resident at Glen Lake Apartments, spoke about his experience with INHS, and his joy of finding his new home at the Glen Lake Apartments Ribbon Cutting event on June 22, 2021.

“I’ve come to appreciate the frustration that the retired, the aging, the disabled, and the hard-working individuals with low incomes have in finding safe and dignified affordable housing. But through foresight, along with the cooperation of others in both the public and private sectors, INHS has made this possible,” John said of his recent relocation to Watkins Glen from Long Island.

John grew up in Watkins Glen but moved to pursue his career and raise a family.

As to why he loves his new home, he said, “This location also has ready-access to public transportation via the Schuyler County Transit buses, which provide cost-effective transportation to local merchants, health care, and churches for those who can’t or don’t drive, thereby preserving their self-sufficiency and dignity.”

He also appreciates that Glen Lake Apartments is a LEED-Gold certified building. “Further, the design and construction of this building to federal LEED requirements, ensured energy-efficiency and environmental-sensitivity, reducing the impact to the environment as well as the community.”

(above)

John Juhasz, INHS Glen Lake Apartment Resident

PHOTO: JON REIS PHOTOGRAPHY

Homeownership Promotion

2020 Lending Data

- Closed 20 purchase loans served 61 people
- 412 households took an INHS homebuyer education course, one-on-one counseling

2021 Lending Data

- Closed 39 purchase loans served 97 people
- 709 households took an INHS homebuyer education course or participated in one-on-one counseling
- By June 2021, INHS helped 143 households with over \$460,000 in rental assistance with repurposed grant funds.

The pandemic posed many challenges for the Lending Department, but they remained committed in their pursuit of helping clients on their journey to homeownership or to remaining safely in their home.

Since meeting in-person was not an option, the team quickly transformed into an exclusively-virtual platform of meetings and check-ins with clients. Through one-on-one counseling sessions, virtual homebuyer education courses, and electronic communications, they helped over 1,111 households prepare for their homeownership journey and navigate the uncharted COVID-19 real estate market.

In addition to their commitment to helping first-time homebuyers, the Lending Department worked with funders to redistribute grant funds to develop the INHS Rental Assistance Program. The program launched in June 2020, and offered up to three months of rental assistance to those impacted by the pandemic. Over the course of one year, the program helped 155 households with more than \$430,000 in rental assistance.

Finding Our Roots

Matteo and Peaches lived in six small apartments before purchasing their first home through INHS in 2020. “We knew something was going to happen for us eventually, but we didn’t have huge savings,” Matteo told INHS while sharing berries with us from his garden.

Not only did the pandemic provide unforeseen challenges, Matteo and Peaches were looking to purchase their first house without a realtor, making INHS “that resource [we relied on] every step of the way.

”Homeownership was a dream when we met. One of the first things that connected us was this desire to be in a place; a home where roots can happen. We want a home to live in forever. When INHS came into the picture, it made me feel empowered because they were helping me become a homeowner.”

(below)

Matteo, Peaches + Aurelia, INHS First-Time Homebuyer Clients

PHOTO: JON REIS PHOTOGRAPHY



Property Management

Maintaining properties that are high quality, clean and safe is critical to INHS and its mission. As the rental portfolio of INHS continues to grow and reach new counties, the staff recognizes the importance of growing its team and its accessibility to tenants.

While completing the lease-up of 34 units at Glen Lake Apartments in Watkins Glen (Schuyler County), and the new construction and relocation project of 29 units for Cayuga Flats in Ithaca, Property Management and Maintenance underwent internal structural changes to highlight the strengths of its staff; marking a transformative time in the department. With this new internal structure, the team has been able to work towards a streamlined communication process between tenants and INHS staff, and balance between turning over units for new tenants and the upkeep of apartment buildings.

With the introduction of INHS's first Director of Human Resources, INHS continues to shape its largest department, recognizing new talent and building on current employees' skills and growth potential.

2020 PM Data

- Own and manage 479 units in 66 buildings in 32 locations in Tompkins and Seneca Counties
- 10 commercial spaces
- 827 people helped with a median income of \$13,824

2021 PM Data

- Own and manage 499 units in 70 buildings in 31 locations in Tompkins, Schuyler, and Seneca Counties
- 10 commercial spaces
- 849 people helped with a median income of \$12,126

Feelings of Safety and Gratitude

Seventeen-year Newfield Garden Apartments resident, Linda, was one of nineteen seniors who received a vaccine in March 2021 after the Tompkins County Health Department set up a vaccination site at the senior living community.

"I felt feelings of safety and gratitude for being able to access the vaccine so easily at home," said Linda, who left her apartment only four times in a year due to the pandemic.

Linda worked hard to find positive aspects while being isolated at home. She was able to adopt a cat, Butterscotch (who loves to cuddle and is a great listener!) and began to reach out to former colleagues and friends to form connections. However, she is excited to be able to leave her apartment to go shopping and meet up with old friends!

(above)

Linda & Butterscotch, Newfield Garden Apartments Resident

2020/2021 at a Glance

1 Celebrating the opening of Watkins Glen's only licensed childcare facility, My Place: A Play and Learning Center, in Glen Lake Apartments with a game of Connect-Four



2 Drone captures newly completed Cayuga Flats in 2021.



3 INHS staff lend a hand to clean up 210 Hancock Apartments.



4 Volunteers chat over their shared love of gardening while beautifying 210 Hancock during the June 2021 INHS clean up.



5 Governor Kathy Hochul gives a speech about the importance of affordable housing at the Ribbon Cutting Ceremony of Glen Lake Apartments in June 2021.



6 INHS staff dressed up together on Halloween 2020 as a rainbow symbolizing our shared hope for brighter, beautiful days ahead.



Homeownership Preservation

2020 Construction Services Data

- 136 homeowners received minor repair assistance with an average income of \$23,717
- Closed 14 rehabilitation loans and served 30 people

2021 Construction Services Data

- 148 homeowners received minor repair assistance with a median income of \$20,940
- Closed 33 rehabilitation loans and served 85 people

At the heart of the organization is work spearheaded by the Construction Services Department — helping the community maintain safe and healthy homes.

Between personal protection equipment for staff, communication with clients, and the patience of everyone involved, INHS was able to continue its Minor and Major Repair Programs throughout 2020 and 2021. Through the NYS Access to Home Program, INHS was able to help those with disabilities in Tioga and Tompkins Counties make accessibility modifications to their homes that will allow them to continue to live in their homes as their needs change.

Throughout Tompkins County, INHS helped seniors, those with disabilities, or single heads of households with dependents make health and safety repairs through the Minor Repair Program. The program is nearly 100 percent supported through donations and grant funds, and supports those who want to age in place or simply have a home that is safer to live in. Repairs include installing smoke detectors and grab bars, fixing faucets, steps, and porches at no charge to clients.



Before



After

“The Home Repair Specialists were efficient, courteous, and pleasant. Their work was very well done, and they took the time to explain their process and the work they were doing. Thank you, INHS!”

— **Wanda Clements**
Nate’s Floral Estates Resident & Minor Repair Client

Our success is thanks to you!

\$10,000 and above

Anonymous (3)
Community Foundation of Tompkins County
Cornell University
Nancy Green
Lindsay Hart, Realtor
LECESSE Construction
Legacy Foundation of Tompkins County
M&T Bank
Myrtle Dee Nash Memorial Fund
Catherine Penner
Tompkins Trust Company
United Way of Tompkins County
Vector Magnetics
Fund of the Community Foundation
Martha Wright

\$5,000-\$9,999

Bank of America Charitable Foundation
Liese Bronfenbrenner
Cannon Heyman & Weiss, LLP
Enterprise Community Partners
HOLT Architects, P.C.
Linda and Stephen Pope
Ravi Ramakrishna
David Squires and Rachel Lampert
Welliver

\$1,000-\$4,999

Anonymous (4)
Johanna and Kurt Anderson
Lottie Bailyn
Marcie and John Bishop
Byrnes Family Fund of the Tompkins Charitable Gift Fund
CFCU Community Credit Union
The Callbaxx A Cappella
Brian Chabot and Kathleen Rasmussen
Carol Chock and Paul Mazzarella
In honor of David W. Sprague
Chemung Canal Trust Company
J. Cutting
Tom Eastman
Paul Feeny and Mary Berens
J.M. McDonald Foundation
The Jane Fund of Community Foundation of Tompkins County
David and Sally Grubb

Hancock Estabrook, LLP
The Helen T. Howland Foundation
A gift in memory of Alison Lurie
Anthony and Janet Ingraffea
Insero & Co. CPAs
Karl Kremling
Dr. Daniel Peter Loucks
Kenneth McClane and Rochelle Wood
Monks on the Commons
Patrick and Patricia Paolangeli
Ritchie Patterson and Lawrence Gibbons
Phillips Lytle LLP
Vickie and Rahn Pitzer
Stephen & Linda Pope Fund of the Community Foundation of Tompkins County
In honor of Rachel Lampert

Pursuit Foundation
John and Judith Reppy
Zev Ross and Mya Thompson
Rotary Club of Ithaca
SRF & Associates
SWBR
Security Mutual Insurance Co.
David W Sprague
Sprague & Jackson, Inc.
David Squires and Rachel Lampert
In honor of Johanna Anderson
Steven Winter Associates
T.G. Miller, P.C. Engineers and Surveyors
Target Circle
Chuck Tauck and Fran Littin
Joe and Marney Thomas
Visions Federal Credit Union
Maurice and Steffi White
Mary Wright
Joshua Young and Paula Long

\$500-\$999

Anonymous (2)
A&H Sieverding
Martha Armstrong
David and Lenore Bandler
Agnes Blakely and John Blakely
Michael and Michelle Cannon
Carman and Sandra Brink Hill Fund of the Community Foundation
Cayuga Landscape Co., Inc.
Robert and Michelle Delaney

John and Minfong Dennis
Brian Dillon and Anya Solodow
Ann DiPetta
Helene Moran Eberts
In memory of Paul Eberts
Carl Feuer and Carol Cedarholm
Donna Fleming and Rick Kaufman
William and Maggie Guerrero
Ann Hoffman and Brian Heltsley
Heveron and Company, CPAs
Eva and Roald Hoffmann
Isabel Hull
John and Susan Jaquette
Irene Komor
Laura Lewis and Kevin Murphy
Jennifer Loucks
Judy Malys
Ann McAdams
Kathleen McCarthy and Randall Strauss
In honor of Dan Lashkoff and Annie Perry
Peter and Scobie McClelland
Nancy Mess
Municipal Historians of Tompkins County
Stanley O'Connor
Eileen Percevault
Joel and Marilyn Ray
Martha and Steve Robertson
David and Lesli Sagan
Sharon Sassler and Dan Lichter
Schickel Construction Co.
David Schwartz
Kirk Sigel and Beth Ahner
Susan E. and James D. Spear
Robert R. Sprole II
T.G. Miller, P.C. Engineers and Surveyors
In honor of Andy Sciarabba

\$250-\$499

Anonymous (2)
Jonathan Ablard and Lisa Nicholas
Jonathan O. Albanese
Richard Allmendinger and Teresa Jordan
Arnold Printing Corporation
Spring Buck and Alan Midura
Susan Buck-Morss and Eric Siggia
Lori Burns

Michael and Michelle Cannon
In honor of Paul Mazzarella
Charlotte and Ronnie Coffman
G. Walton Cottrell
DiMarco Abiusi and Pascarella
Carole Dennis and John Efroymson
Carol Eichler and Steve Dell'Orto
Larry Endo and Caron Bove
Camila Faraday

In memory of Linda Folley
Howard and Rosalind Feinstein
Steve and Carla Fontana
John Forester
Patricia Foster
John and Karen Friedeborn
Ann and Daniel Gold

In memory of Alison Lurie
Bradley and Mary Grainger
Ronald and Rebecca Harris-Warrick
Ellen Z Harrison
Keith and Martha Hjortshoj
Lisa Holmes and Sally Ryan
Judy Hyman and Jeff Claus
ICS
Ithaca City of Asylum
In memory of Alison Lurie
Julee Johnson
Sarah L. Johnson
Peter and Mary Katzenstein
Michael Koch and Stephanie Vaughn
Dan Krall
Sara Lampert Hoover
Bruce Lauber and Andrea Lachance
Laura Lewis and Kevin Murphy

In honor of Paul Mazzarella
Arthur Lustgarten
Nathan and Gail Lyman
Peter William Martin
William and Judith Maxwell
Philip and Mary Lu McPheron
James and Barbara Mingle
Ellen and Jim Morris-Knower
In memory of Richard Morris
Loralee and Stephen Morrow
Max Pensky and Katherine Anderson
Sue C. Perlgut
Max J. Pfeffer
Frank Powers
Wendy Robertson and Douglas Antczak

Keith Sanders
Kathy and Ray Schlather
Duane Diviney and Jerry Shing
Roger Stern and Carmela Merlo
Janice Thies and Mark Cushing
Jeremy Thomas
Maury Tigner
Kim Depew
Justina and Joe Wallitt
Michael Ward and Paula Peter
James and Margaret Webster
Whitham Planning and Design LLC
Dana Wilson
Joel and Cathy Zumoff

\$101-\$249

Anonymous (7)
Barbara Adams
Nina Bassuk and Peter Trowbridge
Franklin and Harriet Becker
Shelley Blackler
Maralyn Edid and Lawrence Blume
George Boyer and J. Lee Millman
Marian Brown
Susan and Ken Brown
Patricia Carden
City Club of Ithaca
Susana and Royal Colle
Sarah Demo
Doug Dylla
Karen Eldredge
Shannon and Joseph Ellis
Lisa M Everts
Nancy Flynn and John Laurence
Danny Fox and Karen Knudson
Tim Gell, Drive Research
Dr. Carla Golden
Louis Gunn
Bill and Kathy Halton
Rose Haycook
Hirasuna-Hunter Family
David Holmberg and Kathryn March
Robert and Mary Hutchens
Audrey Kahin
Richard Keller and Karen Hwa
Bill and Carol Klepack
Evan Kopelson and Rae Ostman
Lynn B. Leopold
Caitlin and Jamie Loehr

Denise Malone
Daniel and Jean McPheeters
Susan Michlovitz
Craig and Paula Miller
Harold Mills and Sabrina Johnston
Alice Moore and Robert Smith
Roberta Moudry
Tim and Elizabeth Mount
Jane Mt. Pleasant
Jerome and Barbara Nosanchuk
John Oakley and Margaret Hammond
Arthur and Kathryn Pearce
Sue C. Perlgut

In honor of Carol Bushberg

Chau Pham
R.F. Chapman Building Services
Bob Riter
Margaret and Eric Robinson
James Rothenberg and Mariana Wolfner

Gordon Rowland
Rosemary and Frank Rowland
David and Susan Ruppert
Tanya R. Saunders
Emily Simon
Donna Sokol
Zeb Strickland

Joanne Sturgeon
Kathryn and Bruce Thompson
In honor of Niko Ross

Peter Trowbridge
Joanne Trutko and Christopher Carey
Tudorita Tumbar
Curtis and Amanda Ufford
Thys Van Cort and Elisabeth Prentice
Robert Van Renesse and Lesley Greene

Benjamin and Joanne Widom
Brendan Wilbur
Kayla Wingert and Marisa O'Gara
David Winitzky

up to \$100

Anonymous (22)

In honor of Laura Lewis (1)

John Abel
Peggy Adams
Alarmtech Systems
David and MaryAnn Albonesi

Elizabeth Aldridge
In honor of Joan Gombas
Paul Allderige
Richard Andersson and Mary Weiss
Cally Arthur
Lucy and John Barcelo
Randi Beckmann and John Hoffmann
Gary and Fran Bergstrom
Janie E. Bibbie
Sandy Bickel

Helen Bigsby
James Bilinski
Ted Bronsnick and Cathy Currier
Eric Brooks-Singerman
Dan and Eve Brown
Wayles Browne
Thomas Bruce and Judith Pratt

Gary Bucci/ David Long Appraisal Co.
Sam Buggeln
Ronniesha Butler

In honor of Kayla Wiggins

Mary and Santos Camobreco
Josephine Cardamone
Marvin and Patricia Carlson
Regina Carpenter
Christine Carreiro
Diane Carruthers

In honor of Martha Armstrong

J.R. Clairborne and Leslyn McBean-Clairborne

Carol Cleveland
Alice Cohen
Gould Colman
Amber Compton
Timothy Connell
Micheline T. Contiguglia
Clarissa Cooke and Kevin Larkin

In honor of Alison Lurie

Caroline Cope
Don Crittenden
Jonathan Culler and Cynthia Chase
Tom and Patty Davis
Lawanda Dean
David Delchamps
Jim Dennis and Karen Powers
Ken Deschere
Ngawang Dhondup
Sylvia Dickinson
Frank and Barbara DiSalvo

Sharon Dittman
Hannah Eagleson
Hugh Egan and Deborah Homsher
Ronald and Randy Ehrenberg
Karen Eldredge
Christina and John Fecio
In honor of Cornell Callbaxx
David Feldshuh and Martha Frommelt
In honor of Ellen and Jim Morris-Knower

Lisa Ferguson
Achilles and Candace Filios
Yvonne Fisher
Jay Franklin
Diana Garcia
Charles Geisler and Barbara Bedford
Tim Gell, Drive Research

In honor of Joe Bowes; Megan McDonald

William Ghiorse
Kent Goetz
Michael and Susan Goldberg
Karen and Dan Governanti
Karl and Constance Graham
Henry Granison and Mary Grant
Tom Gudeman
Eileen Hagerty

Casey Keller and Keith Hannon
Becca Harber
Mayor Rordan Hart
Edward Henkel

Erica Herman
Ursula Herzog-Russ
In honor of David Squires and Rachel Lampert

Chris Higham
Harriet Hirsch
Larry Hirschberger and Saoirse McClory
Margaret Hobbie and Roger Haydon
Rachel Hockett

Dan Hoffman
Steve Hoffman
Allison Hogue
Daniel Hudder
Ralph and Rhoda Janis
James J. John

In honor of Meg John-Testa

Julee Johnson
In honor of Martha Armstrong
Susan and James Johnston

Judith Jones
Mary Kane
Jonathan Kanter
John Kaplan
Roger King
Scott Kochman
Peter Krakow
Cory Kuhns
Larkin Insurance
Lacey Lent
Bruce Levitt
Bruce Fabens and Diana Levy
Barbara Lewis
Irene Liu
Randall B. Marcus
Gene Marks
Nora Massimilla
Ellen McCollister and Robert Frank
George McGonigal Landscaping
Daniel and Jean McPheeters

In honor of Martha Armstrong

Louis Mickelsen
Miller Mayer, LLP
Kathleen Minnix
In honor of Martha Armstrong
Jason Molino
Joyce Morgenroth and Gerold Wolfe
Fares and Margherita Nassar
Anne Neiryneck and Ken Birman

Network For Good
Ducson Nguyen
Nathan Norcross
Wendell and Susan Norvell
Brendan O'Brien and Sachiko Funaba
M. Bevin O'Gara and Thom Dunn
William Patchen and Karen Kaufmann
Alan Pauling
Sue C. Perlgut

In honor of Ann DiPetta

Rebecca Plante
David and Jane Powers
Atif Qadir
Quinn-Jacobs Family
Mary Raddant Tomlan
Andrew and Nancy Ramage
Minna and Sidney Resnick
Thomas and Mary Ann Rishel
Ben Robinson
Sue Robinson

Mary Rodriguez
Richard Roman
Ward Romer
Peter and Ro Rukavena
Rebecca Schwed
Tim Seeler
Carrie Shearer
Betsy Shrier and Alphonse Pieper
Michael and Karen Shuler
Jean Shu-Tsu Hsu
Pam Silverstein

In honor of Kayla Wingert and Marisa O'Gara

Paulen Smith
Daphne Sola
Sheila Squier
David Squires and Rachel Lampert
In honor of Kayla Wingert and Marisa O'Gara

Andrea Stark
Steven Stull
Rose Stutzman
Vinessa Tavelli
Patty Mahool Thayer
Alexander Thomas
Garry and Connie Thomas
Michael Thomas

Tompkins Chamber
Tompkins County Department of Planning and Sustainability
Lula Tucker
Orlando Turco

Kit Wainer
Liz Walker
Allan Warshawsky
Watkins Glen Housing Authority
Joy Weber
Terri Weiss

In honor of Martha Armstrong

Sarah Wessels
Vicki Westfall
Kevin and Barbara White
Peter Widynski
Allen and Joyce Wilson
Paula Winner and Jay Russo
Jayne Winter
Delia Yarrow and Anngel Delaney

In honor of Lucy J. Brown

Lori Yelensky
Margo Yntema



Glen Lake Apartments in
Watkins Glen (HOLT Architects)