

ANNUAL REPORT

Augusta College Echo Hall Association
No. 3, Fall 2020



About Augusta College Echo Hall Association

Augusta College Echo Hall Association was formed on 21 April, 2017, when approximately 50 Bracken County residents met at the Clooney Community Center in Augusta, to select a name for the organization, to review proposed meeting times and by-laws, and to elect Board officers. Augusta College Echo Hall Association is a 501(c)(3) non-profit Kentucky organization .

Having acquired and secured the historic Echo Hall, the Association is working to renovate it for public, community, and other charitable uses. Upon completion of renovation, the Association will operate the building as a museum, community meeting space, and event space.

2020 BOARD

David Laskey, President

Mary Ann Kearns, Vice President

Taylor Kelsch, Treasurer

Ann Yingling, Secretary

Caroline Miller, At Large Director

Jacqueline McMurrin, At Large Director

Scott Miller, At Large Director

Joe Brashear, At Large Director

Open, Membership Director

P.O. Box 3, Augusta, KY 41002

www.saveechohall.com

Also on Facebook

BOARD MESSAGE

Since the purchase of Echo Hall on October 9, 2017, Augusta College Echo Hall Association (ACEHA) has delivered steady and continuous progress on the promised renovation. That progress continued in 2020, despite the challenges imposed by the coronavirus situation. We completed the roof, soffit, eaves, gutters and downspouts in a major and necessary building improvement. We were also able to put in all new windows, with related exterior trim. Finally, we put in new joists and sub-flooring in the center hall and north wing. Together with the previously completed foundation and structural work, we can say we have met our primary objective and “saved” Echo Hall. The building is now structurally sound and fundamentally weather proofed. No one would currently propose to tear down historic Echo Hall.

While at this moment progress appears to be slowed, a lot is occurring behind the scenes. We have retained a new architect. Joe Brashear has retired (and we are grateful that he has joined our Board) and we hired Mark Abbot to pick up the next step. We expect to get the state permits for the interior remodel in December or January. That will include permits for plumbing, electric, and heating/ventilation/air conditioning (HVAC) work so we can proceed with the mechanical systems.

However, the virus has imposed severe complications on our continued effort. Our fundraising abilities in 2020 were hampered. Because our fundraising and construction progress have always been 100% connected, we will necessarily be showing slower progress until funds are available. We can only move as fast as our funding allows. We continue to stretch every penny to maximize our work, but the next phases of construction (plumbing, electric, and HVAC) will require licensed contractors and will cost real money. We are estimating at least \$60,000 for the mechanical systems, and we will essentially need those funds in the bank before proceeding.

Since inception, we have raised and spent almost \$165,000 towards the building. (For reference, it would be “cheap” to do this building for \$100 per foot, or \$330,000. We hope to come in reasonably close to that.) In 2017, we completed the purchase for \$45,000 and tore off the deteriorated back sections for another \$5,000. In 2018, our major expenditure was approximately \$55,000 for masons to rebuild the back walls to effectively shore up the entire structure. In 2019 into 2020, the roof, soffits and eaves, and gutters were completely replaced for approximately \$28,000. Our new windows cost \$23,801, including removal of the old windows, plus \$2,500 for installation and trim. The floors required approximately \$4,000. Below, Treasurer Tay Kelsch has

detailed our budget guess for remaining costs at approximately \$170,000.

We maintain our three overarching objectives for the foreseeable future: reconstruction of the building, fundraising to continue construction, and keeping our members and the public informed and engaged in the process. Despite the virus headwinds of 2020, we plan to continue our progress in 2021. Following obtaining interior construction permits, our construction goal for 2021 is commencement of work on the mechanical systems (HVAC, electric, and plumbing). If time and money permit, we will work on the front porch rebuild, new interior stairs, and the needed remaining walls and floors (with insulating materials). We stated last year that we hoped to hold our 2020 annual meeting in a roughed in, but still unfinished, Echo Hall. Except for the virus, we probably would have had the ability to do that. So, we look forward to a 2021 Annual Meeting in a still unfinished Echo Hall, but one with roughed in mechanical systems!

Our construction dust should never obscure our real goals for Echo Hall. We wanted to “save” Echo Hall and we think we have accomplished that goal. But, perhaps more important, we want to provide a space that benefits our community. We must always keep our end goal in mind, which is to have a community and regional museum, open and accessible community meeting rooms, and a useful small event space that we can be proud of. The museum will feature Augusta and Bracken County history including geography and Native American settlement, civilian and military service commemoration, arts and cultural exhibits, and Augusta and Augusta College's role in the Civil War era. The two community meeting rooms will provide clean, safe and inviting space to accommodate groups up to approximately 10 people. The event space will accommodate approximately 50 people, filling a gap between the meeting rooms and the larger Clooney Center. Someday, the outdoor space will provide opportunities for even larger gatherings.

In order to continue to progress with construction, we need to continue to raise funds at a similar rate to the past four years. Of course, we always hope to do better and if so, we can accelerate the process. However, we assure you that we can and will finish this endeavor and create a community purpose building that we can all be proud of. We look forward to the coming year and the many tasks ahead.

Your Board has agreed to stand for re-election. Big shout outs to your board: Jackie for fundraising in a tough environment; Mary Ann for tremendous effort in an ultimately canceled BBB, new grant requests and leadership backup; Caroline for the newsletters, grant writing, and general motivation; Tay for the penny pinching finance, volunteer labor (CUTTING THE GRASS!) and membership maintenance; Ann for our keeping minutes and maintaining records; and Joe

and Scott for oversight, review, and advice in the construction process and planning. We are in need of a Membership Director who is also savvy with social media and that board position is currently open. We have combined the virtual annual meeting with a request to update our By-Laws. We ask that each member respond to our email and approve the needed changes.

There are many ways to get involved with ACEHA, whether it's creating and managing social media, creating visual media for ACEHA promotions, swinging a hammer, researching archives, or helping with fundraisers. If you are unable to participate as a volunteer, please consider a charitable donation to help make Echo Hall shine again!

Annual Meeting Financial Report

October, 2020

Revenue to date in 2020 is \$37,623 and is on track to reach our budgeted goal of \$45,000 even though our fundraising activities and events have been limited this year because of the virus. A grant for \$19,359 was received in July from the R.C. Durr Foundation for display cases, murals and signs in the future. A grant received in November 2019 from the Hayswood Foundation was used to acquire and install 29 new windows and new floor joists. We have applied to the Hayswood Foundation and others to support the next phase of building-out HVAC, plumbing and electricity, estimated at least \$60,000.

Donations continue to match previous years, averaging about \$20,000 annually. Almost 50% of 2020 donations is from a single donor who uses a corporate matching program to contribute nearly \$10,000 per year.

Payments to contractors are above \$50,000 for the second consecutive year. A final payment of \$17,190 was made to Brierly Roofing in January. Architect fees in 2020 will total over \$10,000 for conceptual design. Windows cost \$23,801 and were installed on a volunteer basis by Dave Laskey. The \$2,500 cost for window trim was matched by a donation from Miller Lumber. Material cost for new floor joists and subfloors was less than \$4,000 and construction was provided by Dave.

Additions to capital so far in 2020 total \$55,403 and, as in 2019, represent 95% of the Association's total expenses in 2019. The capital expenditures for roofing and windows have weather-proofed the building and will enable going forward with internal rehabilitation efforts.

Operating expense surged to over \$3,000 in 2020 as insurance coverage increased due to the new roof and new windows. Electricity cost has risen from about \$35/month to about \$100/month to run a dehumidifier to keep mold from growing the basement area.

Cash on hand at the end of September was \$33,285 and includes Durr grant proceeds of \$19,359 which is set aside for future purposes. Less the Durr grant, there is about \$14,000 in cash available, which cash will cover expected payments of \$11,500 for architect design, engineering and permitting fees. Any new or leftover funds will go towards installing the mechanical systems.

Grants Received

2017-2020

Grantor	Year	Rec. Amount	Type	Purpose
Hayswood Foundation	2018	15,000	Matching	Foundation and Exterior Brick Repair
Hayswood Foundation	2019	15,000	Matching	Roofing, soffits and gutters
McClane Foundation	2019	15,000	Outright	Building
Hayswood Foundation	2019	15,000	Matching	Windows and Floors
R.C. Durr Foundation	2020	19,359	Outright	Signs & Displays
Total Grants Received		79,359		

Augusta College Echo Hall Association
Financial Statements
For the period 2018 to Sept 2020

		2018	2019	2020
Income Statement		January-December	January - December	January - September
Revenue				
Donations		20,008	21,561	18,071
Dues		230	45	60
Grants		15,000	45,000	19,359
Investment Income		0	0	0
Fundraising Revenue	12,549		11,506	633
Less Fundraising Expense	6,589		2,299	500
Net Income, Fundraising		5,960	9,207	133
Total Revenue		41,198	75,813	37,623
Donations and Expense				
Gifts & Donations		1,434	0	0
Paymts to Contractors		10,042	56,642	55,450
Rent, Utilities & Maint		1,327	849	3,465
Printing, Postage & Publicity		296	807	275
Other		529	843	25
Total Expense		13,628	59,141	59,216
Net Income		27,570	16,671	-21,592

Balance Sheet		12/31/2018	12/31/2019	9/30/2020
Cash		38,057	54,878	33,285
Property		45,000	45,000	45,000
Additions to Capital		0	56,195	111,598
Total Assets		83,057	156,073	189,883
Accounts Payable		0	22,106	0
Total Liabilities		0	22,106	0
Net Worth		83,057	133,967	189,883

Cash Flow Year to Date		2018	2019	2020
Beginning Bank Balance		10,137	38,057	54,878
Deposits		48,397	78,112	38,123
Withdrawals		20,477	61,441	59,716
Ending Balance		38,057	54,728	33,285
Checks Outstanding		0	150	0
Balance per Bank		38,057	54,878	33,285

Augusta College Echo Hall Association
2021 Budget

Income Statement		2019	2020	2021
		Actual	Estimate	Budget
Revenue				
Donations		21,561	20,000	30,000
Dues		45	100	0
Grants		45,000	34,359	30,000
Investment Income		0	0	0
Activity Revenue	11,506		3,000	12,000
Less Activity Expense	2,299		700	2,000
Net Income, Special Events		9,207	2,300	10,000
Total Revenue		75,813	56,759	70,000
Donations and Expense				
Gifts & Donations		1,434	0	0
Paymts to Contractors		10,042	67,000	70,000
Ins., Utilities & Maint.		1,327	4,000	4,000
Printing, Postage & Publicity		296	500	900
Other		529	100	100
Total Expense		13,628	71,600	75,000
Net Income		62,185	-14,841	-5,000

Balance Sheet		12/31/2019	12/31/2020	12/31/2021
Cash		54,878	22,000	17,000
Property		45,000	45,000	45,000
Additions to Capital		56,195	123,195	193,195
Total Assets		156,073	190,195	255,195
Accounts Payable		0	0	0
Total Liabilities		0	0	0
Net Worth		156,073	190,195	255,195

Cash Flow Year to Date		2019	2020	2021
Beginning Bank Balance		38,057	54,879	22,002
Deposits		78,112	38,123	70,000
Withdrawals		61,441	71,000	75,000
Ending Balance		57,728	22,002	17,002
Checks Outstanding		150	0	0
Balance per Bank		54,879	22,002	17,002

Next Stage Expenses (2020):	11,200	Durr Grant	2022 Unless required before
Const. Drawings	5,500	Wall murals	9,600
Structural Eng	2,600	Signs	3,750
HVAC Eng	3,100	Security glass	1,779
		Display cases	3,222
Budgeted work projects (2021)	70,000	Case locks	1,008
Plumbing	20,000	Total	19,359
Electrical	20,000		
HVAC	30,000		
Other projects	99,500		
Stairs	10,000	Oak Flooring	20,000
Front Porch	10,000	Kitchen	15,000
Drywall	10,000	Wood trim	10,000
Relocate Door	1,500	Ext tuck-point	10,000
New Exterior Doors	2,000	Bathroom	3,000
Chimney	1,500	Storage	2,000
Bilco Door & Level Ground	1,500	Lighting	3,000

CONSTRUCTION PROGRESS



2020 started with the roofers finishing our new standing seam roof. Along with the roof itself, we rebuilt the soffits and eaves and replaced all gutters and downspouts. We also removed the remaining two deteriorated chimneys in the North Wing. After removal, we had better interior floor space, better ability to rebuild the floor and ceiling structure, and we didn't need to worry about additional roofing costs for flashing and roof structure. We kept three fireplace boxes that were in better shape in order to show what the originals would have looked like.

The floors in the center hall and north wing were completely compromised. After removing the old flooring and joists, the dry laid rock walls were fixed as needed and more brick work was done to fix multiple holes and damaged brick. While the floor was open, we dug out, cleaned, and leveled the basement area. The interior work was done mostly with volunteer labor. David Laskey, Tay Kelsch, and Beth Laskey each contributed many hours to the project.

We continued to haul many loads of construction debris to the landfill and deposited clean fill elsewhere (thanks to two riverbank property owners who shall remain nameless).



After the flooring, we tore out the old windows and bought \$24,000 of new Anderson windows. We were able to replicate the rare “9 over 6” original windows in the front of the building, preserving a unique look. After the windows were installed, exterior trim was contracted locally at a cost of roughly \$2,500.00 (thanks to a matching donation from Miller Lumber).

2021 will be another eventful construction year. With our architects plans and the permits, we can start on the “behind the walls” mechanical work (HVAC, electric, plumbing). We will need to tear out and replace one more floor (because it is rotten and to provide plumbing access in the area of our new bathrooms) and build out several interior walls (to provide space for electric and other mechanical systems). The front porch and roof would be next on the list. Once permitted, we can construct our new staircase. If we have money, we will do more.

We are making progress and we hope to continue apace.

I want to be a friend of ACEHA...

Here is my tax-deductible gift to support Augusta College Echo Hall Association.

Please print

Name _____

Address _____

City _____ State _____ ZIP _____

Email _____ Phone (for text) _____

Enclosed is my annual membership dues

☐ \$20

Plus my one-time gift for

☐ \$125 ☐ \$75 ☐ \$50 ☐ \$25 ☐ \$10

Please make checks payable to: *Augusta College Echo Hall Association*

Clip or copy this coupon and return it with payment to:

Augusta College Echo Hall Association

P.O. Box 3, Augusta, KY 41002

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