

Planting Seeds. The Next 40 Years.

Financial Summary

GOAL Planting seeds to:

1 Grow our strategic landholdings in Albany, NH

Acquire the land	\$	210,000	
Improvements	\$	25,000	
Sub-Total			<u>\$ 235,000</u>

2 Grow our endowment and secure our financial future

Retire our current mortgage	\$	80,000	
Self-replenishing maintenance fund	\$	100,000	
Endowment	\$	400,000	
Sub-Total			<u>\$ 580,000</u>

3a Develop Nature's Playscape at Tin Mountain

Create the overall plan and design	\$	10,000	
Construct the playscape	\$	75,000	
Enhancements of fences, gardens, stone walls, etc.	\$	25,000	
Sub-Total			<u>\$ 110,000</u>

3b Enhance our properties and programs

Accessible Nature Trail, trail signs, interpretive signs, etc.	\$	205,000	
Sub-Total			<u>\$ 205,000</u>

4 Revitalize the historical barn & construct a new barn

Improvements to existing barn and new barn design	\$	35,000	
Construct new barn	\$	135,000	
Sub-Total			<u>\$ 170,000</u>

TOTAL	\$ 1,300,000
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Goal I: Seeds to...grow our strategic landholdings in Albany

Purpose:

Acquire an adjacent 73-acre parcel of land to create new dimensions for Tin Mountain and expand our physical footprint on Bald Hill Road to 300+ acres

Scope:

The property sits across Bald Hill Road, adjacent to Tin Mountain's Nature Learning Center. This additional 73 acres brings our land holdings in Albany to over 300 acres. In earlier days, when Bald Hill Road was the first road in Albany, the two parcels were originally one. Acquiring this property re-joins the land's historical geography and completes the "personality" of the Tin Mountain campus. This additional acreage provides new opportunities for expanded programs and serves as a buffer to unwanted development. Development pressure on the property is significant. The additional acreage provides many opportunities for expanded environmental and recreational experiences including access to existing cross country ski and snowshoeing trails.

Benefit:

To expand existing acreage and extend our trail network to provide additional opportunities for hiking, snowshoeing and cross country skiing. The land offers a place to create an accessible nature trail (ADA compliant) for people of all ages and abilities, providing needed opportunities for outdoor activity and the benefits of our natural world.



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Goal I: Seeds to...grow our strategic landholdings in Albany

(cont.)

Timeline:

2020: acquire the land

2021: site improvements and construction of trails (including accessible nature trail), parking, interpretive signage,

Budgeted Cost:

2020: \$210,000 to acquire and survey land, clear debris, design planned improvements.

2021: \$25,000 to improve access to the property, make necessary improvements, layout trail, and install signage.

TOTAL: \$235,000



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Goal II: Seeds to...grow our endowment and secure our financial future

Purpose:

Secure our financial future through an income generating investment thereby increasing annual revenues to fund our mission of education, research and conservation. In addition we will reduce expenses by eliminating our current mortgage of \$82,000, make necessary capital repairs on existing assets, and create a dedicated fund for future maintenance needs.

Scope:

The Nature Learning Center was built 15 years ago and funded through our last capital campaign. Being 15 years old the list of necessary repairs and upgrades has grown. Our existing mortgage of approximately \$80,000 carries a remaining interest expense that is unnecessarily high and should be retired. New property combined with building a barn and revitalizing the existing barn will also require some future maintenance. A dedicated maintenance fund that is continuously replenished is a prudent step. An endowment places Tin Mountain in a stronger financial position to better weather uncertain times while maintaining current assets. Endowment monies will be invested to supply a dividend and interest based income stream while a capital maintenance fund will provide funding to update existing assets. (examples include an aging phone system, solar panels, trail structures, and emergency power back up in the event of a loss of power) Both of these actions will serve to put Tin Mountain on a much stronger financial footing.

Our endowment will be self-administered by an investment committee to include investment professionals and trustees. An investment policy has been developed and approved by the Board of Directors. The Endowment will offer improved returns through lower cost, while providing a needed mechanism for emergency access to funds should critical situations arise.

Benefit:

Reduce monthly expense, provide a new and additional source of dependable future income, have access to unplanned emergency funding, and maintain our valued assets.

Timeline:

2020: Open the new endowment fund and staff our investment committee. Seed the fund.

2021: Retire our current mortgage. Establish a maintenance fund that replenishes itself to maintain a healthy balance for planned or unexpected repairs. Continue to grow and fund the endowment on an ongoing basis.

2022: Complete initial goal (\$400,000) for endowment funding

Budgeted Cost:

2020: \$150,000

2021: \$230,000

2022: \$200,000

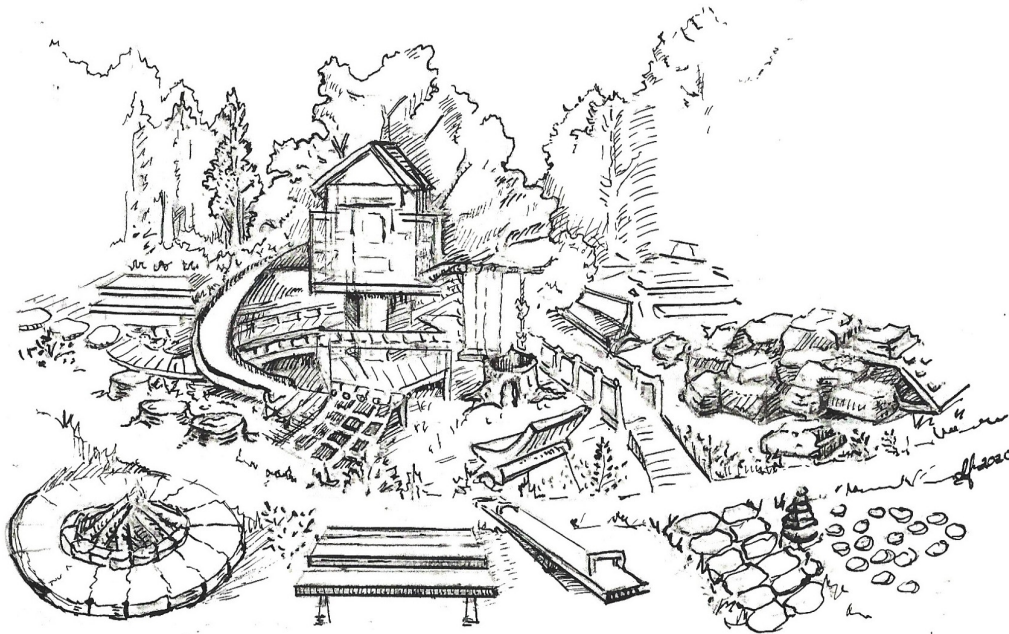
Sub-Total (Mortgage and Maintenance Fund) : \$180,000

Sub-Total (Endowment) : \$400,000

TOTAL: \$580,000



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Goal III: Seeds to...enhance our property and programs. Develop Nature's Playscape at Tin Mountain

Purpose:

Create Nature's Playscape at Tin Mountain where children freely play, create, and explore. This new dimensional space naturally helps build strength, balance, coordination, and confidence while fostering leadership, problem solving, and social skills.

Scope:

Today much of education and entertainment involve sitting in front of a screen, device, or TV leading children to become more sedentary and solitary. Tin Mountain believes in active outdoor recreation as well as experiential learning. Nature's Playscape will provide opportunities and space for both. With elements found in nature such as logs, stumps, rocks and water, combined with a healthy imagination, we will create a Nature's Playscape where walking across a log transforms into a bridge over a deep crevasse and where rock hopping evolves into traversing across a swamp all while developing balance and coordination. Gardens will encourage children to plant, grow and harvest edibles. Our goal is to continue adding to this playscape creating an ever changing landscape of play, exploration and adventure. Ultimately we seek to build healthy bodies and minds!

Benefit:

Studies show that childhood obesity is at an all-time high while fitness levels are at an all-time low. "Active free outdoor play promotes healthy sensory and motor development in children. It is the antidote to your child spending hours sitting indoors and staring at screens and to you, as a parent, being too busy and overscheduled with kid activities to enjoy parenting. The outdoors awakens and rejuvenates the mind and engages all the senses at once."

(*Balanced and Barefoot* by Angela J. Hansom, Pediatric Occupational Therapist)

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Goal III: Seeds to...enhance our property and programs. Develop Nature's Playscape at Tin Mountain

(cont.)

Timeline:

2020: Create overall plan and layout including specific dimensions and apparatus

2021: Construct the Playscape area with all its dimensions and implements

2022: Complete the installation of fences, stone walls, and implements

Budgeted Cost:

2020: \$10,000

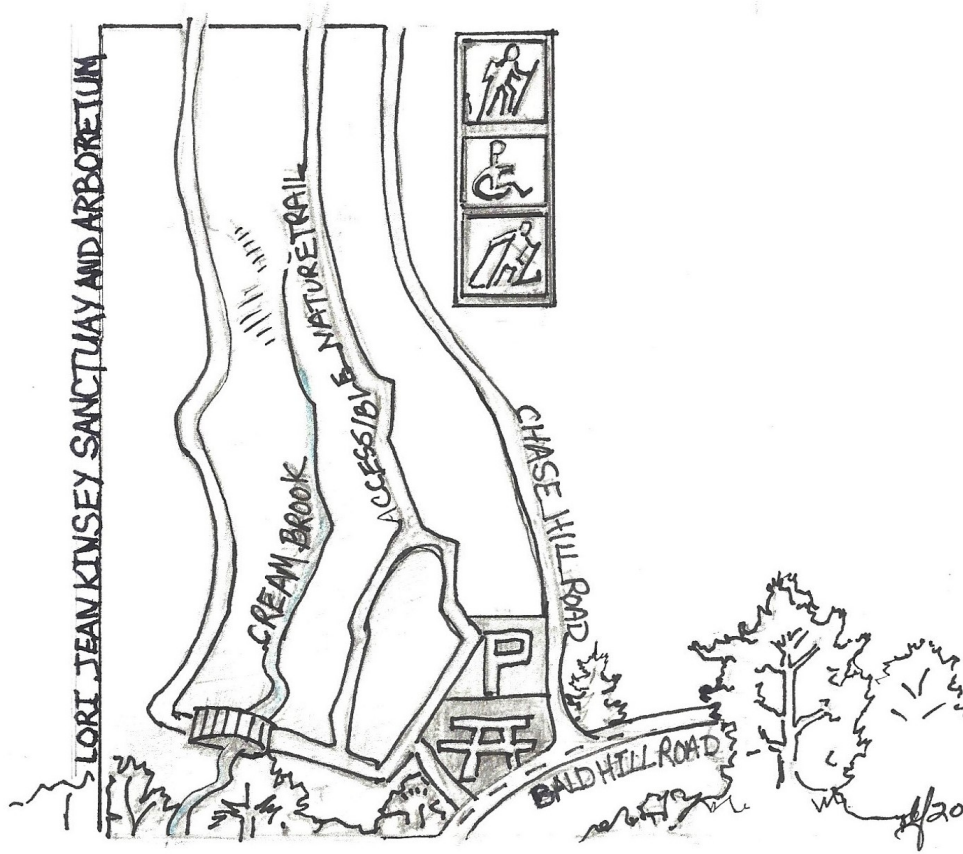
2021: \$75,000

2022: \$25,000

TOTAL: \$110,000



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Goal III continued: Seeds to...enhance our property and programs.

Purpose:

Expand and enhance Tin Mountain's wonderful trail network, including an Accessible Nature Trail providing outdoor recreational opportunities for individuals of all ages and abilities.

Scope:

Our vision and plans include upgrading and expanding the trail network on Bald Hill. In addition to connecting and enhancing existing trails, we'll build trails constructed on the purchased property to create new dimensions. Additional bridges, boardwalks, benches, and interpretive signs with ID tags will be incorporated, providing outdoor environmental education. New or modified trails will be constructed to highlight various ecosystems and natural features such as the Appalachian Oak - Mountain Laurel patch, our Pine Forest, wetlands, Chase Pond, Granite Quarry, Historic Allard Cemetery, and more. We'll introduce an Arboretum concept highlighting over 50 native species of trees and shrubs. The newly acquired property will create opportunities for four season outdoor recreation for Tin Mountain members and visitors.

This goal includes two key objectives:

The first is the construction of an Accessible Nature Trail (Americans with Disabilities Act) compliant nature trail. This trail will feature accessible parking, benches, and interpretive signs to encourage and provide opportunity for all people, even those with mobility challenges, to get outside and enjoy the beauty and wonders of nature. As our population ages, (NH is the second oldest state in the Nation) providing for people to "age in place" and enjoy lifetime activities is crucial to maintaining quality of life. The combination of grade and surface of an Accessible Nature Trail also provide space for families with strollers to get out and enjoy outdoors experiences. Our new Accessible Nature Trail compliments the accessibility of the Nature Learning Center and all that Tin Mountain has to offer.

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Goal III continued: Seeds to...enhance our property and programs.

(cont.)

The second is the expansion and enhancement of an integrated trail network. Interpretive signs highlighting specific species, eco-systems, and unique features will enhance environmental education. This network of trails, including the Accessible Nature trail, increases outdoor recreation opportunities for everyone. Volunteers and staff have identified over 50 different on site species of native trees, shrubs and wildflowers and the expanded trail network with interpretive signs will help create a new Tin Mountain Native Species Arboretum concept. This objective includes a comprehensive mapping of all trails on our combined 300+ acres. The goal is to establish trails for folks to explore, experience and discover the many native plant species, birdlife,, ecosystems, and historic features unique to Tin Mountain.

Benefit:

To expand and enhance the total range of experiences provided by Tin Mountain in Albany, NH

Timeline:

2021 through 2022

Budget:

2020: \$30,000

2021: \$100,000

2022: \$75,000

Total: \$205,000



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Goal IV: Seeds to...revitalize the historical barn & build a new barn.

Purpose:

Revitalize our existing Historical Barn for program and event space by constructing a new barn to house vehicles, tools, and equipment while providing a safe, well-lit workshop.

Scope:

As the oldest barn in Albany and one of the oldest barns in New Hampshire, the Tin Mountain barn is both historically and architecturally significant. Tin Mountain championed the restoration of the barn when it bought the property. Students from local schools participated in the archeological on-site dig that was done during the reconstruction. Imagine the teachable moments as a child unearths a shard of pottery or a Native American arrowhead. Tin Mountain would like to expand on the work that was done during the restoration by creating additional space for programs, events, wedding rentals and an interpretive center. In the 1800's the Allard family owned both the land (the parcel in Goal 1 of this campaign) and the barn that is currently owned by Tin Mountain. Captain Allard and his wife are buried in a small cemetery found on the adjacent land illustrating the deep connection between the targeted land and the barn.

In order to revitalize this Historical Barn, which is currently used for storage of tools and equipment, a new barn will need to be built. The new barn will provide brighter and efficient space for equipment and vehicle storage as well as a warmer, more functional workshop space for property management. Plans include the construction of a 36' x 36' barn with a second floor for storage. The new barn will be designed to look very much like the old barn. The new barn will be directly across the parking lot to provide a symmetric "book end" design to the developed land and tie the appearance and feel of the campus to the architectural history of the site.

Benefit:

This multi-pronged objective provides a brighter, warmer and safer place for property management work and to protect assets such as vehicles. Additionally it allows Tin Mountain to open the historically and architecturally significant original barn. The existing barn provides space for additional programming such as collecting apples and making cider in the fall, maple sugaring in the spring and any number of programs in spring and summer. The large doors and open space provide space for possible barn dances, weddings, and Halloween Hoots. It provides a place to get out of the weather for a full moon – mid winter snowshoe hike on the new trail system and so much more. The rear doors of the old barn provide direct access to the strategic land acquisition that is included in this capital campaign.

Timeline:

2020: Design and make necessary improvements to the existing barn

2021: Site preparation and requirements definition. Selection of contractor.

2022: Construction of new barn and transfer of old barn workshop, tools, equipment and materials. Additional refurbishment of the old barn for programs, wedding rentals and visitor use.

Budget:

2020: \$20,000

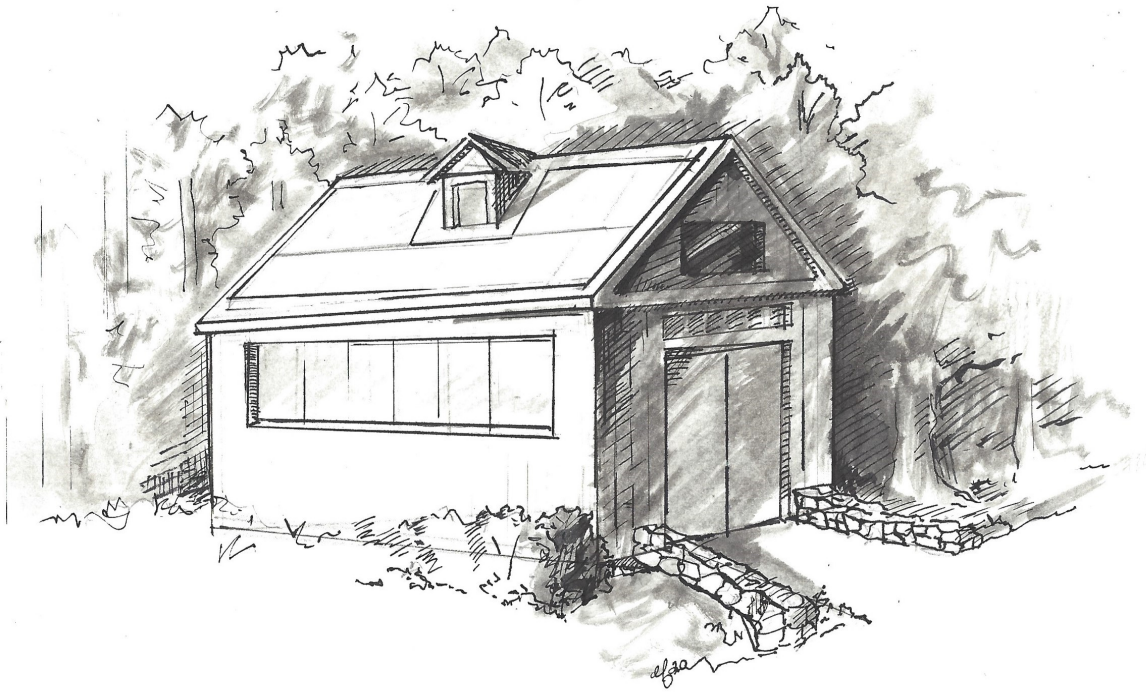
2021: \$40,000

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Total: \$170,000



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