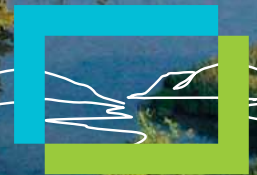


2025 ANNUAL REPORT



SCENIC
HUDSON
.ORG





Rising Together for the Hudson Valley

Perhaps more than anything, the last year has highlighted the importance of community — and we are so thankful that you have been a part of ours.

Community is what grounds all of our work across the Hudson Valley. From protecting the cultural landscapes and working farms that define and nourish this beautiful region, to championing clean air and water for today's families and future generations, it shapes our priorities and inspires us to achieve them.

We see the power of community in the smiles of young people wading into a Kingston creek to learn about the critters that live in their waterways.

We see it in the dedicated volunteers who help harvest and hand out free produce — nearly 5,000 pounds to date — at Pershing Community Farm in Poughkeepsie.


And we see it in the faces of people taking in the unparalleled beauty of the Hudson Valley at the 45+ parks we helped create across the region.

Working with this incredible community, committed partners, and generous donors, Scenic Hudson has accomplished so much. Over the past year, we've:

- **protected more than 2,400 acres of land**, including the Columbia County historic home and gardens of Edna St. Vincent Millay, the first female poet to win the Pulitzer Prize;
- **expanded the popular Black Creek Preserve** in Ulster County, including a spacious riverfront pavilion and additional parking to connect more people with nature;
- **transformed an abandoned factory and brownfield** into inspiring, sun-powered offices and spaces for Scenic Hudson staff and the Poughkeepsie community at the new Northside Hub;
- **advanced a local goal for more than two decades** by conserving the first piece of a planned greenway along Quassaick Creek; and
- **shaped major victories in Albany and at the ballot box**, including a funding boost for regenerative farming and voter passage of New York's first urban Community Preservation Fund in Kingston.

But our work is far from done. We have an ambitious agenda for next year and your support is critical to making it happen.

Community was at the center of our origin story and more than 60 years later it will keep moving us forward. Join us as we continue to work for a beautiful and healthy Hudson Valley.



President



Board Chair

Protecting the health and vitality of the land that sustains us

Picture your favorite Hudson Valley moment: bursts of gold and orange dotting the slopes of Storm King Mountain; plump, juicy strawberries ready to be plucked at your local farm; snow-dusted trees lining the charming streets of a historic downtown. At the heart of each of these images is land. It feeds us, powers us, and inspires us. For generations, it's what's made the Hudson Valley special. And for the last six decades, Scenic Hudson has been leading a movement to protect it.

What started with a targeted push to save Storm King from an industrial project has evolved into the steady conservation of 54,000 acres of land across the region — almost four times the size of the island of Manhattan. In the last year alone, we conserved more than 2,400 acres of land, with each project bringing something meaningful to the valley.

In the Town of Austerlitz in Columbia County, we made sure a piece of literary history would be around for generations to come. We protected the historic home and gardens of Edna St. Vincent Millay — the first female poet to win the Pulitzer Prize — with funding assistance from New York State.* The woods, fields, and wetlands on the 193-acre property, known as Steepletop, were an inspiration for Millay and are home to rare butterflies and other important native species.

Nearby in the Town of Taghkanic, we partnered with Columbia Land Conservancy and leveraged public funding to conserve more than 500 acres of forest and farmland that protect the drinking water of the City of Hudson. These acres form the area's newest community forest and rate highly in our Hudson Valley Conservation Strategy to save the land that matters most.



Moving north to Rensselaer County, we worked with Hudson Taconic Lands to grow the beloved Albert Family Community Forest by 45 percent. We conserved the first 68 acres of the roughly 160-acre planned expansion of the forest, which is cared for by local volunteers who have already made inspiring improvements for education and accessibility. We also partnered with Hudson Taconic Lands to protect more than 10 acres of Hudson River waterfront next to the Papscanee Island Nature Preserve.

And to the south in Dutchess County, we worked with Winnakee Land Trust to conserve 148 of more than 1,000 acres of forestland targeted for conservation — home to the endangered Blanding's turtle, known for its bright yellow chin and throat.

* The New York State Forest Conservation Easements for Land Trusts Program is funded by the Environmental Protection Fund and administered by the Land Trust Alliance.



This year's land saves included 193 historic acres (above) that were an inspiration for Edna St. Vincent Millay — the first woman to win the Pulitzer Prize for poetry — and 148 acres of forestland that are home to the endangered Blanding's turtle (left).

Protecting the health and vitality of the land that sustains us



Our work doesn't stop once land is conserved. We're leading innovative projects to protect the long-term health of Hudson Valley forests and increase regeneration.

At RamsHorn-Livingston Sanctuary in Catskill, we explored how to make a natural disturbance into a positive after strong winds took down large trees across several acres. We took advantage of nature opening up the forest canopy — bringing light to the forest floor for seeds to sprout — to observe whether fencing can keep deer from threatening native plants. With storm and wind events only expected to increase in frequency and severity, this could offer a simple, cost-effective way to support our region's forestland.

At one of our riverfront properties in Lloyd, we also removed invasive species to open up the forest canopy without taking down native trees. And in Ulster County, we started a multi-year project building on a canopy-opening strategy that adds dead trees, logs, and other structures to grow the variety of plant and animal life in the forest near Esopus Meadows Preserve.

On the policy front, our advocacy successfully shaped a state budget that provides a historic level of funding for the Environmental Protection Fund — \$425 million — including increased investment in farmland protection and open space conservation. A key provision we pushed for removes an obstacle to conserving land by exempting nonprofit conservation organizations from paying an additional state tax on properties exceeding \$1 million.

At the ballot box, we celebrated voters passing New York's first-ever urban Community Preservation Fund, which is a way for cities and towns to preserve farms, forests, historical buildings, and other spaces that make them special. The groundbreaking success in the City of Kingston was the result of a decade of work by city staff, the Kingston Land Trust, and Scenic Hudson.

Protecting the long-term health of forests includes taking down dead trees (left) to open up the forest canopy and exploring how fencing can keep deer from threatening native plants (below).



GOALS FOR 2026

- Conserve 2,500 acres of high-priority lands that contribute to federal and state commitments to conserve 30 percent of open land by 2030.
- Integrate habitat fragmentation analysis to prioritize which land we step in to protect.
- Advance opportunities for local initiatives that finance conservation.

Connecting communities with the landscapes that shape them

Every piece of land conserved is not only an opportunity to protect our region's air, water, vistas, and wildlife, but also an opportunity for meaningful connection. That's why we're focused on creating beautiful parks and outdoor spaces where people can commune with nature and one another. We have more than 45 featured parks and have contributed to more than two dozen additional preserves, historic sites, and trails, with important progress over the past year.



In the Village of Highland Falls — which has long lacked public riverfront parkland — we moved closer to opening the 32-acre Highland Falls Preserve through two small agreements with big impact. We secured a parking and trail easement to provide access to the preserve, as well as an agreement that gives us access for trail construction. The future preserve features pitch pine, maple, and oak forests, and will have a loop trail with glimpses of historic ruins and stunning views of the Hudson River. We've also developed a long-term plan to restore a section of the beautiful forest after about 170 trees were cut down illegally.

Moving north to Ulster County, we were thrilled to wrap up a 12-acre expansion of our family-friendly Black Creek Preserve. The exciting new features include riverfront access with benches and a pavilion, a restored 1840s gazebo, trail connections, and expanded parking. We also were pleased to roll out the first phase of our digital parks guide, complete with filters to help visitors select the best parks for them and zoomable trail maps that our team can edit in real time to reflect important updates, such as trail closures or new amenities.

Looking ahead, we took steps to ready our parks for extreme weather and storms so they are around for future generations to enjoy. In the City of Beacon, we completed improvements to help withstand flooding in the River Center parking area at the popular Long Dock Park along the Hudson River. And in Ulster County, we started constructing a more durable, flood-resilient bridge near the trailhead kiosk at Esopus Meadows Preserve and restoring the creek channel, reducing possible risks from future environmental disruptions.



We added a new pavilion and picnic area to Black Creek Preserve, a popular spot for educational field trips (left), and began building a stone staircase at the future Highland Falls Preserve (above).

Connecting communities with the landscapes that shape them

When it comes to access to nature, urban communities often get left behind. Through our River Cities work in Kingston, Newburgh, and Poughkeepsie, we're keeping a special focus on urban conservation and farming to close the nature and fresh food gaps in cities along the Hudson.

In Newburgh, we helped the city conserve the first "building block" of the planned Quassaick Creek Greenway — a local goal for more than 20 years — that will create places for neighbors and visitors to connect with the beauty of the creek. We partnered with the City of Newburgh and the Orange County Land Trust to protect the 3-acre parcel for the envisioned trail system, which would clean up pollution and provide new opportunities for recreation and moving around the city without a car. We're also finalizing a Master Plan for the Greenway based on input collected from local residents and stakeholders through months of community events and surveys.



Across the river in Poughkeepsie, we've harvested nearly 5,000 pounds of fresh produce at Pershing Community Farm since 2022 — including 1,700 pounds this year — which were supplied free of charge to the local community. The farm offers hands-on opportunities for youth and community programming, and provides a welcoming gathering space together with the recently upgraded Pershing Avenue Park.

In Kingston, we made headway in our efforts to protect green spaces by partnering with the city to conserve 70 acres of forestland. This city priority is part of a large stretch of intact forest and connects to 53 acres of rare urban farmland that we helped conserve.

For the first time, we also brought our annual AquaBlitz community event to Kingston last fall, providing opportunities for people of all ages to learn about the waterways that run through their city. The events in Kingston, Poughkeepsie, and Newburgh engaged residents together with community partners, increasing understanding of what lives in our city streams.



Progress in cities along the Hudson: We conserved the first piece of the planned Quassaick Creek Greenway in Newburgh (rendering above), distributed 1,700 pounds of free produce at Pershing Community Farm in Poughkeepsie (above right), and expanded our community AquaBlitz events to Kingston (right page).



GOALS FOR 2026

- Advance projects in Newburgh and Poughkeepsie to connect people with local urban waterways.
- Move forward with cleanup of contamination to expand Sojourner Truth State Park.
- Advance environmental review and trail design of the Westchester RiverWalk Connection in Tarrytown with public support.

Partnering to power and feed a changing Hudson Valley

Rising temperatures. Shifting weather patterns. Increasing high-intensity storms. Climbing sea levels. Here in the Hudson Valley, we are working to counter these threats to our beautiful landscapes, vibrant communities, and quality of life by curbing the pollution that contributes to these very real challenges. We're advancing the region's transition to renewable energy — which is constantly and naturally replenished — to support New York's ambitious mandate that 70 percent of electricity come from renewable sources by 2030.



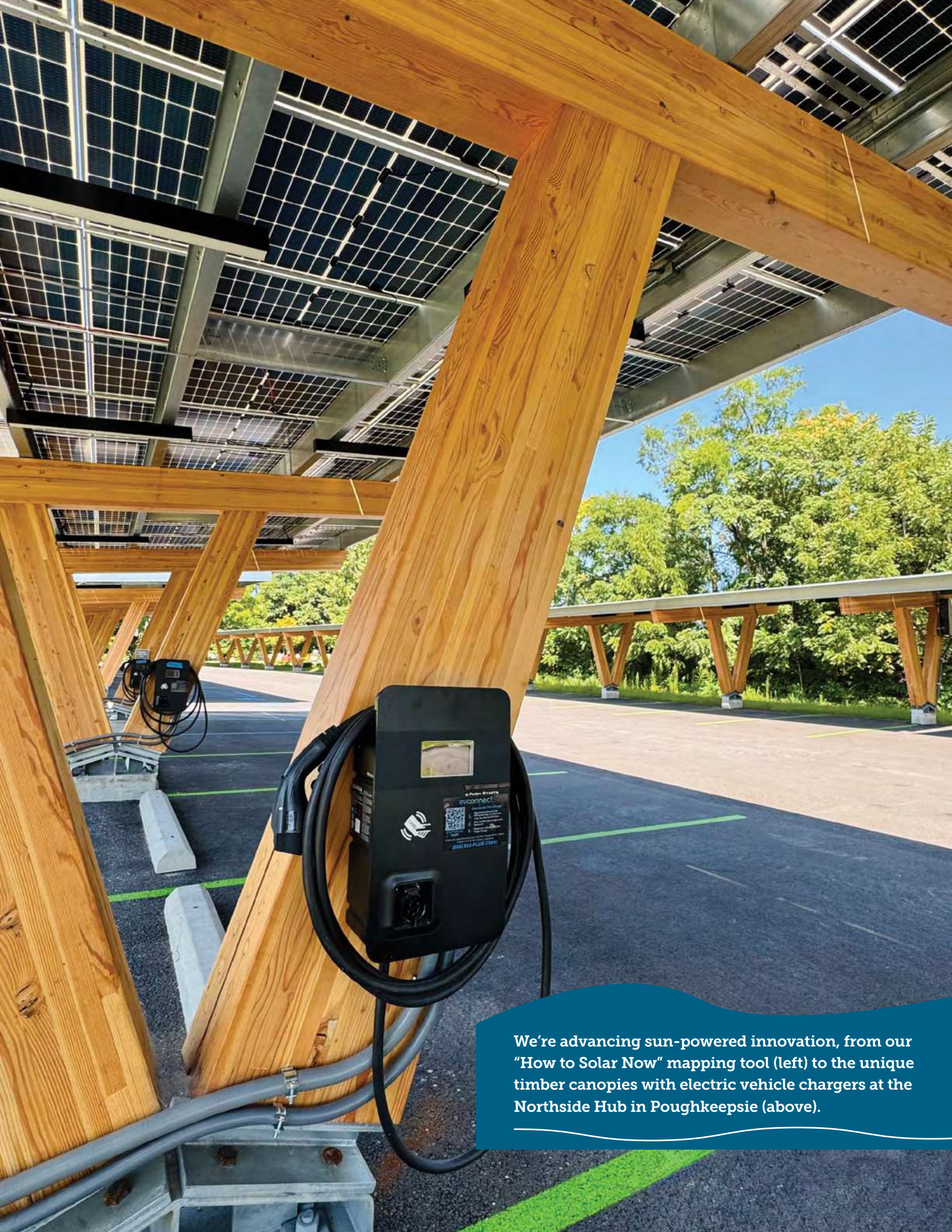
As part of this work, our goal is to be a thoughtful resource on the suitability of sites for renewable energy projects. In our analyses and advocacy, we're taking into consideration both the potential benefits of a site — like how much it would reduce emissions — as well as the possible impacts, including how it would affect the surrounding environment, communities, and wildlife.

We've also focused on making sure our "How to Solar Now" online tool meets its vision of empowering communities who are interested in sun power to explore their options and advocate for themselves. The interactive tool uses Geographic Information System (GIS) mapping to identify natural assets, like forests and wetlands, and

overlay them with characteristics needed for solar development. The tool inspired New York's Smart Integrative Tools for Energy Development (SITED) Act, which we continue to support through technical assistance, training and forums, as well as participation in a regional sustainable energy working group.

In Dutchess County, we intervened directly to support energy independence while making sure the beauty and ecology of our region is protected. We conserved a 172-acre farm and forest property that is owned by a solar company to limit the footprint of the facility to an area of almost zero public visibility while providing enough clean electricity to power every house in the Town of Pine Plains twice over. The property has immense agricultural, scenic, and ecological value and adds to more than 650 contiguous acres of land that have already been conserved.

We're also leading the way with sun-powered innovation right in our own backyard. Our new offices and community space in Poughkeepsie feature stunning solar canopies that, together with rooftop solar, produce more than enough energy to power the entire site. Rather than using an off-the-shelf steel solution, the project included research and design for the unique timber canopy system, which has a smaller climate impact. The canopies also provide shaded parking, including four electric vehicle charging stations.



We're advancing sun-powered innovation, from our "How to Solar Now" mapping tool (left) to the unique timber canopies with electric vehicle chargers at the Northside Hub in Poughkeepsie (above).

Partnering to power and feed a changing Hudson Valley

Farmland has defined our Hudson Valley landscapes for centuries and we're working to keep it that way.

We've partnered with farmers to protect 23,000 acres on more than 150 farms over the last three decades, including more than 1,400 acres in the last year alone.



In Columbia County, we protected 380 acres that have been a working family farm since at least the mid-1800s. The land is vital to supplying fresh local food for our region and will help safeguard water quality for the City of Hudson since its wetlands and streams are linked to a city reservoir.

We also partnered with the Samascott family and Columbia Land Conservancy to protect more than 530 acres on the 100-year-old Samascott Farm, which grows hundreds of varieties of fruits and vegetables sold at markets as far south as New York City and as far north as Albany. Across the Hudson in Ulster County, we conserved 340 acres of priority farmland in partnership with the U.S. Department of Agriculture, protecting a fifth-generation working farm that grows sweet corn and other fresh produce.

Throughout the year, we've continued to hold field days for farmers, farm support agencies, and advocates to learn about regenerative practices in partnership with Cornell Cooperative Extension, Cornell Harvest New York, and Glynwood Center for Regional Food and Farming. These practices not only reduce agricultural carbon emissions but support soil health and resiliency in the face of destructive flooding, droughts, and storms, helping farmers stay in business. At one session last fall, for instance, we explored how to integrate forestry into agricultural operations and the benefits of agroforestry on a Rondout Valley farm we protected.

Our work is solution centered, which is why we're also helping promote research to assist farmers in cultivating an important crop that is not typically associated with the Hudson Valley. The project in Columbia County is testing the viability of 10 varieties of rice — a crop that can tolerate both wet and dry conditions and could contribute to long-term food security in the region.

We partner with farmers like the Samascott family to protect working farms (left), and we are promoting out-of-box solutions like research at Home Farm (below) on rice planting in the Hudson Valley.



Partnering to power and feed a changing Hudson Valley

As an organization founded in grassroots advocacy, we know the power our voices have in shaping policy. This year, we saw real impact through our work in the state capital to support Climate Resilient Farming. The decade-old program received an increase of more than \$4 million in the state budget — the largest single increase for environmental protection. We led the coalition to increase funding and provided testimony at a budget hearing in support of the program, which has helped hundreds of farms across the state implement regenerative farming practices while enhancing farm viability.

We also brought together farmers, County Soil and Water Conservation Districts, and policymakers to reflect on a pilot program that provided direct support to Hudson Valley farmers for carbon farming. These practices sequester carbon in the soil to improve soil health, resiliency, and productivity, and reduce the release of carbon dioxide, which traps heat in the atmosphere. The gathering on a dairy farm in Dutchess County focused on sharing experiences and lessons learned in partnership with New York State Agriculture Commissioner Richard Ball and Assemblymember Didi Barrett, as well as the Soil and Water Conservation District Association.

At the federal level, we pressed Congress to advance a Farm Bill reauthorization with provisions from our listening session with farmers. That includes increasing access to technical service providers that give farmers hands-on, individualized assistance with conservation programs.



Events for farmers offer the opportunity to exchange and reflect, like this gathering on carbon farming with Assemblymember Didi Barrett at Chaseholm Farms (above), with co-owner Sarah Chase (right).



GOALS FOR 2026

- Partner with state and municipal stakeholders to ensure robust implementation of legislation helping communities decide where to best place clean-energy projects.
- Complete two additional demonstration projects to increase adoption of regenerative agricultural practices on Hudson Valley farms.
- Support sponsors of carbon farming tax credit legislation and explore additional state and local initiatives to help farmers transitioning to regenerative practices.

Innovating to create inspiring spaces & lasting solutions for generations to come

While much of our work is focused on preserving the natural treasures of the Hudson Valley, what sets us apart is our ability to see untapped potential and to back ideas with action. With the right vision and committed partners, we know that contaminated and discarded properties can be restored and welcoming again.

That drive to find beauty in forgotten places is at the heart of our work on the Northside Hub at 58 Parker Avenue. We've transformed a special piece of Poughkeepsie's history — vacant for 20 years — into light-filled spaces for our staff, the local community, and visitors. The five-year project combined a historic renovation of the former Standard Gage factory with a brownfield cleanup. Aligned with our mission, the restored buildings and landscape produce more energy than they consume and are powered entirely by the sun. In addition to our staff offices, the Hub hosts versatile community resources including an auditorium, an open-air pavilion, green spaces, an exhibition area, as well as office space for local organizations and businesses to grow. In 2026, we'll welcome residents and visitors to learn, play, discover, create, and celebrate together, just steps from the popular Walkway Over the Hudson.

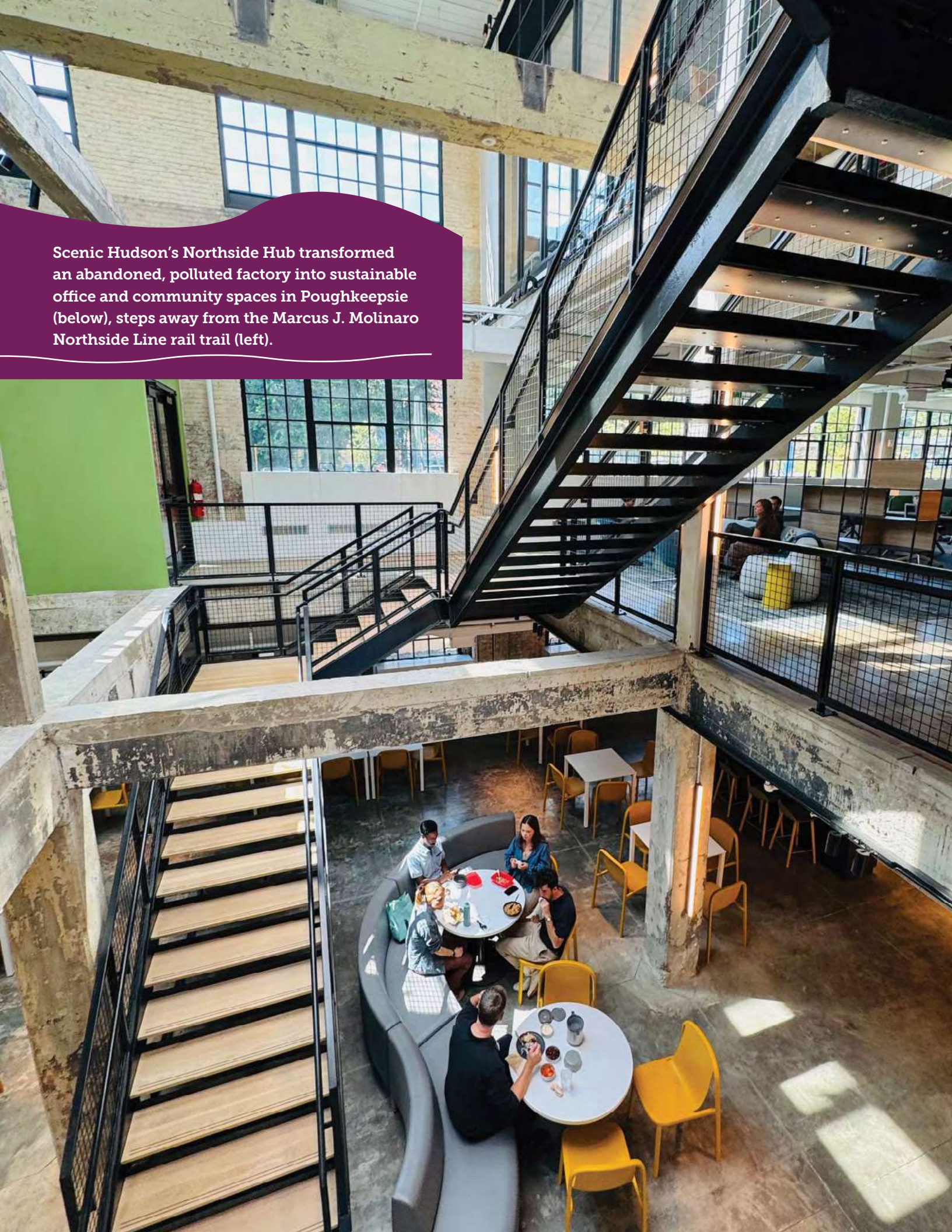
The ambitious Northside Hub project is our latest of many investments in our home city of Poughkeepsie. With partners, we're continuing to advance the Fall Kill Blueway, our urban design and conservation strategy for the creek. Running just behind the Hub, it holds immense potential to foster connections with nature, boost biodiversity (the variety of plant and animal life), and make the area more resilient to extreme flooding and heat.



Just down the road, we're advocating for completion of the next phase of Dutchess County's Northside Line, a rail trail that allows people to bike and walk to work, school, a grocery store, hospitals, and parks on the site of a 2.7-mile former rail corridor we protected. Nearby, we're also implementing an action plan to make Poughkeepsie parks that we helped revitalize safer and more welcoming to children and families.

Across the river in Kingston, we're working on cleaning up contamination on an 180-acre property we protected that links to Sojourner Truth State Park. It has the potential to expand the park to create one of the longest public waterfronts in the valley and connect underserved populations to riverfront parkland.

Scenic Hudson's Northside Hub transformed an abandoned, polluted factory into sustainable office and community spaces in Poughkeepsie (below), steps away from the Marcus J. Molinaro Northside Line rail trail (left).



Innovating to create inspiring spaces & lasting solutions for generations to come

Of course, untapped potential isn't just about structures and spaces — it's also about community. And it's community that powers so many of our solutions to create a beautiful future for the Hudson Valley.

In three cities, we're drawing on community-led observation and wildlife cameras to bridge the data gap in urban ecosystems. Our three-year "Defining Urban Biodiversity" research project with the Cary Institute of Ecosystem Studies engages local residents to discover and document the variety of local plants, pollinators, and wildlife in their cities. Understanding what forms of life are in these urban environments and how they're affected by the cities around them has implications not only for plants and animals, but also human public health.



With the help of dedicated volunteers and special funding opportunities linked to solar development, we're also revitalizing our forests one native tree at a time. In the spring, volunteers planted 800 native trees and shrubs in just three days near the RamsHorn-Livingston Sanctuary. These were funded by the Town of Catskill to offset trees removed for an unrelated solar project. The transformation of the lawn into native forest will create habitat and foraging opportunities in the flight path of migratory birds. Continuing another project initiated with solar mitigation funding, we also planted roughly 200 trees at Mawignack Preserve in Catskill to help restore the forest along Catskill Creek and protect the downstream village from flooding.

We're also harnessing community power to advance our 40-year campaign urging the Environmental Protection Agency to require General Electric to fully clean up polychlorinated biphenyls (PCBs) in the Hudson River. Late last year, concerned community members came together in Kingsland Point Park (Sleepy Hollow) and Long Dock Park (Beacon) for a candlelight vigil to raise awareness of the dangerous levels of toxic chemicals in the river and urge the agency to finally get the Hudson on a real path to recovery.

Community power is inspiring: It's filling in the data gap in urban ecosystems (left), planting native trees to revitalize forests (above), and urging action to clean up toxic chemicals in the Hudson (right).



GOALS FOR 2026

- Advance remediation of an Athens waterfront property we protected to move it closer to becoming a public park.
- Continue the park stewards program to make Poughkeepsie parks safe for families and kids.
- Collaborate with partners to spur comprehensive cleanup of toxins in the Hudson River.



Scenic Hudson's total consolidated operating and capital budget during the year was \$28 million and included three components: the Scenic Hudson operating budget and The Scenic Hudson Land Trust operating and capital budgets.

Scenic Hudson

Scenic Hudson's operating budget for FY25 – \$12.2 million – supported efforts to enhance the benefits valley residents and visitors receive from our work protecting land, creating parks, and halting threats to the region's natural beauty. The funds enabled Scenic Hudson to preserve world-class vistas, irreplaceable wildlife habitat, and family farms supplying healthy food; partner with communities and others to provide beautiful new places for people to exercise and explore nature, and mobilize citizens to join our campaigns to make the Hudson River cleaner, safer, and more accessible.

The Scenic Hudson Land Trust

The land trust spent \$9.5 million in capital to secure conservation easements on farms and acquire ecologically important lands along the Hudson River that will provide outstanding new recreational opportunities for people who live, work, and play in the region. The land trust spent \$6.5 million on the following: creating, maintaining, and improving our parks; staff costs in monitoring conservation easements; and working with partners to implement the Foodshed Conservation Plan and Hudson Valley Conservation Strategy. On average, for every dollar of Scenic Hudson capital, we leverage nearly two dollars of private or governmental funds.

Financial Structure

Scenic Hudson maintains four endowments: The Lila Acheson and DeWitt Wallace Hudson Valley Land Preservation Endowment (\$204 million at year-end FY25), used to support land conservation activities; a Board-Designated Fund for general operating expenses (\$36 million at year-end FY25); the Kathryn W. Davis Fund for Park Planning and Community Land Use (\$5.5 million at year-end FY25); and an Easement Enforcement Fund (\$1 million at year-end FY25). The assets are pooled in a diversified portfolio supervised by an investment committee. Total investment return was 10 percent for FY25. The board approved \$10.5 million in spending from the endowments for the year (5 percent of the past 12 quarters' rolling average value).

Although lands owned by the land trust are eligible for tax exemption, the land trust paid \$155,000 in property taxes and payments in lieu of taxes in FY25. In FY24, the Land Trust made \$146,000 of such payments. The Land Trust seeks relief from taxes at the first opportunity following acquisition of the property.

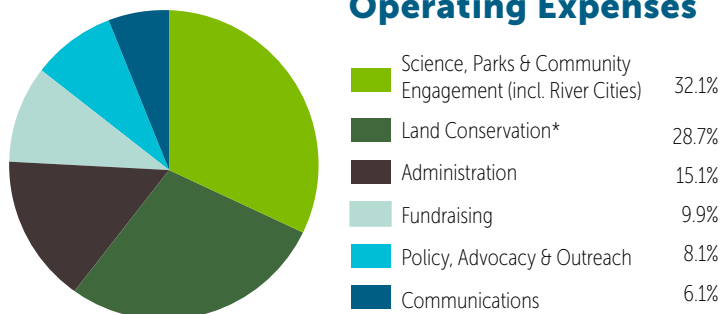
The Audit Committee engages CBIZ Advisors, LLC to perform an independent annual audit.

Consolidated Statement of Financial Position

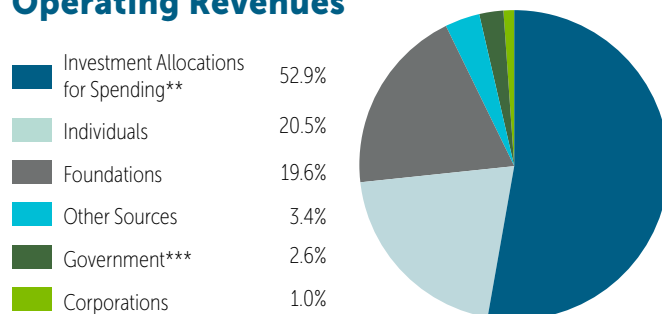
	June 30, 2024	June 30, 2025**
Land areas (at cost)	65,598	66,305
Cash and investments	268,946	260,225
Other assets	32,698	69,938
Total assets	367,242	396,468
Liabilities	4,997	12,952
Net assets	362,245	383,516
Total liabilities and net assets	367,242	396,468

Excludes HHFT (\$ = 000's) **Under audit as of Annual Report issuance

Consolidated Operating Expenses



Consolidated Operating Revenues



* Including conservation easements. ** The vast majority of investment allocation for spending supports land acquisition and parks creation.

*** The majority of revenues from government provide capital for farmland and open space preservation and parks.

The financial statements of Scenic Hudson, Inc., and its two supporting organizations – The Scenic Hudson Land Trust, Inc., and Hudson Highlands Fjord Trail, Inc. – are consolidated for audit purposes. However, the financial statements for Hudson Highlands Fjord Trail, Inc., are excluded from this report as it operates as an independent subsidiary of Scenic Hudson. To learn more about Hudson Highlands Fjord Trail, Inc., and its plans to develop a linear park spanning 7.5 walkable, bikeable, and accessible miles between the Village of Cold Spring and City of Beacon, visit www.hhft.org.

Hudson River Stewardship Society

Individuals who have included Scenic Hudson in their estate or long-term financial plans

Anonymous (13)
Barry A. Benepe
Benson Blake, Jr.
Patricia Carroll-Mathes
Joseph Chapman, Jr.
Christopher C. Davis
Mr. and Mrs. Irvine D. Flinn
Aimee J. Frank
Kristin Gamble
Anna Carlson Gannett
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Joan C. Gilson
William Lockridge Harris
Marjorie and Gurnee Hart
Peter Hofmann, M.D. and William Burback
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Dawn Watson
John C. Weeks
Henry H. Westmoreland
Heather Whitefield and Catherine Baer
Edward B. Whitney and Martha Howell
Wheelock Whitney III
Anton F. Wilson
Alexander E. Zagoreos

2025 Contributors

Individuals who made gifts between July 1, 2024, and June 30, 2025

Gifts of \$500,000 and above

Anonymous*
Bernard & Anne Spitzer Charitable Trust, Inc. *
Andrea and Eric Colombel*
Joseph and Carson Gieberman*
James and Susan Goodfellow*
Peter Hofmann, M.D. and William Burback*
The Krupp Foundation/
Natasha and Richard Krupp*
The Peter and Carmen Lucia Buck Foundation
Shelby Cullom Davis Charitable Fund/
Christopher C. Davis*
Jon Stryker and Slobodan Randjelovic*

Gifts of \$100,000-\$499,999

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Scott and Roxanne Bok/
The Bok Family Foundation
Constance Curran*
Dyson Foundation
Amy Goldman Fowler
Kristin Gamble
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Land Trust Alliance*
Robert C. Lieber and Pepper Evans*
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Mary and William Lunt*
Ken and Lindsay Morgan*
Will Nixon*
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Richard and Heidi Rieger*
Lucy Rockefeller Waletzky, M.D.
Wheelock Whitney and Sandro Cagnin

Gifts of \$50,000-\$99,999

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Michael DuPree and Michael Fleischer*
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Edward B. Whitney and Martha Howell

Gifts of \$25,000-\$49,999

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Helen and Ted Buerger
Clement Family/Corliss Foundation
Rebecca and Jared Cohen
Community Foundations
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Michael P. Dowling/The Dowling Foundation*
Richard and Abby Elbaum
Cybele Fishman and Jay Rao
Andrew Gelb and Melissa Scott
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Thalle Industries, Inc.
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Jennifer and David Rimmer/Daniel J. and
Edith A. Ehrlich Family Foundation
John Saunders and Elizabeth Nevins-Saunders
J.E. Hoke and Laurie Slaughter
Alison Spear and Alexander S. Reese
Mr. and Mrs. Maarten van Hengel
Julia N. Widdowson
The William and Mary Greve Foundation, Inc..

Gifts of \$10,000-\$24,999

Anonymous (2)
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Ingrid and Stephen Dyott
Jo Ann Eder
Eileen Fisher Foundation
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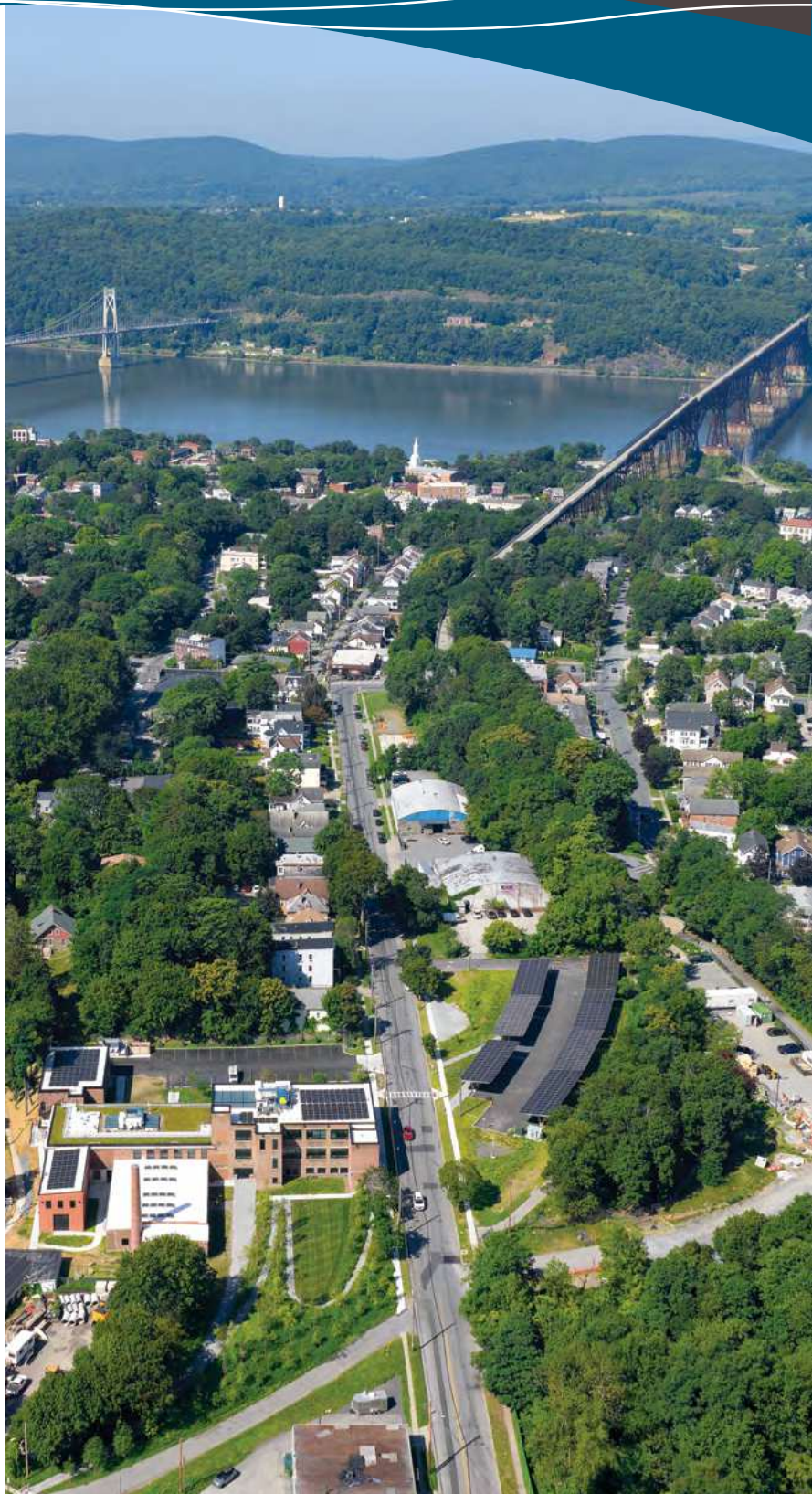


Sustainable Innovation in Action: A Closer Look at the Northside Hub

In the heart of Poughkeepsie, factory floors that turned out precision measurement tools during World War II are once again **buzzing with innovation**. The transformation of an abandoned factory into the Northside Hub is the latest milestone in Scenic Hudson's 60+ year track record and continues our investment in our home city. On every level, the project is an inspiration — not only for Poughkeepsie, but for other industrial sites in the cities of the Hudson Valley and across the country.

For starters, the Northside Hub celebrates a forgotten piece of **local and national history**. It restored the former Standard Gage factory, which employed hundreds of Poughkeepsie residents and played a key role in making technologies for the army and navy in the twentieth century. President Franklin D. Roosevelt visited the factory in 1943 and gave it an award for Excellence in Production. The site now holds a spot on the nation's official list of historic places worthy of preservation.

The project also revitalizes a block that was polluted and inaccessible, **healing a brownfield**. Scenic Hudson cleaned up the contaminated soil and is monitoring the groundwater, continuing a tradition of overhauling former industrial sites — more than a dozen to date. Twenty years earlier, Scenic Hudson Park at Irvington was the first property to be cleaned up under the state brownfield program.





At its core, the Northside Hub is far more than Scenic Hudson staff offices: It responds to community needs for **safe and inviting spaces** to gather, collaborate, and enjoy the outdoors in a neighborhood with a legacy of redlining and disinvestment. For two decades, the dilapidated buildings with shattered windows were the picture of neglect. The transformation returns an abandoned site to active use and creates versatile community resources, including event, meeting, and open green spaces, which will be available for community use next year.

While the project restores a piece of the past and strives to meet community needs for the present, it also **looks ahead to the future**. The Northside Hub runs entirely on the sun, with extra power to spare. To reduce the downstream impacts of storms, it keeps all rainwater on site, utilizing trenches with vegetation called bioswales, underground retention, and a green roof. And there's a state-of-the-art fresh air system that — for the first time in the United States — uniquely integrates outdoor air to heat and cool the building. Every detail of the Northside Hub is grounded in sustainable design, aligned with Scenic Hudson's mission of protecting the health and beauty of the Hudson Valley for generations to come.



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