



Radnor Township
Board of Commissioner's Report
June 14, 2021

Introduction

The Willows Park Preserve offers this report to the Radnor Board of Commissioners to provide a summary of the progress that has taken place at the Preserve over the past year. Although we have kept the Township staff fully informed several times throughout this year, the pandemic has impeded our ability to fully inform the Commissioners. This report will cover the following topics:

- Purpose
- Facility improvements at the Willows Mansion
- Fundraising / Finance
- Programming
- Radnor Township Partnership
- Leadership

PURPOSE

Quoted directly from the Lease agreement ... “To restore the Mansion, and to maintain and operate community-based programs and events from the Leased premises, thereby alleviating the Township’s burden of restoring renovating, and/or preserving the Leased Premises, to provide innovative, educational programs for all age groups , and to make the Leased Premises available for community and fundraising events that support the preservation of the Leased Premises as a historic, community resource for generations of Radnor residents”.

FACILITY IMPROVEMENTS

- This time last year a new tile roof system was being installed on the building. The project included new dormers as well as copper flashings, gutters, and downspouts. Since completion there has not been any water intrusion into the building.
- The building’s heating system was restored last fall. Four of the five furnaces within the building were not operating and several related leaks were repaired.
- The emergency generator was rejuvenated such that there is emergency electricity once again.

- Additional exit signs and emergency exit lighting were installed, and several electric circuits restored. Fire extinguishers were properly relocated and inspected.
- Slate terraces overlooking the pond were renovated to eliminate numerous trip hazards, and exterior plantings were maintained / installed.
- Several failing and hazardous trees overhanging the house were removed.
- Many interior improvements have taken place either with donations or through “at cost” pricing. These include new drapes and carpet for the main foyer, a refinished solarium floor, all first-floor walls were repainted, main entry and library doors to terrace restored and painted, and an aesthetic treatment of existing furnishings were provided to give the interior more visual appeal.

In brief, the exterior and the first floor are now functional and look cared for. We currently are pursuing further improvements such as having air-conditioning systems repaired and exploring options to create a more accessible facility.

FUNDRAISING / FINANCE

As with many non-profits The Willows Park Preserve has been limited in its fundraising activities during this Covid 19 pandemic time. Planned programming expected to contribute funds was seriously hampered by the shutdown. Nonetheless it has survived on its existing funds by postponing several planned facility improvements, receiving two Payroll Protection Program payments and several significant donations. We are confident that with the pandemic hopefully behind us the Preserve will remain sustainable and become vibrant. A “Friends of the Willows” campaign has been recently launched and contributions are flowing in. During the pandemic, the entire Preserve Board offered sound contributions as well as did several community members. We developed a list of over 2000 interested community members that continues to grow with each program we conduct. The number of new donors and public donations in 2020 exceeded 2019 by significant percentages. We are pursuing applicable foundation funding and grants that have been slow to respond due to the pandemic. We are about to enter a mutually beneficial contract with a local caterer to provide services for the predicted 25 major events as referenced in the lease agreement with Radnor.

The 2020 financial results summary show we had contributions and funding of \$301,325 with a total of 247 donors, five of which donated greater than \$5000. Two anonymous donors contributed \$175,000. Total expenses were \$283,718, of which \$128,738 were allocated toward Program Services.

Unfortunate issues with the original roofing contractor resulted in significant legal expenses, though legal fees in 2021 are expected to be minimal. Also, fees paid to the architect, Archer

Buchanan, in 2020 for the roofing project were significant, another expense we do not foresee this fiscal year.

Fees paid to the to second roofing contractor, Gillespie Contracting, Inc. as well the original contractor for the roof project were capitalized and are accounted for as leasehold improvements on our balance sheet. This amount, \$940,909 at the end of 2020, will be amortized over the life of the lease agreement.

Radnor Township's agreed upon \$15,000 annual funding utilities and maintenance for the first two years of the lease agreement was greatly appreciated by the WPP, especially during this pandemic year. These set aside funds were necessary in funding the heater and the emergency generator service and repair. The Preserve respectfully requests the Radnor Township Board of Commissioners extend that fund one more year as we recover from the pandemic losses. We anticipate a similar expense will result from servicing / repairing the air-conditioning systems.

PROGRAMMING As previously mentioned, planned programming and its resultant revenue was seriously hampered by the pandemic. However, the Preserve recently offered several programs such as:

- Monthly newsletters
- Concerts in the Courtyard
- Fishing clinics
- Virtual Vegetable gardening series
- Willows Park Arboretum and wildflower tours
- Four session virtual speaker series on the history of Radnor mansions
- Private fundraising events
- Workout sessions at WPP

We are currently receiving requests for and planning to provide space for lectures, classes, live performances, meetings, fundraising dinners, anniversaries, weddings, baby showers and other community programming.

RADNOR TOWNSHIP PARTNERSHIP

- Staff collaboration
 1. Assistance with generator & heater restoration.
 2. Trash / recycling pick up.
 3. Code and procedural guidance.
 4. WPP and Radnor Park & Recreation collaboration on park usage.
 5. Award bestowed on the Willows Park Preserve and Radnor Township by the Heritage Commission of Delaware County for ... "In recognition of Outstanding Historic Preservation in Delaware County".

WILLOWS PARK PRESERVE LEADERSHIP

- President Howard Holden
- Vice-president John DeFlaminis
- Treasurer Krista Hixon
- Secretary Mary Coe
- Executive Director William Nord
- Cliff Cohn
- Claire Streibert