



Huron County Community Foundation

New Horizons

A campaign to strengthen the Huron County community



What Does a Community Foundation Do?

In 1997, Huron County's leaders saw the need to establish a county-wide nonprofit organization focused on reinvesting in our county's people and places.

The mission of the Huron County Community Foundation is to improve the quality of life in Huron County by using collective assets and resources to invest in the growth and prosperity of the region. Just as was intended at its inception, HCCF continues to be a trusted vehicle for those interested in supporting the community's needs and investing in its future.

Reaching every corner of the county, the Huron County Community Foundation addresses the challenges and opportunities facing our communities. A community foundation is a special kind of nonprofit organization that does three important things:

Gather and invest resources.

Gifts to a community foundation create a pool of money called an "endowment." That endowment is invested in the market so that it will generate earnings. A gift to the community foundation keeps giving every year through annual earnings.

Identify needs.

These can be small projects for specific places, or much larger projects designed to benefit the entire county.

Fund projects.

The community foundation's leadership uses the investment earnings to make grants that fund priority projects around the county.

Our Recent Work

Huron County Community Foundation has poured more than \$1.8 million back into the community since 1997. All those dollars have gone toward local programs throughout the county, such as:

- grants to preserve local lighthouses
- support for preserving natural areas
- building trails
- public art and placemaking
- scholarships for continuing education





New Opportunities for Huron County

Huron County Community Foundation focused on steady growth for the first 20 years of existence:

- building our endowment through gifts
- raising money for operational support
- creating strong community partnerships
- running a lean staff out of a shared office space in the Huron County Building

As we began updating our strategic priorities in 2018, we spent nine months engaging residents. We asked what challenges and opportunities lie ahead for Huron County and what role HCCF should play in addressing these opportunities. We found that our community wanted us to tackle more ambitious projects that would move our county forward.

We used that information to help us craft a new vision. That vision is our roadmap, one that provides dynamic, county-wide support for community development:

- attracting and retaining a talented workforce
- supporting local entrepreneurs
- creating vibrant communities, with a focus on downtown revitalization

With a more comprehensive vision comes the need for a different set of resources. For the past two decades, HCCF has been run with one person out of a shared office space. The lack of a distinct identity has led to confusion about who we are and what we do.

Now it is time to develop a clear identity while continuing to lead the way to sustainable community solutions. To do this, we need a permanent, functional home.

New Opportunities for Huron County

With the strategic vision in mind, the Foundation was looking for a space that would serve as an office as well as providing a community hub that would support and catalyze the updated priorities. We started looking for space that met this criteria that was centrally located in our service area.

We sought the guidance of local real estate professionals to help identify and evaluate potential site options.

A two-story building at 101 W. Huron Ave. was available and met our criteria. The adjacent building at 101 N. Port Crescent was also for sale. Since that vacant, rundown building was hurting the downtown image, the Community Foundation board decided to buy both lots and repurpose the entire space.

The design includes the following strategic items.

Permanent office space

A small office for the Huron County Community Foundation will provide a clear identity while welcoming potential donors, community partners and others.

Green space

The corner transformation will include outdoor community space. This will increase curb appeal on the main thoroughfare and offer a pleasant resting spot for visitors strolling downtown.



Short-term rentals

Housing is a barrier to talent attraction and retention in Huron County. Four 800-square foot apartments will provide short-term accommodations in the city center. They can also provide corporate housing for visiting employees of regional companies.



Community board room

This contemporary conference space can be reserved by any non-profit organization in the county. This is a benefit to the many organizations that do not have their own meeting space.



Co-working space

This kind of space offers an office-like environment and Internet access. It can provide a home base for self-employed professionals, entrepreneurs, and start-ups. This resource may also encourage part-time residents to remain longer and contribute to the local economy.

Project Budget

Sources of Revenue

Huron County Community Foundation	\$ 250,000
Philanthropy, Public & Private Grants	\$ 1,230,000
Total	\$ 1,480,000

Expenses

Site Acquisition (two sites)	\$ 97,500
Sitework/Remediation	\$ 1,131,500
Demolition	\$ 80,000
Architecture/Engineering	\$ 35,000
Furniture, Fixtures & Equipment	\$ 100,000
Campaign Costs	\$ 36,000
Total	\$ 1,480,000

Ways to Give

Contributions to the campaign can be made in the form of a one-time gift of cash, or a gift of appreciated assets such as stocks or securities.

Pledges

For your convenience, pledges will be accepted for up to a three-year period. An accelerated payment plan or a large initial installment will help us minimize financing costs.

Commemorative Opportunities

We invite you to honor friends, family, the memory of a loved one, or a business through a commemorative gift. We will work with you to determine the appropriate vehicle for permanent recognition of substantial gifts.

Huron County Community Foundation is a 501(c)(3) and gifts meet charitable deduction guidelines.



Campaign Leadership



Dwight Gascho
Retired Hospital Executive

Over two decades, I've watched the Huron County Community Foundation grow from an ambitious idea to the successful organization that it is today. From the start, the Foundation has been focused on locally defined needs and goals, and its evolution has been tied to the changing landscape of our county. I believe this is the right time to establish a permanent, visible home as it steps up as a leader in addressing the relevant issues facing our communities today.



Samantha Schnettler
Business Owner

For me, the future of Huron County and the future of the Huron County Community Foundation are inextricably tied. As a member of the HCCF board and a volunteer for the New Horizons campaign, I see our future goal for a strong and vibrant Foundation and the transformative power that it will have on our communities. HCCF isn't just about offering scholarships or making grants. It's about providing the momentum for our county to collectively invest in the future we want to see.



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Many thanks to the following photographers for allowing us to feature their work:

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