

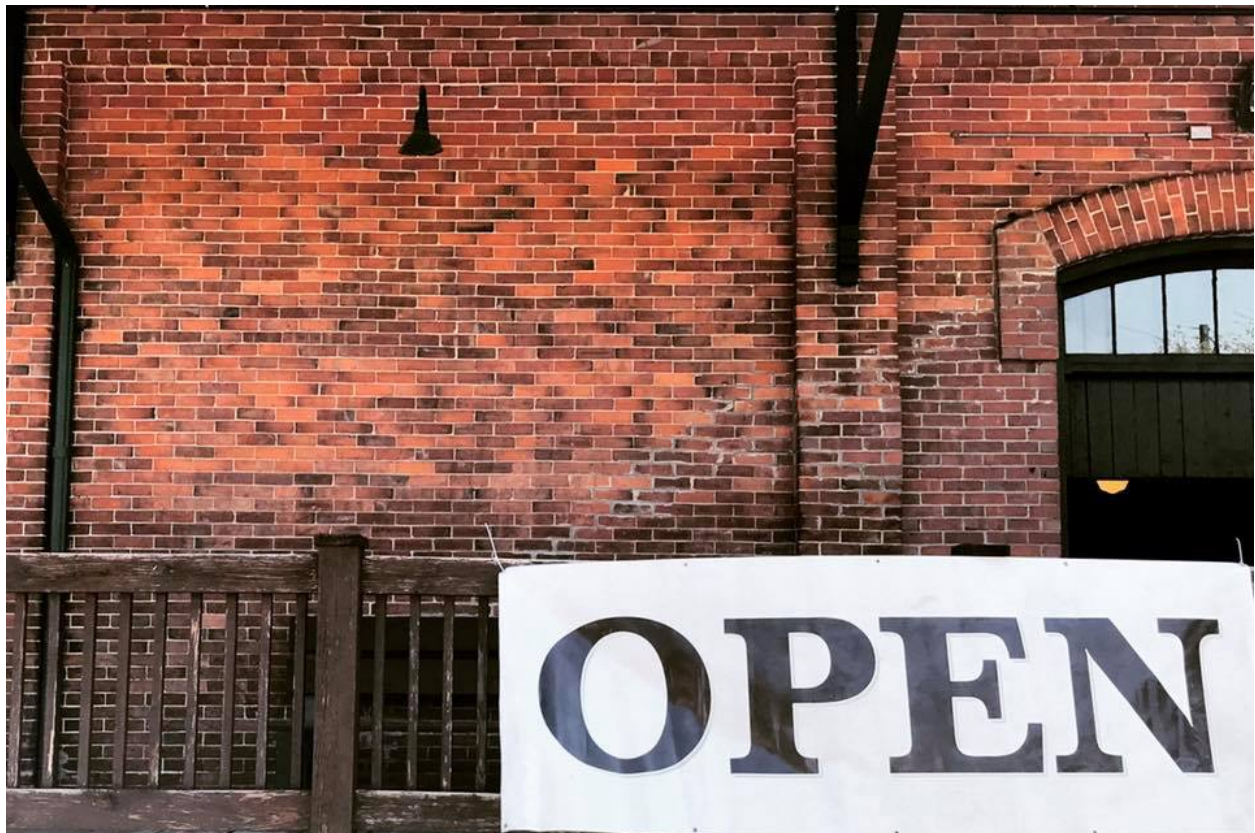
Annual Report 2017

Friends of the Ypsilanti Freighthouse



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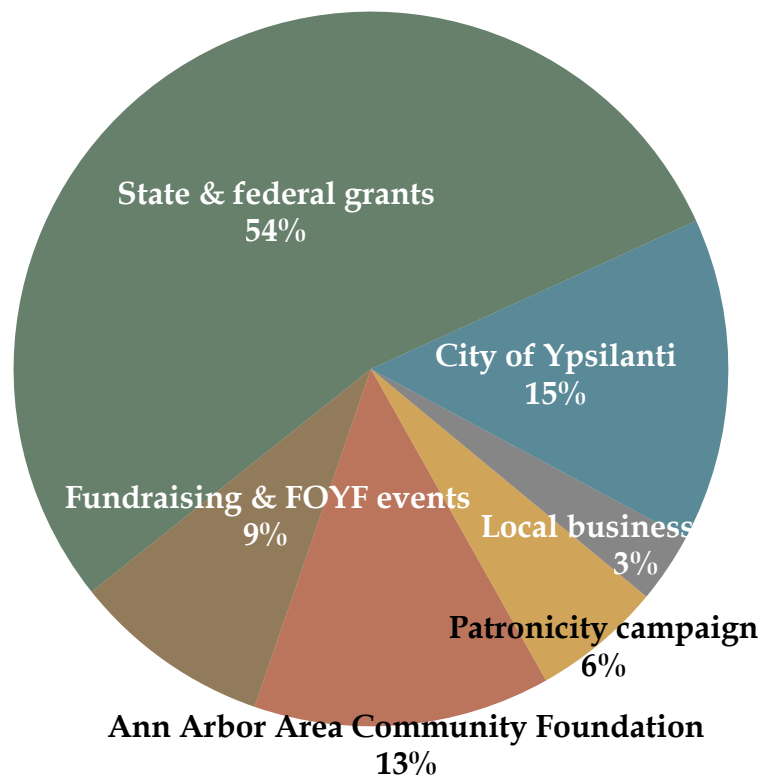


About the Friends of the Ypsilanti Freighthouse

The Ypsilanti Freighthouse is a city-owned structure managed by the Friends of the Ypsilanti Freighthouse (FOYF). The FOYF is an all-volunteer, 501(c)3 non-profit organization with the mission of managing, preserving and cultivating the heritage of the Ypsilanti Freighthouse. Our goal is to create a sustainable business structure, while promoting inclusive community participation by providing an environmentally sound gathering place for recreation, celebration, arts, education and local activities.

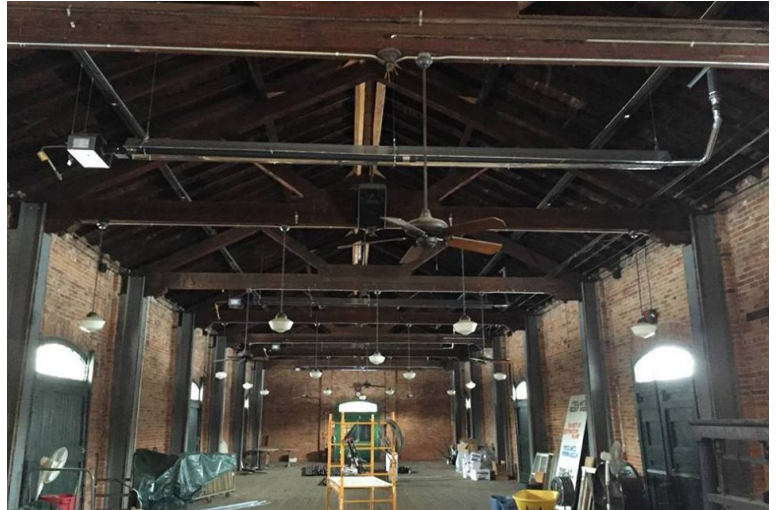
FOYF took over fundraising efforts in 2004, after the repairs needed to keep doors open became too costly for the city to shoulder alone. More than \$900,000 was raised from 2004 to 2017 from sources including federal and state grants, fundraising events, Patronicity community support and city funds.

Breakdown of renovation funds



Completed renovations 2004 - 2016

- ✓ Repaired structural failings including foundation repairs, wall stabilization, repair of trusses and hardware, masonry repairs, and soffit and eaves repairs.
- ✓ Installed new standing seam steel roof
- ✓ Repaired deck and ramp
- ✓ Upgraded electrical, plumbing and HVAC systems
- ✓ Upgraded security system
- ✓ Replaced floor beam in cafe
- ✓ Installed fire suppression system



- ✓ Removed asbestos
- ✓ Built out brand new bathrooms and storage attic
- ✓ Renovated former bathrooms into cleaning and maintenance closets
- ✓ Painted interior of building and deck
- ✓ Installed rain garden to improve building runoff
- ✓ Installed exterior lighting all sides of the building

2017 Accomplishments

- ★ After 13 long years, the Freighthouse doors opened last spring and began taking bookings in mid-March.
- ★ Krista Jacob, our events and non-profit business manager, was hired. With her on board, the Freighthouse has been able to market and book the space for more than 50 events in 2017. In 2018, she'll move to full time.
- ★ The City of Ypsilanti granted the building a permanent certificate of occupancy.
- ★ With the help of Steve Pierce, the Freighthouse has become a Wireless Ypsi hotspot.
- ★ A brand-new website was launched with up-to-date information on the facility, when it's booked and how to rent space.
- ★ With the help of Dave Strenski, solar panels were installed linking the building into the Solar Ypsi project.
- ★ Policies, regulations and a rental contract were established for all bookings.



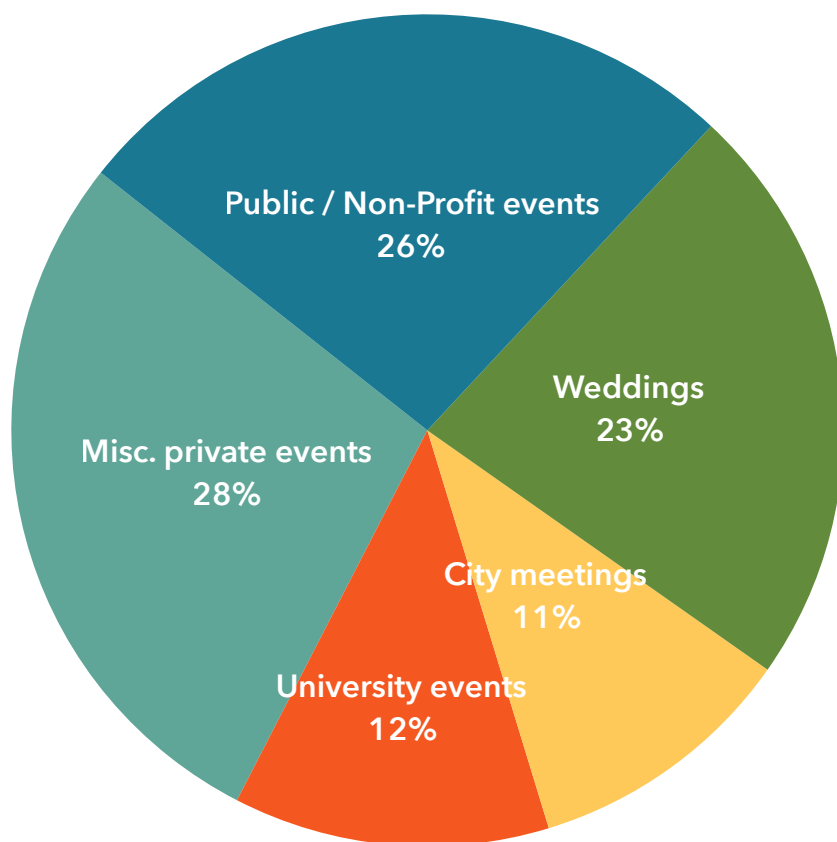
- ★ A more robust social media presence through Facebook and Instagram was developed.
- ★ The final bits of renovations needed to open including installing a new generator system and fire access to the building's west side were finished.
- ★ Contracts for snow management, trash management and parking management with local service providers were created.
- ★ And best of all, the 2018 booking revenue covered all of the building's expenses! The Ypsilanti Freighthouse is financially stable.

Freighthouse Usage



In 2017, we housed 57 different events from weddings, graduations and business launch parties to city public input meetings, the Ypsilanti Heritage Festival Gala and Ypsi-Arbor Soup. In total, our booked events brought 4,000 people to Depot Town at an average of 72 people per event.

Breakdown of 2017 events



We held the following public events:

Freighthouse Holiday Festival, Ypsilanti Heritage Festival Gala, First Fridays (October and November), Depot Town Merchants' Tree Lighting, Ypsi-Arbor Soup (May and September), YCS Realtor Mixer, Traveling Gypsies Vintage Pop Up (June and July), International Village Public Input Sessions, The Color Run Packet Pickup, Ypsilanti Heritage Foundation Volunteer Reception, the National Solar Tour, Concentrate Media Community Panel, Ypsi Real Amtrak Ride Along, Jazz at the Freighthouse and Town Halls with Brian Robb and Pete Murdock.

Local economic impact

The unique nature of the Freighthouse means renters who book the space contract with local businesses for catering, staffing, audio-visual equipment and equipment rental, feeding income into the small businesses that make Depot Town such a great attraction.

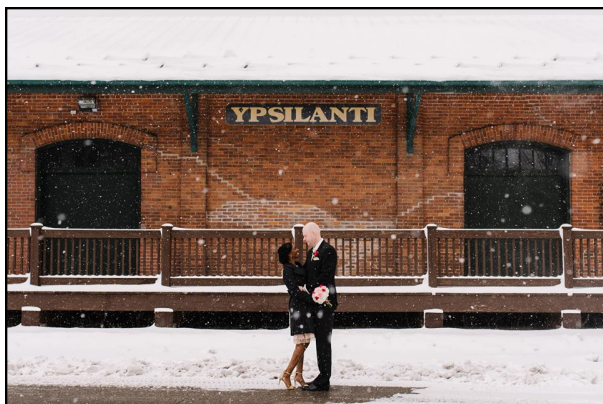
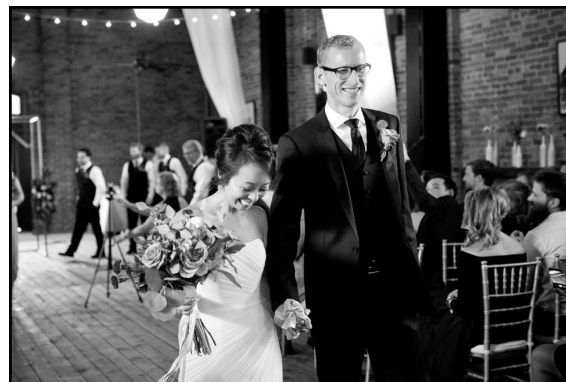
Renters have used the following local businesses during their Freighthouse events:

Sidetrack/Frenchies
Aubree's
Maiz Mexican Cantina
Red Rock Barbecue
McShane's Irish Grill
Angel Food Catering
PrimOvations Catering
Glasshouse Catering

Hyperion
Dom's Bakeries
Beezy's
Cottage Inn
Bigalora
Deb's Catering
Kathy's Catering
Tower Inn

LaVonne's Catering
Ypsilanti Food Co-Op
The Hair Station
Enchanted Florists
Delux Rental
A-1 Rental
EagleCrest Marriott
Cultivate

We had a "rehearsal dinner" Friday night at Cultivate. It was nice to have both events blocks from each other. And, of course, we sent people to bakeries, coffee shops, all over Ypsi. Hyperion, Ollie, wherever we could think of!
- Rebecca, married at the Freighthouse on Aug. 19, 2017



"I went to the Hair Station for my wedding hair. I know some guests went to Cultivate and Aubree's afterward."

- Lucy, married at the Freighthouse on Oct. 14, 2017

Meet the Friends of the Ypsilanti Freighthouse

Corinne Sikorski | President

Corinne Sikorski has served as the Chair of the Friends of the Ypsilanti Freighthouse since June, 2013. She has been in Ypsilanti since 1974, and is the General Manager of the Ypsilanti Food Cooperative. She holds a Bachelor's degree in Biology and Geography and a Master's Certificate in Public Administration, both from Eastern Michigan University. She is a partner of the Ypsilanti Millworks Partnership, a group that renovated the 1840s building that houses apartments and the Ypsilanti Food Cooperative.



Nicole Porter | Vice-Chair

Nicole Porter joined the board in 2014 and has served as the Vice Chair since 2016. She is a longtime Ypsi resident, living here as a child and returning for college. She is a 2001 graduate of Eastern Michigan University's Political Science Department and also studied Public Administration there. She works in Global Sales, Marketing and Customer Experience for ProQuest.

Susan Campbell | Secretary

Susan Campbell has lived in the Ypsilanti area since 1991, and has worked in the grants and contracts office at Eastern Michigan University since 2000. She joined the Board of the Friends of the Ypsilanti Freighthouse in 2008 - 2009. She has worked on numerous grant proposals for FOYF during that time. She has served as the Board Secretary since August 2014.



Martha Kern-Boprie | Treasurer

Martha Kern-Boprie serves as the Treasurer/Secretary for the Friends of the Ypsilanti Freighthouse. She graduated with a Bachelor's degree in Political Science and Public Administration from Oakland University in 1980 and a Master of Public Administration degree from Eastern Michigan University in 1984. She has been employed as an accountant with the University of Michigan Medical School since 1998.

Ron Rupert | Board Member

Ron has been active with the Friends of the Ypsilanti Freighthouse since the beginning. He currently serves as the Chair of the Building Committee and is also on the Ypsilanti Historic District Commission. Working as a preservationist for the last 40 years, Ron has restored hundreds of buildings in Ypsilanti, Ann Arbor, Wixom, Novi, Livonia, Plymouth, Milan, Saline, and Detroit.





Philip Proefrock | Board Member

Philip Proefrock joined the board in 2016 and is a principal and co-owner of CoStudio Architects. Philip's experience includes new construction, building renovation, adaptive reuse, green building, and construction administration of various building types.

Emily Ann Jugowicz-Miller | Board Member

Emily Ann Jugowicz-Miller joined the Board in 2016. She moved to Ypsi in 2007 after being accepted to Eastern Michigan University Entertainment, Design and Technology program and puts her degree to use as an Account Specialist at TLS Productions, Inc. in Ann Arbor.



Krista Jacob | Events & Non-profit Business Manager

Krista has been an Ypsi local for more than ten years after moving here to earn a journalism degree from Eastern Michigan University. She spent time as a reporter and editor at the now-defunct Ypsilanti Courier before diving into event management with Arbor Brewing Company at the Corner Brewery. When she's not running the day-to-day operations at the Freighthouse, she's writing for various publications including The Bad Copy, the Adrian Telegram and more.