



# THE ATHENS LAND TRUST 2008 ANNUAL REPORT

**2008** was a banner year for Athens Land Trust. Our conservation and housing programs both grew significantly, we expanded our fundraising efforts, we received the generous donation of a historic home for use as our office space, and furthermore we were recognized by local, statewide, and national organizations for our work.

ALT completed four conservation easements in 2008, including our first in Barrow and Walton Counties, bringing our total protected acreage to 814. ALT's easements permanently protect wetlands, forests, and working farmland in Athens-Clarke and Oconee Counties as well as Barrow and Walton. Also in 2008, we were selected to be one of the first 39 land trusts in the country to be accredited by the National Land Trust Accreditation Commission, an independent program of the Land Trust Alliance. Accreditation signifies that a land trust meets national standards for excellence. We are very proud to have received this recognition.



*Breedlove Farm, site of the 2008 Harvest Moon Dinner.*

ALT also increased our affordable housing offerings in 2008 by acquiring four lots for new construction and two renovated homes. We built two brand new energy-efficient houses which have earned EarthCraft certification. ALT began offering Homebuyer Education classes to help prepare low-income families for future homeownership. And finally, we completed the Fourth Street Village mixed-income rental housing complex, providing energy-efficient

apartments for 94 low-income families. Our homeownership program was recognized by the State of Georgia, winning the Department of Community Affairs' 2008 Magnolia Award for Excellence in Affordable Housing.

We were also honored by the Athens-Clarke Heritage Foundation for our work in the historic Hancock Corridor, and the Athens-Clarke County Department of Housing and Economic Development and Athens Grow Green Coalition with awards for Fourth Street Village.



*ALT's new EarthCraft home at 124 Dallas.*

Another important milestone was the generous donation from Emmanuel Episcopal Church of the historic cottage at 685 North Pope Street to be renovated for use as our future

office space, which will allow us to more efficiently serve our homeowners and easement donors.

We increased our fundraising efforts, holding our first annual Harvest Moon dinner at the Breedlove-Powers farm, one of the properties we protect. It was a great success and we are looking forward to continuing this tradition. We also applied for and received grant funding from several private and government sources.

All of our activities were made possible by the tremendous support of our many donors, members, partners, and volunteers. We couldn't do it without you!

### CONSERVATION



*Sheth easement in Barrow County.*

#### SHETH EASEMENT COMPLETED

ALT's first conservation easement in Barrow County protects 31.5 acres of hardwood forest with a small creek, wetlands, and a portion of Burton Lake. The conservation easement was placed on the tract by the owner, Dr. Jagdish Sheth of Barrow Holdings LLC. The property is located just inside Barrow County and provides wildlife habitat and watershed protection for the City of Statham.

#### WILEY FARM EASEMENT FINALIZED

Two agricultural conservation easements now protect the 168-acre Wiley farm in Walton County. Fifty acres of prime farmland were protected with funds from the Natural Resource Conservation Service (NRCS) and a grant to Walton County from the Georgia Land Conservation Program. In addition, Dale Wiley donated a conservation easement on the remaining 118 acres of his family farm. A cookout on November 18 at the farm celebrated the completion of the easement.

#### HILLSMAN FARM PROTECTED

An agricultural conservation easement protects 30 acres of prime farmland of the 100-acre cattle farm of Charles Hillsman in southern Oconee County. The easement was purchased with funding from the NRCS and Oconee County. Mr. Hillsman and his family donated 25% of the value of the easement.

#### STAFF RECEIVES TRAINING

ALT staff attended training on easement defense, amendments, and stewardship. Nancy Stangle attended the National Land Trust Alliance Rally in Pittsburgh, PA, in September and Laura Hall attended a conference on legal issues in Nashville, TN, in October. While in Pittsburgh, Nancy Stangle attended the ceremony for the land trusts who received national accreditation.

### ALT'S CONSERVATION EASEMENTS TOTALING 814 ACRES

- **Boulevard:** A small in-town forested property that maintains neighborhood greenspace
- **Bowden Park:** 17 acres of hardwoods and old fields as part of the Bowden Park neighborhood
- **Breedlove Farm:** 57 acres of hay and cattle farmland in Oconee County
- **Bryant property:** 59 acres of farmland, forest and pond in Oconee County
- **Five Acre Wood:** 5 acres of forest and neighborhood trails off North Avenue in Athens-Clarke County
- **Foxhall Farms:** 11 acres of forest land as part of the Foxhall Farms neighborhood
- **Hatmaker:** 29 acres of steep and bottomland forest in southeast Athens-Clarke County
- **Hillsman Farm:** 30 acres of a working cattle farm in Oconee County
- **House Farm:** 50 acres of farmland and pasture near Bishop in Oconee County
- **Jordan property:** 13 acres of property along the North Oconee River in Athens-Clarke County
- **Kenney Ridge:** three easements protecting 39 acres of hardwoods and springs
- **Langdale Farm:** 64 acres of farmland with a small pond in Athens-Clarke County
- **Milford Hills:** 23 acres of oak-hickory forest and creeks as part of the Milford Hills neighborhood
- **Mitchell Farm:** 188 acres of cattle and hay farm near Farmington in Oconee County
- **Pinecrest:** 30 acres of hardwoods and pines as part of the Pinecrest neighborhood
- **Sheth:** 31.5 acres of hardwoods, creek, wetlands, and Burton Lake frontage in Barrow County
- **Wiley Farm:** two easements protecting a 168-acre working family farm in Walton County

*For conservation easement locations, please visit our clickable easement map at [www.athenslandtrust.org](http://www.athenslandtrust.org).*



## HOUSING

### FOURTH STREET VILLAGE ACTIVITIES

Fourth Street Village is providing affordable energy-efficient apartments for 94 low-income families. In addition, ALT is sponsoring activities for residents such as a Neighborhood Watch, a Residents' Association, computer training, and financial literacy classes. Over 50 residents enjoyed a pool party and picnic with resident DJ Bob Boehner on August 2. ALT is working with the ACC Police Department, Athens Technical College, Ambling Management Company, UGA, and other groups to provide empowerment activities for residents.

### HOMEBUYER EDUCATION

In July 2008, ALT began a Homebuyer Education program, that had served 99 people by the end of the year. The series of classes covers the steps to buying a home, mortgage loans, budgeting, credit repair, household finances, and home maintenance. The workshops are taught by Cathi Watkins, a certified Housing Counselor with many years of experience. Funding for the classes is provided by the Georgia Department of Community Affairs.

ALT thanks the many guest speakers, including Jeff Bishop of Athens First Bank and Trust; Cici Mercer of Timmons, Warnes, and Anderson; Joe Wyrick of Robins Federal Credit Union; Gabriela Cardenas of People of Hope; and graduate students from UGA's Department of Housing and Consumer Economics, for sharing their expertise. Thanks also to the *Athens-Banner-Herald*, *Flagpole Magazine*, WXAG, WGAU and WUGA for publicizing the classes. For more information on future classes, contact the ALT office.

### ALT HOUSING ACTIVITIES

During 2008, ALT acquired two houses, three vacant lots, and one lot with a burned house to be demolished. The two houses had been foreclosed on and were purchased by Mike and Christy Todd, who renovated and sold them to ALT in a bargain sale. Two of the vacant lots are located on Old Winterville Road in East Athens and the third is on Tara Way in the Forest Heights neighborhood. The lot with the burned house is on Washington Drive in the Spring Valley neighborhood. ALT plans to build energy-efficient, permanently affordable homes on these lots.

### REHABILITATION IN EAST ATHENS

ALT completed the rehabilitation of the historic house at 470 Nellie B and it is now the home of Liquita Parks and her daughter. The work was

done by contractor Garnett Williams with funding from Athens-Clarke County government.

### NEW CONSTRUCTION IN THE HANCOCK CORRIDOR

ALT built two new EarthCraft homes, 124 Dallas and 820 Waddell, in the Hancock Corridor. The craftsman-style cottages were built by Traditional Southern Homes and feature Energy-Star appliances, hardwood floors, Hardie siding, spray foam insulation, Energy-Star windows, and high efficiency hot water heaters and HVAC systems. The homes were built at a cost of approximately \$80 per square foot. ALT is committed to building homes that will be healthier and more affordable for the families who purchase the homes. The construction was financed with HOME funds from Athens-Clarke County Department of Human and Economic Development.



Diane Elder closes on 158 Susan Circle with attorney Cici Mercer.

### PERMANENTLY AFFORDABLE PROPERTIES

- 51 Dublin St.
- 239 Field Ave.
- 235 N. Rocksprings
- 245 N. Rocksprings
- 816 Waddell St.
- 820 Waddell St.
- 861 Waddell St.
- 865 Waddell St.
- 883 Waddell St.
- 640 West Hancock
- 130 Andrea Dr.
- 170 Andrea Dr.
- 470 Nellie B Ave.
- 474 Nellie B Ave.
- 125 Stanelle Dr.
- 140 Stanelle Dr.
- 215 Colima Ave.
- 158 Susan Circle
- 0 Valleybrook Dr.
- 124 Dallas St.
- 315 Washington Dr.
- 390 Washington Dr.
- 196 Cabin Ln. Ext.
- 213 Tara Way
- 2 Lots on Old Winterville Rd.

Funding made available for these affordable housing projects by Athens-Clarke County Department of Human & Economic Development (HED) HOME and CDBG Programs of the Unified Government of Athens-Clarke County, an Equal Opportunity Employer.



## A HOME OF OUR OWN!

Emmanuel Episcopal Church donated the property at 685 N. Pope Street to ALT for use as our future office. The cottage was built in 1906, and while the house has been empty for several years, it still has many historic features. ALT is planning to rehabilitate the house, repairing the damage from termites and a leaky roof. ALT is working with contractor Mike Todd on the rehabilitation, which will take several months.

With our background in rehabilitating historic homes, we are very pleased to have this important structure as our permanent home. Ownership of our office will provide ALT with the stability and sustainability to use our resources more effectively. ALT is immensely grateful to Emmanuel Episcopal Church for donating the building.

Thanks especially to Vestry Chairs Robin Bewley and Naomi Norman, Father Robert Salamone, and the Vestry members for choosing ALT as the recipient of the cottage.

Please monitor our progress on our website, [www.athenslandtrust.org](http://www.athenslandtrust.org).



## AWARDS AND RECOGNITION

### LAND TRUST ACCREDITATION



For several months during 2008, ALT was involved in the rigorous process of applying for accreditation by the Land Trust Accreditation Commission. We were very pleased to be honored in the first group of 39 land trusts throughout the U.S. to receive this distinction. According to Commission Executive Director Tammara Van Ryn, accreditation signifies that ALT “meets national standards for excellence, upholds the public trust and ensures that conservation efforts are permanent.” The Athens Land Trust is the only accredited land trust, and one of only a few in the US, that addresses both land conservation and affordable housing. ALT was featured in the Fall 2008 edition of *Saving Land*, the national publication of the Land Trust Alliance.

### MAGNOLIA AWARD

In November, ALT was very honored to receive the statewide Magnolia Award for Homeownership, which was presented by the Georgia Department of Community Affairs at the annual Housing Georgia Conference. ALT presented a workshop that highlighted the benefits of permanent affordability that are the result of the community land trust model. The annual awards recognize projects and organizations that are “judged to be outstanding examples of innovations and performance in Georgia.” According to DCA Commissioner Mike Beatty, “given the breadth and quality of affordable housing activities in our state, your selection as a Magnolia Award finalist is truly a great accomplishment.”





## LOCAL AWARDS

ALT also received several local awards during 2008.

**ATHENS GROW GREEN COALITION** recognized ALT's Fourth Street Village as the "Best New Development" at the GreenFest Awards ceremony in April. The sustainable features of Fourth Street Village include its location on the bus route and proximity to services; porous paving in the parking lots to reduce stormwater runoff; rain gardens and bio-swales to infiltrate stormwater; playground equipment made of recycled plastics; landscaping with native, drought resistant plants; retaining walls of natural stone; construction using Hardie plank, brick and stone; and energy-efficient appliances. ALT was presented with a watercolor of Fourth Street Village by Jamie Calkin.

**THE ATHENS-CLARKE HERITAGE FOUNDATION** presented the 2008 Preservation Award for Outstanding Achievement to ALT for "long-term positive impacts to the Hancock Corridor." The award cited ALT's rehabilitation of the historic houses at 861 and 865 Waddell Street and 215 Colima Avenue.

ALT was also presented the 2007 Multi-Family Development Award for Fourth Street Village by the **ATHENS-CLARKE COUNTY DEPARTMENT OF HUMAN AND ECONOMIC DEVELOPMENT**. The award was given at the annual luncheon during Community Development Week in March. Several of ALT's properties were featured on the annual tour.



*ALT's 2008 Annual Meeting.*

## GREENFEST AWARDS

For the first time, ALT presented awards during GreenFest to recognize individuals who have made significant contributions. ALT presented the Donor of the Year award to Elena Brown and Jared Harper and to Robby Roberts. These three individuals are all new to ALT and have provided



*Jared Harper and Elena Brown, two of ALT's Donors of the Year.*

significant financial support in innovative ways. Elena and Jared have made a generous automatic monthly donation, and all three have provided support for several affordable housing projects.

ALT also presented the first Conservation Easement Donor of the Year to Clay Bryant, who voluntarily and permanently protected 59 beautiful acres in Oconee County through an easement with ALT. While income tax deductions and credits are available to easement donors, local land conservation depends on landowners such as Clay who care about protecting open space.

ALT presented the donors with a framed photograph of Clay's property by Conservation Director Laura Hall.

## ANNUAL MEETING

ALT's Annual Meeting was held on November 16, at Emmanuel Episcopal Church. Attendees were able to view our future home at 685 N. Pope Street and see the rehabilitation work in progress. ALT also presented our new video and showed photos of properties protected by conservation easements. Board members were elected and refreshments were served. ALT thanked retiring Board President Jonathan Biron, Oconee County farmland protection advocate Russ Page, attorney Kesler Roberts, ALT Board officers, Conservation Committee members, and the Donors of the Year mentioned above. ALT also recognized retiring Board member Barbara Sims with a peach tree to be planted in her honor in the Brooklyn Community Garden. We greatly appreciate Emmanuel Episcopal Church for providing the space, and Mama's Boy, Athens Downtown Development Authority, and Homeplace for donating door prizes. Thanks also to Cecilia Villeveces' Cakes, Chick-fil-A, Las Conchitas, and Marti's at Middy for donating refreshments.

## GRANTS AND DONATIONS

**ATHENS-CLARKE COUNTY DEPARTMENT OF HUMAN AND ECONOMIC DEVELOPMENT (HED)** allocated a total of \$452,928 in loans and grants for ALT's housing activities for the fiscal year of July 1, 2008-June 30, 2009. ALT is designated as a Community Development Housing Organization (CHDO) and received \$131,171 for the acquisition of one vacant lot and the subsidies for two new EarthCraft homes and two foreclosed homes that have been renovated. All of these will be single-family homes that will be sold to low-to-moderate income buyers and will be permanently affordable. ALT also received \$28,034 for down payment assistance for these future homebuyers and \$43,723 for project management, architects, and insurance. In addition, ALT received a revolving loan of \$250,000 to help finance the construction of seven homes. ALT is very grateful for the ongoing support of HED and the ACC Commission. With this support, ALT has a total of 122 houses, lots and apartments for affordable rental and single-family homeownership.



*Cathi Watkins teaches a home-buyer education class.*

**OCONEE STATE BANK** gave ALT \$5,000 for a second year to assist ALT homebuyers in obtaining a mortgage. Barbara Bacon and Cathi Watkins, certified housing counselors, worked with potential ALT homebuyers on credit repair, budgeting, and mortgage readiness.

**BANK OF AMERICA** also awarded \$5,000 for a second time to support ALT's Affordable Housing Program.

The developers of Athens' new **HOTEL INDIGO**, who are seeking LEED Gold certification for the project, donated \$1,000 to ALT to support our green building efforts. **RIALTO PROPERTY PARTNERS** and their joint developer, **MELAVER**, had a "green-breaking" for their new hotel instead of a traditional groundbreaking. They chose to support community groups who are aligned with their goals for sustainable development.

**THE BEN AND JERRY'S FOUNDATION** also donated \$1,000 to ALT during 2008. The grant is to increase environmental awareness for children in the Five Acre Wood neighborhood by providing opportunities to experience this natural area. The Five Acre Wood is protected open space in the Over the River Neighborhood (North Avenue and Ruth Street.) Our goal is to assist residents in making the Five Acre Wood a place that enhances their daily lives.

ALT received an **ANONYMOUS DONATION** to start a revolving fund for ALT homeowners to use for major repairs, such as a new roof or HVAC system. We hope that others will donate so that the fund can grow and be available when our homeowners need help in the future.

**THE WATSON-BROWN FOUNDATION JUNIOR BOARD OF TRUSTEES** awarded ALT a matching grant of \$6,250 to conduct an archaeological study at a site in Oconee County. The site, where a fort was located, was the western boundary of the U.S. during the late 1700s. The matching funds for the grant were provided by an anonymous donor.

ALT was April's **FRIEND OF EARTH FARE**. On April 12 Earth Fare hosted a cookout with delicious food and wonderful music by Tammy Reeves, Jenny Woodward, and Daniel Ray. At the end of the month ALT received \$1,476 from Earth Fare from bag donations and cookout proceeds. Thanks to Earth Fare Community Coordinator Michael Perkins and Manager Gere Warrick, and to everyone who provided their own shopping bags during April!

## PARTNERSHIPS

### **HANDS ON ATHENS (HOA)**

The home of Ms. Fannie Jordan at 650 W. Hancock was ALT's 2008 HOA house. Ms. Fannie is a long-time homeowner and resident of the Hancock Corridor. Volunteers made repairs, painted the house, and landscaped the yard under the direction of Mike and Christy Todd, Heather Benham and David Berle. Once again, ALT representative George Wright served as HOA logistics chair for the work on the 13 historic homes that were repaired during the weekend.

### **ONEATHENS**

ALT continues our participation with the OneAthens anti-poverty initiative. Housing Director Heather Benham serves on the Housing Implementation Committee, which is working to



increase affordable housing for Athens residents. On November 19, the committee hosted a seminar for local government elected officials and staff, realtors, bankers, attorneys, and other partners. Frank Alexander, Professor of Law at Emory University; Martin Fretty, Housing Director for the City of Savannah; and John Hiscox, Director of the Macon Housing Authority, shared their expertise with the group. Fretty and Hiscox showed examples of their affordable housing development activities, and Alexander discussed the uses for a land bank. Over 50 people attended the informative session.

### **GREENSPACE USER GROUP**

The Greenspace User Group makes recommendations to Athens-Clarke County about greenspace acquisition using SPLOST 2005 and other funds. Because ALT initiated the SPLOST 2005 greenspace acquisition project, we were asked to serve on the User Group and have voting representation. To date, nine parcels protecting farmland and river frontage have been acquired.



*ALT President Angela Johnson speaks at the Move to Improve Festival.*

### **MOVE TO IMPROVE FESTIVAL**

The Move to Improve Festival was held on June 27 on Waddell Street to celebrate National Homeownership Month and the revitalization of the Jacksontown neighborhood. The festival featured the ribbon cutting of ALT homeowners Addie and Robert Gilham, who are buying 861 Waddell, and Reggie Willis, the new owner of the ALT-Habitat Women Build house at 883 Waddell. The festival also included tours of the affordable houses on the street that have been built or rehabbed by ALT, Athens Housing Authority, and Habitat. Refreshments were provided by Food for the Soul and JB Ribs & BBQ.

### **PEOPLE OF HOPE**

People of Hope (PoH), the former residents of Garden Springs Mobile Home Park, is moving forward with their plans to create the first resident-controlled mobile home community in Georgia. ALT has been involved with this project from the beginning, helping in different ways as PoH's needs have changed. ALT has served as fiscal sponsor, receiving donations and grants to assist with relocation and other needs; shared office space; and held title to PoH's property on Freeman Drive. In 2008, the PoH Board was ready to hold the property's title themselves, and ALT was happy to transfer the title to them. Construction of Phase I was underway at year end. ALT continues to support PoH in their endeavors!

### **UGA STUDENTS HELP ALT**

UGA students in several departments have assisted ALT in a wide variety of projects. Landscape architecture students of ALT Board member Alfie Vick and Lauren Zeichner worked on several of ALT's affordable housing properties. The students planted an heirloom garden at the historic home of the Givens family; installed drought-tolerant native plants at our two new EarthCraft homes; established a walking trail in the natural area along the stream at Fourth Street Village; and cleared the existing trail at the Five Acre Wood. UGA Horticulture students of David Berle installed conservation easement boundary signs on several of the properties ALT is protecting. And under the direction of Jeffrey Fisher, students from the College of Public Health studied the indoor air quality of the affordable homes being built by ALT. ALT uses no-VOC paints and finishes in order to make our homes healthier for the future residents.

### **OCONEE PARTNERSHIP FOR FARMLAND PROTECTION**

ALT continues to work with the Oconee Partnership for Farmland Protection (OPFP) to protect working farmland in Oconee County. As a result of OPFP's educational efforts, the Oconee County Commission has provided matching funds for the NRCS Farm and Ranchland Protection Program. To date, ALT holds conservation easements on 320 acres of Oconee County farmland.

### **SOUTHFACE ENERGY INSTITUTE**

On December 9, ALT and the UGA Departments of Environmental Health Science and Housing and Consumer Science sponsored a workshop on indoor air quality presented by Southface Energy Institute. About 30 people attended the session.

## SPIRIT OF THE LAND

The fourth annual Spirit of the Land was a great success, raising over \$12,000 for land conservation in our region. ALT partnered with the Oconee River Land Trust again this year to increase awareness and support for our conservation efforts. The event began on June 8th with an opening reception for the art exhibit and sale at the State Botanical Garden Visitors Center. **RENÉ SHOEMAKER** of UGA Circle Gallery again donated her time as the curator for the art exhibit. **JUNE BALL** was this year's signature artist and her painting, **BREEDLOVE FARM POND**, featured property that is permanently protected with a conservation easement held by ALT. The exhibit and sale included exceptional art pieces by 21 local artists. On Saturday, June 21st, the gala event included wine tasting with **GOSFORD WINE**, music by **QUARTETO GROGUS**, and food from **FIVE & TEN**. Over 150 people enjoyed a lively auction featuring many wonderful items. We are very grateful to the many people who contributed so generously to this event. Please see the list of artists, sponsors and donors who made this event such a great success.

### BENEFACTORS

Anonymous  
R.E.M.  
5&10

### SPONSORS

Athens Banner-Herald  
Gosford Wine  
Kathy Prescott & Grady Thrasher  
Katherine & Bertis Downs  
Nick & Jane Bath

### DONORS

Clint & Mary Moore  
Pamela & W.H. NeSmith  
Plum Creek Timber  
S&W Development  
Sutherland, Asbill & Brennan

### PATRONS

Bel-Jean Copy-Print Center  
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Sally & Dan Coenen  
Larry Dendy  
Merrill Lynch  
Ray & Nancy MacNair  
North Georgia Bank  
Hank Raichle  
Sigrid & Clate Sanders  
Ed & Sue Speir  
Dev & Gene Weeks  
Sue & Ed Wilde

### CONTRIBUTOR

Anonymous

### PARTICIPATING ARTISTS

Margaret Agner  
June Ball  
Toni Carlucci  
Nancy Carter  
John Cleveland

Sally Coenen  
Jim Creech  
Stephen Humphreys  
Philip Juras  
Will Langford  
Dave Lindsay  
Jackie Slayton Methé  
Roger D. Moore  
Rich Panico  
Bill Paul  
Scott Pope  
Suzanne Reeves

Cameron Johnston, Designer  
Canopy Studio  
Celtic Quartet  
Ciné  
Classic Center  
Clocked  
DanceSpace  
DePalma's  
Donderos' Kitchen  
East West Bistro  
Eric Kissell

Last Resort  
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Michael Moore, Massage Therapist  
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Nick & Jane Bath  
Oconee River Greenway Commission  
Pinch of the Past  
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R.E.M.  
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Southface Energy Institute  
Sunshine Cycles  
Tina Tinsley  
Toula's  
University of Georgia Press  
Walter Cook  
Walter Reeves



René Shoemaker  
Margie Spalding  
Jim StipeMaas  
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### AUCTION ITEM DONORS

Al Pless  
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Ashford Manor  
Athens-Clarke Heritage Foundation  
Aurum Studios  
Big City Bread  
Bill Loughner  
Broad River Outpost

Farm 255  
Five Points Deli  
40 Watt  
Foundry Park Inn & Spa  
Georgia Review  
Gere Warrick  
Half Moon Outfitters  
Harry Bissett's  
Healing Arts Centre  
Heery's  
Helix  
Homeplace Gifts  
James and Tommie Hall  
Jittery Joe's  
Johnny Carino's  
Julia Berry  
Kate Blane

**SPECIAL THANKS TO** Tina Tinsley, Kate Blane, Gere Warrick and Celtic Quartet who donated a second dinner with music at Earthsong

### FLOWERS

Madeline van Dyck  
Mrs. James Hall

### EVENT AUCTIONEER

David Bryant

### GRAPHICS & PROGRAM

Heather Benham  
Lara Mathes

### A SPECIAL THANKS TO

Julie Phillips



## HARVEST MOON DINNER

Our First Annual Harvest Moon Dinner was a resounding success! Over 120 guests enjoyed a delectable feast under the full moon at the Breedlove-Powers Farm, a fourth generation working farm in Oconee County protected in perpetuity under an ALT conservation easement.

Award-winning chef **HUGH ACHESON (FIVE & TEN, THE NATIONAL)** prepared a memorable dinner of regional cuisine with locally grown ingredients including pecans from the grove of trees where the dinner was served on **ANN AND ALLEN POWERS'** farm.

**TONY EUBANKS** as Event Coordinator, with the help of Board Vice President **LARA MATHES**, established a unique event that we hope will be the first of many.

Sponsors of the Harvest Moon Dinner were **AURUM STUDIOS; ELENA BROWN AND JARED HARPER; CARSON ADVISORY, INC.; CHASTAIN, JENKINS & LEATHERS; EPTING EVENTS; FIVE & TEN; LOCOS GRILL AND PUB; NORTHEAST SALES DISTRIBUTING; R.E.M.; and WUGA. DAVID FAIRBAIRN** designed the fantastic logo and poster and **TERRAPIN BREWERY** provided local beer for the event.

**TAMMY NANCE** of **SCENTIMENTSFLOWERFARM.COM** orchestrated the beautiful table decor with help from the **ORCHID LADIES** who provided the main table centerpieces. Music was provided by **KYLE DAWKINS** of the **GEORGIA GUITAR QUARTET**. **JULIE MCLEOD** and her **BEL-JEAN** staff ensured that all our printed materials looked first class. Many generous people volunteered their time as servers for the event.



The Harvest Moon Dinner raised \$8,000 for the rehabilitation of our future office space at 685 N. Pope Street. Thank you to the Powers family, as well as all the sponsors, volunteers and guests who made this special evening possible!

Please go to [www.athenslandtrust.org](http://www.athenslandtrust.org) to look at more photos of the event. And, don't miss next year's Harvest Moon Dinner!

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## THANK YOU TO OUR MEMBERS AND DONORS DURING 2008!

### FOREST

R.E.M.  
Elena Brown & Jared Harper  
Bertis & Katherine Downs  
George & Ruth Koch

### GROVE

Neal Anderson & Jamie Baker  
Roskie  
Gregg Bayard  
Dr. & Mrs. J. Derrell Clarke

### OAK

O.C. & Manita Dean  
Rosemarie Goodrum  
William & Marguerite Holmes  
Neal & Pat Priest  
Elinor Myers Rees  
The Sams Group  
Murray & Dorris Tillman

### SEEDLING

Sara Beresford  
Jeffrey Boring & Emily  
Patterson  
Lynn Bryant  
Pete Crane  
Martha deBeaugrine  
Delmer & Ann Dunn  
Mary Erlanger  
Delmar Finco  
Beth Gavrilles & Philip Juras  
Dr. & Mrs. James Hall  
Charles Hawkins  
Rebecca Horne  
Cecil & Sandy Hudson  
Carl Jordan  
Scott & Heather Kleiner  
Eugenia Langdale  
Erika Lewis  
David & Suzanne Lindsay  
Ray & Nancy MacNair  
Maureen O'Brien & George  
Wright  
Stephanie Ramsey  
Margaret Strahl  
Dev & Gene Weeks  
Deborah Weiler  
Ed & Sue Wilde

### ACORN

Charles Apostolik  
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Katha Massey  
Valrie McIntyre  
North Georgia Bank  
Amy Steele  
Chet Thomas & Gere Warrick

### FAMILY

Doug Atkinson  
Chris Aubry & Mary Lopez  
Rebecca Baggett & Elmer Clark  
Sarah & Wilson Barmeyer

Gregg Bayard  
Sally & Dan Coenen  
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Paul Bunde & Carla Jennings  
Tammi Johnson  
Kathy Kasarskis

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Department of Human &  
Economic Development  
Emmanuel Episcopal Church  
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Athens Area Habitat for  
Humanity  
Bank of America  
Oconee State Bank  
Federal Home Loan Bank of  
Atlanta  
First American Bank  
Adele Patrick  
Dale Wiley  
Charles Hillsman  
J. Sheth, Barrow Holdings LLC  
Hotel Indigo  
Ben & Jerry's Foundation  
Mike & Christy Todd  
Gregg Bayard  
EarthFare  
Terrapin Brewery  
Upshaw Bentley  
Kesler Roberts  
Law Offices of M. Barton Rice  
Cecilia Mercer of Timmons,  
Warnes, & Anderson  
Sutherland, Asbill, & Brennan  
Athens Downtown Development  
Authority  
Aubry's Arbor  
Cecilia Villeveces Cakes  
Chick-fil-A  
G & G Landscape Designs  
Garnett Williams Construction  
Georgian Press  
Hill & Associates, PC  
Homeplace Gifts  
Laurie Hart  
Ken Parriss, Part I Development  
Mama's Boy  
Martí's at Midday  
Robins Federal Credit Union  
Southface Energy Institute  
Sherwin Williams  
Amy Andrews for Pope Street  
Cottage Building Fund  
Megan Cattau & Allyson Mann  
in honor of Melissa Roberts &  
Kevin Keel  
Lenore Chase in honor of Adele  
Patrick  
Charles & Patricia Cook in honor  
of Nancy Stangle  
Nelda Parker in honor of  
Noreene Parker & Maria  
Giménez



Fourth Street Village residents enjoying a pool party in August.

Kathleen Sanders  
Elizabeth Sheerer  
Sandra Wyld & J. Wright

### INDIVIDUAL

Dexter Adams  
Diane Adams  
Valerie Aldridge  
Brent Allison  
Ellen Barger  
DeWitt Barton  
Bill Benson  
Bob Bostrom  
Eric Bott  
Anne Brightwell  
Laura & Jake Brindle  
Leslie Buchanan  
Liz Buddenhagen  
Dani Bushen  
Cynthia Call  
Samuel & Elaine Carleton  
Paul Cassilly  
Candace Courcey  
Joanna DeJansserand

Bob Klein  
Lisa Knighton  
Tracy Mathews & Neal Crumb  
Pat McAlexander  
Nathan Mende  
George Miller  
Ryan & Dale Nesbit  
Brendan Nordgren  
Lauren O'Grady  
Jane Okrasinks  
Madelyn Osborne  
Maria Camila Pardo  
Mary Pearse  
Amy Powell  
Laurie Ricks  
Caroline & Ted Ridlehuber  
Tom Rodgers  
Alexandra & Bill Schein  
Sarah Schmitt  
Brandon & Krista Silvers  
Donna Smith  
Kay Stanton  
Jeff Turner  
Kris Rapp & Mike Young

### FARMLAND PROTECTION

John & Barbara Ruby  
Joanna Schultz  
Vivian Williams



## STAFF, BOARD, INTERNS

During 2008, ALT homeowner Angela Johnson became President of the Board of Directors, when Jonathan Biron stepped down from the ALT Board. Lara Mathes continued as ALT's Vice President, along with Gregg Bayard as Secretary, and Neal Anderson as Treasurer. ALT also said goodbye to Board members Barbara Sims, Robby Roberts, and Katie Kandalec. New Board



Board President Angela Johnson and Secretary Gregg Bayard.

members were Beth Blalock, Malcolm Palmore and Dev Weeks. ALT is very fortunate to have these individuals joining our continuing Board members Neal Anderson, Gregg Bayard, Stephen Cramer, Brenda Crawford, Tina Franklin, Beth Gavrilles, Antwon Givens, Cleo Givens, Jared Harper, Angela Johnson, Lara Mathes, and Alfie Vick.

At the beginning of the year, ALT staff included Nelda Parker as Administrative Assistant, Heather Benham as Housing Director, Laura Hall as Conservation Director, and Nancy Stangle as Executive Director. Cathi Watkins, a certified Housing Counselor, joined ALT as Homebuyer Educator and Case Manager. In the fall, Sabrina Cuadra became ALT's Administrative Assistant and Dyan Holt joined ALT as Project Assistant after serving as a volunteer for several months.

ALT was fortunate to have law student interns Ben Walters and Matt Bowers and Housing and Consumer Science graduate student Timera Temple during the summer. Thanks to Kate Blane and Philip Juras for assisting us with our computers and Audrey Horne for volunteering her time as well.

Special thanks to Scott Wright and Judy O'Brien of Sutherland, Asbill, and Brennan, LLP; Kesler Roberts; M. Barton Rice; Cici Mercer of Timmons, Warnes, and Anderson; and Upshaw Bentley and Michael McCleary of Fortson, Bentley, and Griffin for their legal assistance.

## FINANCIAL STATEMENT AS OF DECEMBER 31, 2008

### ASSETS

#### CURRENT ASSETS

Cash and Investments	173,657
Note for Fourth Street Village	500,000
Other Current Assets	62,492

**TOTAL CURRENT ASSETS 736,149**

**LAND, PROPERTY, EQUIPMENT 1,549,126**

**TOTAL ASSETS 2,285,275**

### LIABILITIES AND EQUITY

Payables and Short-Term Notes	444,657
Long Term Notes	572,683

**TOTAL LIABILITIES 1,017,340**

Net Assets Unrestricted	901,766
Net Assets Restricted	317,431
Net Income	48,738

**TOTAL EQUITY 1,267,935**

**TOTAL LIABILITIES AND EQUITY 2,285,275**

### REVENUES

Grants	349,470
Contributions and Event Income	97,051
Program Income	126,310
Other Income	4,176
Net Unrealized and Realized Losses	(20,552)

**TOTAL REVENUES 556,455**

### DISBURSEMENTS

Construction and Housing Rehab	257,560
Program Expenses	222,232
Operating Expenses	26,995

**TOTAL DISBURSEMENTS 506,787**

**NOTE:** The above figures are unaudited financial information. The complete audit will be available at ALT's office upon completion.



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**PLEASE CHECK ONE OF THE FOLLOWING LEVELS:**

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**Name** \_\_\_\_\_ **New** \_\_\_\_\_ **Renewal** \_\_\_\_\_

**Address** \_\_\_\_\_

**Telephone # (s)** \_\_\_\_\_ **Email** \_\_\_\_\_

**Would you like to join our listserv?**  Yes  No

**Would you like to Volunteer?**  Skills or Interests: \_\_\_\_\_

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### OUR MISSION

THE MISSION OF THE ATHENS LAND TRUST IS TO PROMOTE QUALITY OF LIFE THROUGH INTEGRATION OF COMMUNITY AND THE NATURAL ENVIRONMENT BY PRESERVING LAND, CREATING ENERGY-EFFICIENT AND AFFORDABLE HOUSING, AND REVITALIZING NEIGHBORHOODS.