

Ulster County Exec To Speak At Feb. Breakfast

'Expanding Opportunities For All' The Focus

Ulster County Executive Jen Metzger will outline her priorities and some of her initiatives for 2025 at the Feb. 27 Ulster Chamber Breakfast Meeting with key topics to include developing affordable and energy-efficient housing solutions, tourism, the county's first-ever Arts and Culture Plan, agriculture and expanding opportunities for small business owners.

The Breakfast, to be held at The Venue Uptown at the Best Western Plus at 503 Washington Ave. in Kingston from 7:30 to 9:00 a.m., is being sponsored by Community Foundations of the Hudson Valley.

Metzger said the overarching theme is to "leverage our advantages as a county government to uplift and expand opportunities for our residents, improve people's health and quality of life and be the best stewards of the planet and environment that we can be."

The focus of her administration, she said, is to build a "resilient, sustainable, thriving Ulster County that leaves no one behind."

Affordable housing remains one of the most pressing issues in the county, Metzger noted, but help is on the way with a \$15 million investment from the newly created Ulster County Housing Action Fund for five affordable housing units in Kingston, the town of Ulster, Hurley, New Paltz and Saugerties.

Last year, the first round of \$2 million was committed to the project, which overall is expected to help 200 individuals and families, according to Metzger, who views safe and affordable housing as a "moral imperative."

Another solution is the expansion of the "Plus One" Home Program that offers grants of up to \$125,000 to homeowners for building Accessory Dwelling Units (ADUs) on their properties in exchange for keeping rents affordable. The program, which is made possible through a \$5 million state grant secured by the Ulster County Planning Department, increases housing availability and provides homeowners with supplemental funds to manage their expenses, Metzger said.

Other priorities for 2025 include a program that would offer micro-grants and support services to entrepreneurs and businesses, with more than half of the \$300,000 Community Development Block Grant being dedicated to entrepreneurs with incomes at or below 80 percent of the area median income. The goal, Metzger said, is to "expand opportunities, foster a diverse and inclusive workforce and inclusive business environment and create jobs."

An additional goal for the new year is to revive and restructure the existing Revolving Loan Fund to help small businesses (mainly those owned by minorities, women and veterans) facing barriers to access capital. The low-interest loans can be used for working capital, energy efficiency, facility upgrades, machinery and equipment.

Metzger added that she plans to highlight key findings of the Draft 2024 Agricultural and Farmland Protection Plan, the first updated plan in almost three years, and share the latest about the county's Arts and Culture Plan, which aims to enhance the cultural landscape through community planning.

Breakfast attendees will also hear the latest about Nature Bus 2.0, an extension of the program that launched last April giving residents, including those without a car, an opportunity to hop aboard a UCAT bus for free to explore some of the county's natural treasures and outdoor recreational destinations.

Metzger formerly served in the NYS Senate, representing Sullivan County and parts of Orange, Ulster and Delaware counties, in 2019-2020, and as a Rosendale town council member from 2013 to 2018. She also served as the Rosendale deputy town supervisor from 2010 to 2012. She made history as the first elected female county executive in Ulster County.

Chamber Breakfasts are a great way to stay on top of current events and connect with other local business leaders. Reservations are required. Tickets are \$30 in advance and \$35 at the door for Chamber members (\$40 for non-members.) For more information, contact the Chamber at (845) 338-5100 or go online at www.ulsterchamber.org.



U.C. Exec Jen Metzger

February Breakfast Sponsor Is Community Foundations Of The Hudson Valley

Empowering Philanthropy in the Hudson Valley

Since its founding, Community Foundations of the Hudson Valley (CFHV) has played an essential role in philanthropy in Ulster, Dutchess and Putnam counties. Currently, with over \$120 million in assets under its management and managing nearly 600 charitable funds, CFHV continues to make an extraordinary impact on our region by distributing millions in grants and scholarships. With a central mission of improving our communities, CFHV distributes its funds to organizations, students, and initiatives that tackle food security, education, community improvement, health & human services, arts & culture, animal welfare, the environment and more.

As a trusted partner in philanthropy, CFHV empowers individuals, families, businesses and organizations to establish charitable funds that align personal values and community needs. Whether you're inspired to support the arts, enhance local education, or tackle urgent social challenges, CFHV provides the tools and expertise to translate your vision into profound transformations. Through collaboration with legal, financial, and community partners, CFHV ensures that every contribution is stewarded responsibly and strategically. Its holistic approach

to fund management allows donors to focus on their priorities while CFHV handles the complexities of grantmaking and financial oversight. With the organization's guidance and knowledge, charitable donations are maximized to best benefit the community, as well as the businesses or donors, creating a win-win for all involved.

CFHV serves as a vital partner for regional businesses, many of whom have experienced significant gains and are looking to re-invest them back into their communities. Working with CFHV, businesses create tailored philanthropic solutions for each of their goals, helping business owners positively impact their community by creating meaningful change, supporting local non-profits, or addressing community needs.

CFHV doesn't just oversee and disseminate funds, it builds legacies. By providing leadership and supporting the growth and vitality of the Hudson Valley, whether through donor-advised funds, community grants to nonprofits, or scholarships for students, CFHV's impact is both immediate and enduring, as they are a key player in strengthening our community.



COMMUNITY FOUNDATIONS OF THE HUDSON VALLEY

CFHV is guided by an experienced staff and a Board of Trustees composed of local leaders in business, philanthropy, and community engagement, as well as regional advisory committees and the community at large. Together, they

uphold the organization's mission to strengthen the Hudson Valley. Applications for membership in the advisory committee are open now at <https://communityfoundationshv.org/advisory-committee/>

With CFHV, we can foster a culture of generosity that strengthens our local economy and enhances the quality of life for all residents. Contributions to CFHV are tax-deductible under IRS guidelines, making it easier than ever to give back while planning for the future.

Discover how CFHV can help transform your philanthropic goals into powerful community action. Learn more at CommunityFoundationsHV.org and follow the nonprofit on Facebook, Instagram, and LinkedIn for updates on its work and the lives CFHV touches every day.

Enjoy The Stay!

February Business Card Exchange At Residence Inn In Kingston

The first Business Card Exchange of the year on Feb. 12 from 9-10:30 a.m. will have such a relaxing vibe that you'll feel like you're entertaining friends at home.

That's because the Residence Inn by Marriott, at 800 Frank Sottile Boulevard in Kingston, specializes in unmatched comfort and relaxation for all its guests, said Kelly Hamel, the hotel's area director of sales.

"We offer a home-away-from-home feeling, so everyone will feel comfortable," she said. "We're looking forward to meeting everyone from the Ulster Chamber and hosting this event."

This will mark the first time the hotel has opened its facilities for a Chamber function, and the team is looking forward to welcoming the local business community. Centrally located in the town of Ulster's hub of commerce, Residence Inn is known for its spacious suites designed with comfort in mind.

Last June, the 92-room hotel completed a redesign project that included a newly renovated lobby and updated guest rooms, which now feature fresh wall coverings, carpet and bedding. The rooms have been redone in blue and brown tones, and the overall feeling is more earthy and relaxing.

"Guests who stayed with us before will be amazed by the transformation," Hamel said. "It's like a completely new hotel. The rooms are significantly improved with a brighter, more modern feel."

The defining feature at Residence Inn is that all the rooms are suites, each designed for long-term stays. This includes studio, one-bedroom and two-bedroom suites—all of which have fully functioning kitchens stocked with pots, pans, dishes and utensils so guests can cook their own meals. Each suite offers an open-floor plan, some with separate living and sleeping areas, as well as free Wi-Fi, LCD TVs and Netflix.



Residence Inn Kingston also offers a fitness center, outdoor lounge area with firepits and a new amenity called "Pour My Beer," a self-serve tap system that allows guests to sample local beers and wines with a prepaid card. Hot continental breakfast is also included every morning for guests.

The hotel additionally offers an onsite meeting space that can accommodate up to 30 attendees. Other perks include laundry service and grocery delivery. Another big selling point is that Residence Inn is pet friendly.

Because the hotel has so much to offer, it often draws guests looking to stay for extended periods, as well as wedding guests, construction crews, vacationing skiers and horse owners and handlers attending summer HITS-Saugerties events.

"We have everything a guest wants in the room. They can cook for themselves and don't have to worry about eating out

every day, and there's a lot of room to unwind. Plus, we're close to great stores, restaurants and more. The Residence Inn is a great place to stay when you come to the area, whether for a short stay or long term," Hamel said.

The Chamber Business Card Exchange will take place in the meeting room and attendees will have the opportunity to tour the facility. The hotel team will share additional information with Chamber members and will be available to answer questions about hosting business associates or out-of-town guests this year.

"This is really a great place to stay when you come to the area for a long trip. Again, it just feels like home," Hamel said.

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Building Dreams

The Barn Raiser In Highland Has You Covered

If you have storage and garage needs or anything in between, Michael Campbell and his team at The Barn Raiser can likely bring your vision to life.

"If you can dream it or sketch it, chances are we can build it and deliver it," said Campbell, the owner of the 22-year-old business that specializes in quality, Amish-built one- and two-story garages, sheds, horse barns, gazebos, pergolas, chicken coops and just about any other structure to fit your needs and lifestyle.

"Someone will say, 'I saw this on DIY Network. Can you build this for us?' Most of the time, the answer is yes," Campbell said. "Folks have storage needs, and every day, we get a different call and customer with a different vision of what they want. We get everyone from general contractors and townships to farmers, new homeowners, couples having their first babies and empty nesters.

"Every need and vision is different, and we love having those conversations with people about how we can make their lives easier by helping them free up space, get organized and bring their visions to fruition."

The Barn Raiser, originally located in Saugerties, was founded in 2003 by Campbell's cousins, Michelle, her spouse, Dave and their son, Trevor. Campbell, who had a full-time job as the community impact officer at Mid-Hudson Valley Federal Credit Union, often helped on weekend builds and two-story assemblies, learning the ropes early on. He took over the business in 2023, immediately putting his business experience to use.

"I was always involved or promoting The Barn Raiser to some degree over the years," Campbell said. "I really had a behind-the-curtain look years before I ever thought of buying it— thanks to my family. It was a huge leap, but I quickly realized I had been preparing for this for over a decade, helping hundreds of small businesses in my previous career in the financial sector. It really translated more than I thought. It's a product provided to residents and businesses that they really need, so it isn't much different than the 'people helping people' philosophy I adopted at MHV.

"We're a week into my third year in Highland as owner, and we have been very well received by this great community," Campbell added. "This is a prime location on Route 9W. We're right near the



Mid-Hudson Bridge, which is central to three counties (Ulster, Orange and Dutchess) and because of that, we've grown tremendously since the move and have become known as the go-to for quality-built Amish structures in this area, and for that, we are so thankful."

The Barn Raiser also delivers across the United States through its direct delivery service.

"We get calls and emails from all over the map. We've delivered dog kennels to Texas, gazebos to Kansas, garages and studios to California and other quality-built structures to lots of states in between," Campbell said.

"We deliver hundreds of beautiful, custom-designed structures every year to residents and businesses. We just did a few pavilions and pole barn structures for the town of Lloyd, town of Stanfordsville and numerous other big structures for other municipalities. It is an honor to get those calls to provide structures to businesses in the Hudson Valley. We are so grateful they choose us time and time again."

Campbell, who lives in Saugerties with his wife Ashley, and children, Max and Zoe, also loves to give back to the local community. In addition to supporting local youth athletic programs, area animal shelters and community clean-ups, he offers a year-round five percent discount to veterans, teachers, first responders,

police, nurses and municipal workers.

He credits his cousin and family for their initial vision as well as his wife and children for his continued success. Campbell also is grateful for his staff, including Lisa Peterson, his office manager, and Michael Greco and Todd Bernier, his delivery and lot team.

"My true heartbeat is my family, my team and my community. I couldn't do it without those important players in my life. I hope we are making Michelle proud," he said.

As Campbell and his team prepare for another banner year, he reminds those considering a quality structure to contact The Barn Raiser.

"We look forward to building and creating with you and giving you the extra space you deserve. Connect with us and let's build. Your dream structure is a call away."

For more information, go to www.barnraisersheds.com or email info@barnraisersheds.com. The Barn Raiser, at 3850 Route 9W in Highland, can also be reached at (845) 834-3455.



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UPCOMING CHAMBER EVENTS

Wednesday February 12 | 9:00 - 10:30 am

New Member Meet & Greet
Residence Inn by Marriott
800 Frank Sottile Blvd. | Kingston, NY
There is no cost for Members to attend.
Reservations are required.

Sponsor: Hudson Valley Credit Union

Thursday February 27 | 7:30 - 9:00 am

Chamber Breakfast Meeting
Ulster County Executive Jen Metzger
The Venue Uptown at the Best Western Plus
503 Washington Avenue | Kingston, NY
\$30 Members-Advanced Pay • \$35 Members-At The Door
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Sponsor: Community Foundations of the Hudson Valley

Friday March 14 | 7:30 - 9:00 am

55th Annual Peter B. Mathews St. Patrick's Day Breakfast
Featuring T. McCann Band
The Venue Uptown at the Best Western Plus
503 Washington Avenue | Kingston, NY
Pre-Registration Only
\$30 Members-Advanced Pay • \$40 Non-Members

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Wednesday March 19 | 5:00 - 7:00 pm

Networking Mixer @ The Twaalfskill Club
282 West O'Reilly Street | Kingston, NY
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More Info and Registration UlsterChamber.org
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Wholly Holistic Woodstock Spa Prioritizes Your Well-Being

Linda Dubilier has always had a keen eye for beauty. As a former fashion photographer for magazines like Elle, Harper's Bazaar and Vogue, she was gifted with an aesthetic sense that would serve her well in the next chapter of her life.

A whole new world opened to Dubilier after 9/11 when she moved from the runways of New York City to the countryside of Woodstock. She got married, settled down and started a family.

Initially a stay-at-home Mom, she got to know her community well and made many connections. One of those was Babs Moley, the owner of River Rock Health Spa at 62 Ricks Road in Woodstock.

When Moley put the property on the market, Dubilier and her husband bought it in 2017. After a series of changes and embellishments, Dubilier debuted the Woodstock Spa in June 2023.

The spa, she said, is not only a place to get a rejuvenating massage or acupuncture treatment, but it's an overall oasis to care for the whole person—mind, body and soul.

"It was just like a twist of fate going from my photography career to spa ownership," said Dubilier. "All roads led to this. There were so many circumstances, and for me, it felt so right. It combines all the things that mean something to me—art, beauty and physical and mental wellness."

Dubilier said that she developed Woodstock Spa to give others the gift of relaxation and to help them feel good about themselves.

"I put into this place what I would want as a client," she said. "We care about your wellness—inside and out—and your mental health. It's not just about a massage. It's about your



body as a whole and the experience of coming to see beautiful things and connecting with your practitioner. This is more about your personal experience. That's sort of what makes us unique."

Woodstock Spa, which won a Chronogramme for Best Day Spa in 2024, has 30 master practitioners and offers a full range of services such as facials; massages, including Swedish, deep-tissue and prenatal; body scrubs, waxing, semipermanent makeup for brows, lips and eyes; Shiatsu; Reiki; sound energy healing; somatic support; and something called "Family Constellation Therapy," led by with Celia Neustadt, which combines psycho-somatic practices with shamanism and energy work to reveal the roots of trauma in a person's life.

Another unique practitioner Dubilier brought on board was Natasha Zajac, a healing arts practitioner, who blends music, wellness and ancient healing traditions to "inspire creativity and self-care."

Woodstock Spa also offers personal training, one-on-one or in small groups, as well as gym drop-ins and steam sauna and gym day passes.

The spa hosts a multitude of parties, including bachelorette or birthdays, enabling the group to choose à la carte, a multitude of treatments and group activities.

In the coming weeks, Dubilier plans to roll out Dose of Eden, a "transformative" skincare line sourced directly from nature. Developed by Anastzja Winnick, the Hurley-based company features botanical serums, body butter, herbal oils, tallow balms and healing mists.

Also in the works is an outdoor sculpture garden. The Woodstock Spa is at the base of the Byrdcliffe Arts Colony on Mount Guardian, so Dubilier would like to tap local artists to enhance the field behind the spa. As someone who believes art is a mood booster, she already showcases the work of local

artists inside.

"Seeing beautiful things just makes you feel good. When you walk into a beautiful setting, you expect something good and you experience something good," Dubilier said.

"Wellness is about people coming into the spa and feeling like we care about them and that we want them here with us to take care of them. That's what this place is about."

The Woodstock Spa is at 62 Ricks Road. For more information, go to woodstockspa.com or call (845) 679-7800.



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The Daily Freeman has partnered with the Ulster County Regional Chamber of Commerce to bring you a monthly publication with specific content from the Chamber President, Board and Members. Support this section while marketing your business to consumers and local business owners!

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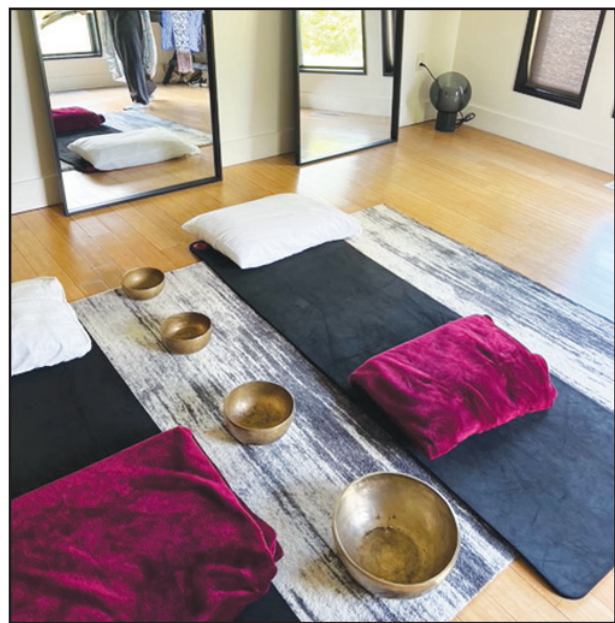
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January 29, 2025
YMCA
507 Broadway
Kingston, NY



Our Mixer Host, Heidi Kirschner, CEO of the YMCA of Kingston and Ulster County with Jess Davis (Ulster County Regional Chamber of Commerce).



Our Mixer Sponsor, The Bank of Greene County with Don Gibson, President/CEO (right) and staff.



Joan Keating, Mia Farmer-Howard, CEO, Natalia Dematteis and Shirley Felder (all with Scrub Masters Plus, our Food Sponsor).



Jennifer Fabiano (Rondout Savings Bank), with Julie Jordan and Todd Jordan (both with Herzog's Home and Paint Centers).



Shad Gipson (YMCA), Shataya McComb, Grace McComb and Maria Santiago (all with Point God Academy).



Don Gibson (Bank of Greene County), Bill Calderara (Ulster Savings Bank), James Whitaker (Sawyer Savings Bank).

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 Category: Childrens Activities
 Description: Play Haven is an indoor play space in the heart of Kingston serving families who live, visit, and work in the Hudson Valley. Play Haven offers a variety of play options including Drop & Play for drop off care, Stay & Play for caregiver/child playtime, Work & Play for those who use our on-site co-working room, Party & Play for all your birthday party needs, Pajama Play for those in need of a date night, special events, and more! We bring play to children in a respectful, safe, calm environment with trained and experienced staff.

WELCOME THESE NEW MEMBERS

SIERRA INSURANCE AGENCY
 133 Boices Lane
 Kingston, NY 12401
Carmine Staccio - Office Manager
 www.sierra-insurance.com
 Category: Insurance
 Description: Property and casualty insurance agency.

THE ASTERISK
 273 Hurley Avenue
 Kingston, NY 12401
S. Leigh Thompson-Shealy - Co-Owner
 kingstonasterisk.com
 Category: Real Estate - Rental Properties
 Description: A community workspace for healing, creativity and liberation. The Asterisk offers full- and part-time offices, coworking and group and community event space. A project of Asterism LLC, we offer a variety of services and programming to support healing, creativity and liberation.

THE VICTORIAN MUSE
 3 Douglas Dr.
 Lake Katrine, NY 12449
Patricia Mitchell - Creative Artist / Owner
 www.thevictorianmuse.com
 Category: Gift Shops
 Description: The Victorian Muse is a cottage style gifts, home styling decor & furnishings shop offering a lovely selection of unique, artisan home decor. Specializing in upcycled art, redesigned sustainable home living decor and handcrafted specialties with a flare for the Victorian Era and Old World Refinshes. The Victorian Muse rescues, redesigns and repurposes forgotten treasures, we breathe new life into them and provide an earth friendly alternative for styling your home or gift shopping.

TINY DOG COFFEE
 44 Peoples Rd . Ste. 3
 Saugerties, NY 12477
Jason Bover - Owner
 www.tinydogcoffee.com
 Category: Coffee Break Services/Supplies
 Description: The Hudson Valleys smallest coffee company.

ULSTER COUNTY HISTORICAL SOCIETY
 2682 US Rte. 209
 Kingston, NY 12401
Marian McCorkle-Beckerman - President
 www.ulstercountyhs.org
 Category: Historical Societies/Museums
 Description: Located in the Bevier House Museum, we are NY's oldest county historical society. Our mission is to bring Ulster County history alive through dynamic programs and storytelling, engaging displays and exhibits, and by fostering partnerships and collaborations.

WALLKILL COMMONS NY LLC
 51 Hudson Pointe
 Monroe, NY 10950
Tzvi Huss - Owner
 Wallkillcommons.com
 Category: Apartments - Townhouses - Rentals
 Description: Real Estate Developer