

February 24, 2017

To Our Valued Partners –

Thank you for helping a dream become a reality with your investment in The Lodge at Eagle Point Park project spearheaded by the Rotary Club of Clinton. As investors in this grand project, you caught the vision for what could be done with one of the most treasured assets on the Upper Mississippi River.

The Rotary Club started out hoping to raise \$1,000,000 and looked at the project from the vantage point of adding additional value with the various decisions made along the way. There was also a list of alternate items to do, beyond the base project, if more funds became available. With this approach, a truly remarkable outcome was accomplished for a total investment of approximately \$1,400,000.

To date, the community has invested \$250,000 more than the Rotary Club initially asked for, a total of \$1,250,000. This leaves an additional \$150,000 to be raised to meet our obligations.

An exciting opportunity has been offered to the Rotary Club by the Armstrong-Curtis Foundation (the largest donor to this project). The Armstrong-Curtis Foundation has offered to match, dollar for dollar up to \$75,000, any new gift given prior to April 30, 2017. So, every new dollar donated is actually now worth two dollars to retiring this \$150,000 obligation.

Rotary comes to invite you to consider investing, once again, to help finish the funding portion of this project. As initial investors, you understood the great value this would add to our community and we truly appreciate your faith in the Rotary Club to deliver a great outcome! Should you be so inclined to participate, once again, please make your check payable to the Gateway Area Foundation and mail it to P. O. Box 1024, Clinton, Iowa, 52732.

Most of you have probably been to the lodge and have seen the finished project. But for those of you that have not, please see the photos and the list of all the value added items completed on the other side of this letter.

You are one of 401 individuals or entities that chose to participate in the renovation of The Lodge at Eagle Point Park. Thank you for being one of the special few who can look at the lodge for years to come and say, "I was a part of that."

Sincerely,

The Rotary Club of Clinton



CAMPAIGN LEAD BY:



**FUNDRAISING**

**COMMITTEE**

- Dee Willoughby, Chair
- Rob Cassidy
- Tom Determann
- Gary Foster
- Norlan Hinke
- Cheryl McCulloh
- Mark Rutenbeck
- Gary Saelens
- Nathan Sondergrath

**MARKETING**

**COMMITTEE**

- Kellie Hillis, Chair
- Carrie Donaie
- Libby Goodman
- Jennifer Graf
- Ron Gutierrez
- Norlan Hinke
- Rich Klahn

VISUALS DESIGNED BY:  
Gere|Dismar Architects

## VALUE "ADDERS" TO ENHANCE THE EAGLE POINT LODGE

### INTERIOR –

- NEW INTERNAL FOUNDATION THAT HOLDS UP THE ENTIRE BUILDING
- NEW CONCRETE FLOOR LENGTH OF BUILDING (WEST SIDE UNDER ALL NEW ROOMS)
- RE-DO THE RETURN AIR SYSTEM TO ENHANCE BUILDING COMFORT
- RE-DO NORTH AND SOUTH FIREPLACES (NORTH – WOOD BURNING; SOUTH – GAS AND WOOD BURNING)
- ADDED WOOD MANTLES ABOVE BOTH FIREPLACES
- BROUGHT WI-FI INTO THE LODGE FROM OUTSIDE THE PARK – PUT IN FIBER OPTIC SYSTEM THAT ALLOWS FOR FUTURE EXPANSION THROUGHOUT THE PARK
- INSTALLED HANDICAP ACCESSIBILITY DOOR SYSTEMS (TWO MAIN ENTRY DOORS AND ONE VERANDA DOOR)
- ALL INTERNAL DOORS SOLID MAHOGONY AND PRE-STRESSED
- ADDED AN AUTOMATED SYSTEM TO CONTROL THE BUILDING TEMPERATURE FROM OFF-SITE
- ADDED A FIRE ALARM AND BURGLAR ALARM SYSTEM (NEVER HAD BEFORE)
- CREATED A MECHANICAL CLOSET IN THE STORAGE AREA
- ADDED A UTILITY CLOSET IN THE WOMEN'S REST ROOM
- UPGRADED ALL THE RESTROOM PARTITIONS TO A MORE DURABLE, LONG TERM, MATERIAL

### EXTERIOR –

- REMOVAL OF DEAD PINE TREES AND STUMP REMOVAL (NORTH AND SOUTH SIDE)
- ADDED TYVEK WEATHER MEMBRANE TO EAST AND WEST EXTERIOR WALLS TO MAKE BUILDING MORE ENERGY EFFICIENT
- ENTIRE BUILDING STAINED TO MATCH NEW GRAND ENTRANCE
- NEW SEPTIC TANKS AND FIELDS (2 – NORTH AND SOUTH SIDE)
- UPGRADED WEST SIDE PARKING AREA TO CONCRETE VS. BLACK TOP FOR BETTER LONG TERM LIFE
- NEW ROOF FOR THE ENTIRE BUILDING
- NEW CHIMNEY (SOUTH SIDE)
- ADA RAMP ON SOUTHEAST EXTERIOR OF THE BUILDING FOR WHEEL CHAIR ACCESS TO THE NEW VERANDA
- ADDED RAMP TO CATERING ROOM SOUTH WEST CORNER
- REMOVED EXHAUST FAN ON SOUTH WALL AND REPLACED WITH A MATCHING WINDOW
- EXTERIOR LIGHTING AROUND THE VERANDA

