

Spring Point Ledge Lighthouse

Latitude: N43°39'07" Longitude: W-70°39'26"



Annual Report 2014

Message from the Chairman



One of the pleasures of being chairman of an organization such as the Spring Point Ledge Light Trust is reporting that we had yet another record-breaking year by every measure. For the second year in a row we exceeded our expectations in terms of finances and visitors. The Trust again hosted over 3500 visitors who toured the lighthouse during our summer open house events.

The Spring Point Ledge Lighthouse offers a unique opportunity for the public to tour a real working lighthouse. Located on the end of an 850-foot breakwater, the lighthouse is accessible to the public and provides a one-of-a-kind opportunity to learn about the lighthouse and its role in the history of Portland harbor.

The lighthouse has been owned by the Trust since it was transferred under the Maine Lights Program in 1998. The Trust's mandate is to protect, maintain, and preserve the lighthouse and make it available to the public for recreation and education, a mandate that lies at the heart of everything the Trust does.

From finances to visitors, we exceeded 2013's performance by significant numbers. Thanks to the dedication of our Trustees and many volunteers who donated so many hours and so many weekends, 2014 was our most successful year ever. Our performance tripled that of 2012. Treasurer John McClean's full financial report can be found on [page 7](#).

One of our first undertakings in 2014 was to completely rebuild our web site. Bringing the site's development and maintenance in-house gives us greater control of its structure and features and allows us to make more immediate, timely updates to its content. We added an interactive events calendar to allow visitors to quickly see when our open house events occur and updated our historical information with the results of recent archival

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research. We hope you like our new design, which went live in March, and invite you to visit us at www.springpointlight.org.

We also expanded our use of social media, with our own pages on Facebook and Google+. Our Facebook page has soared from fewer than 300 “likes” at the beginning of 2014 to over 700 by the end of the year. Facebook and Google+ have become important components of our public outreach and give us an immediate way by which the public can be informed of events and happenings at the lighthouse.

As part of our education outreach and volunteer recruitment, the Trust has undertaken a series of public presentations about the lighthouse’s history and the role of and need for volunteers. Recruiting dedicated volunteers is a challenge for any organization that relies on them to fulfill its mission and during 2015 the Trust plans to increase its presentations to additional venues, such as public libraries, schools, and other civic organizations, in an effort to build our volunteer ranks and expand the public’s interest in joining us as volunteers or as donors.

In April, the Trust discovered that the Waltham, Massachusetts, branch of the National Archives and Records Administration held four folders containing several hundred documents relating to Spring Point Ledge Lighthouse. I had the pleasure of visiting the Archives in May and was able to copy nearly all of the documents, adding significantly to our knowledge of the history of the lighthouse and enabling us to finally determine when the lighthouse was automated and the process by which this occurred. Much of this new information has been incorporated on our new web site and into the training materials for our volunteers.

The summer open house season was especially successful, with only one hour out of our scheduled weekend openings lost due to weather. Over 3500 people from around the world toured the lighthouse during these weekend events, as well as during special group tours, bus tours, cruise ship passenger tours, and bicycle tours. The first annual Seaweed Festival was held at Ft. Preble this year, bringing hundreds of visitors, many of whom availed them-

selves of the unique opportunity to tour the lighthouse or purchase snacks or gifts from our ticket shed.

The Trust also faces many challenges in the coming years. In October, we were given the results of a structural evaluation, conducted by Becker Structural Engineers of Portland, which revealed future maintenance priorities that must be addressed. Possible structural weakness in the caisson, along with normal deterioration expected in a corrosive marine environment, will require extensive funds and planning. Fundraising is always a challenge in a weak economic environment and acquiring grants from foundations has become increasingly competitive. Nevertheless, the Trust will pursue the grants and donations necessary to complete an evaluation of the caisson and effect necessary repairs. Our Maintenance Committee report on [page 5](#) will give additional details.

The Trust’s ticket shed and gift shop near the breakwater has become the center of activity during our summer open houses, contributing important revenue to the Trust and serving as an attraction to passersby who often are unaware that the lighthouse is open. Our volunteers also opened the ticket shed during good weather days and brought in additional revenue, even though the lighthouse wasn’t open. This additional public contact brought many people back during the weekend to take the tour. The addition of our iPad-based point-of-sale system and inventory tracking have enabled the Trust to operate the shed more like a business, allowing us to refine our snack, beverage, and gift and souvenir offerings and eliminate items with low demand.

The Operations Committee, which oversees the recruitment and training of our volunteers, has had much success using web-based applications to communicate with volunteers, allowing them to schedule themselves for available slots and openings. In 2015, we will be moving to a more refined web-based system that will allow greater flexibility and ease of use for our volunteers.

Finally, I want to bring you up to date on litigation currently under way in Michigan. In 2009, the Trust discovered a database of Fresnel lenses that

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Maine Open Lighthouse Day

As it has each year, Spring Point Ledge Lighthouse was a participant in Maine Open Lighthouse Day on September 13th, one of 22 lighthouses open to the public for this annual event. Maine Open Lighthouse Day is sponsored by the Maine Office of Tourism, the U.S. Coast Guard, and the American Lighthouse Foundation and attracts between 15,000 and 18,000 visitors each year. It offers the public an opportunity to enter and explore these lighthouses, many of which, unlike Spring Point Ledge lighthouse, are not generally open to the public. Of 47 caisson-style lighthouses built in the United States, Spring Point is the only one accessible to the public by land via the breakwater.



This year, the Spring Point Ledge Lighthouse hosted 477 people who actually entered the lighthouse and many more who simply enjoyed the view of the lighthouse from the breakwater. Visitors learned about the history of the lighthouse and its role in Portland harbor and enjoyed a beautiful afternoon of fresh air and sunshine. From the top of the lighthouse, guests could see cruise ships, ferries, lobster boats, and tug boats. Admission to the lighthouse was free for visitors on Maine Open Lighthouse Day.

Spring Point's open house was sponsored for the second consecutive year by DiMillo's Floating Restaurant in Portland, whose support is greatly appreciated.



Committee Reports

Operations Committee

The Operations Committee is responsible for planning and executing all tasks necessary to open the lighthouse to the public, including volunteer management and special events planning. Committee members are Kathy Durham, Alexandra Bennett, Linnea Farrar, Patti League, Keith Thompson, and June McClean.

The first special opening of the lighthouse on May 24, 2014 commemorated 117 years of service lighting the channel at the entrance to Portland Harbor. Our neighbors at the Cookie Jar donated a beautifully decorated cake to mark the occasion. Despite cool weather, 128 visitors toured the lighthouse.

Following orientation and training for all volunteers on June 7th, the lighthouse was officially opened for the season on June 14th. We were able to keep our published schedule of Saturdays through September, plus Sundays in July and August, with the exception of the Tri for a Cure event on July 20, and one hour lost to inclement weather. Even an offshore tropical storm, the remnants of Hurricane Arthur didn't deter our nearly invincible volunteers, who logged more than 1,500 hours over

Volunteer appreciation luncheon, November 2014.



The Shed was popular this year for tickets and gifts.

the season as tour guides, docents and shopkeepers.

Significant achievements included improvements to the comprehensive online training manual, also available on DVD, new and improved tour guide fact cards developed by the Communications Committee, and a very successful Maine Open Lighthouse Day, when the lighthouse is open to the public at no charge. DiMillo's Floating Restaurant once again made a generous donation to help offset the lost income, and visitors contributed over \$300 in donations.

Plans for 2015 include the implementation of an online volunteer database to enhance communication and other volunteer management functions and a series of presentations to the public about the history of the lighthouse to generate interest, including volunteer recruitment.

Kathy Durham
Committee Chair

Communications Committee

The Communications Committee of 2014 consisted of Alexandra Bennett, Edward Legere, June McClean, and Keith Thompson.

The major accomplishment of the committee this year was better use of social media. Keith Thompson created a new website which went live in March. This brings site maintenance in-house, making it much easier to control and update. The site not only educates the public about the lighthouse but promotes their involvement. It has an extensive history section, a level-by-level tour, and an activities page with a calendar of current and future activities and information on touring the lighthouse.

A volunteer resources page makes training materials and other documents available for download by the public. The volunteer section provides details about volunteering at the lighthouse and a sign-up form.

The Trust also published a 12-page comic book offering a humorous take on the lighthouse's history. We've made the comic book available on our web site for download free of charge and the Trust is considering offering a printed version at the gift shop/ticket shed.

Our Facebook page has over 700 "likes" thanks to frequent updating with photographs and news. The photographs of a young osprey perched on the railing of the lighthouse were especially popular.

Press releases this year included the results of the structural analysis and a financial report. The interest generated by the financial report brought the trust the additional benefit of a new member for the Finance Committee.

New this year was a bookmark with a photograph of the lighthouse on the front side and information about touring it on the reverse side. The bookmarks were given out for free as promotional material and people appeared very pleased to receive them. We also made new Complementary Tour Cards to give out as appropriate.

June McClean
Committee Chair

Maintenance Committee

The 2014 Maintenance Committee consisted of Ross Ketchum, Brian Durham, John McClean, and Keith Thompson.

Thanks to Grants from the Morton-Kelly Charitable Trust and the Davis Family Foundation the Trust commissioned an extensive study of the structural integrity of the lighthouse. Begun in June, the study was completed and the results presented to the Trust in October.

The study enables the Trust to establish priorities for maintenance projects and to establish the exact parameters of each project. The study gives us accurate information for applying for the critical grants needed to fund the projects.

Becker Structural Engineers of Portland undertook the project. A special assessment of the base caisson was done by Ocean Technical Services of League City, Texas, using ultrasonic testing. Further assistance was provided by Gary Gredell of Gredell & Associates, Newark, Delaware.

Of major concern to the trust over the years has been the condition of the base caisson, particularly the inter-tidal zone between mean low and mean high tide. In 1929, a survey showed loose cement and cracks in the cast iron panels. Those were repaired and in 1934 rip-rap was added around the base to prevent ice damage. Because of the presence of the rip-rap, Ocean Technical Service's ultrasonic inspection of the caisson was restricted to the portion of the caisson visible above the surrounding rock. That leaves about 25 feet of the caisson not able to be inspected.

The ultrasonic inspection found losses in the thickness of the cast iron plates forming the caisson as high as sixty percent, with the average being around 30 percent. Before repairs to the caisson can be approached, the condition of the cement within must be evaluated.

The study made two recommendations to complete the evaluation in order to plan for and effect repairs:

1. Remove the rip-rap from two locations

around the caisson and bore through the plates and into the interior in order to determine the extent of any voids between the cement and the surrounding cast iron plates. Removing and replacing the granite boulders that make up the rip rap would be a major expense, with this method costing an estimated \$80,000.

2. A lower cost option would be to bore inspection holes into the panels above the mean high water line and insert a fiber optic camera to examine the concrete inside the caisson within the inter-tidal zone. This method is not as effective as the first option, but the cost is lower, coming in at an estimated \$25,000.

Note that the two options above are methods only to determine the extent of the deterioration of the lower caisson. Once that determination is made, the Trust and the engineers must develop a plan and cost estimates to repair the structure to ensure its long-term integrity. Until that study is complete, the Trust is unable to formulate an accurate cost of repairing the structure. The remainder of the report is made up of more manageable projects at more

modest costs, some of which can be accomplished by Trustees and volunteers.

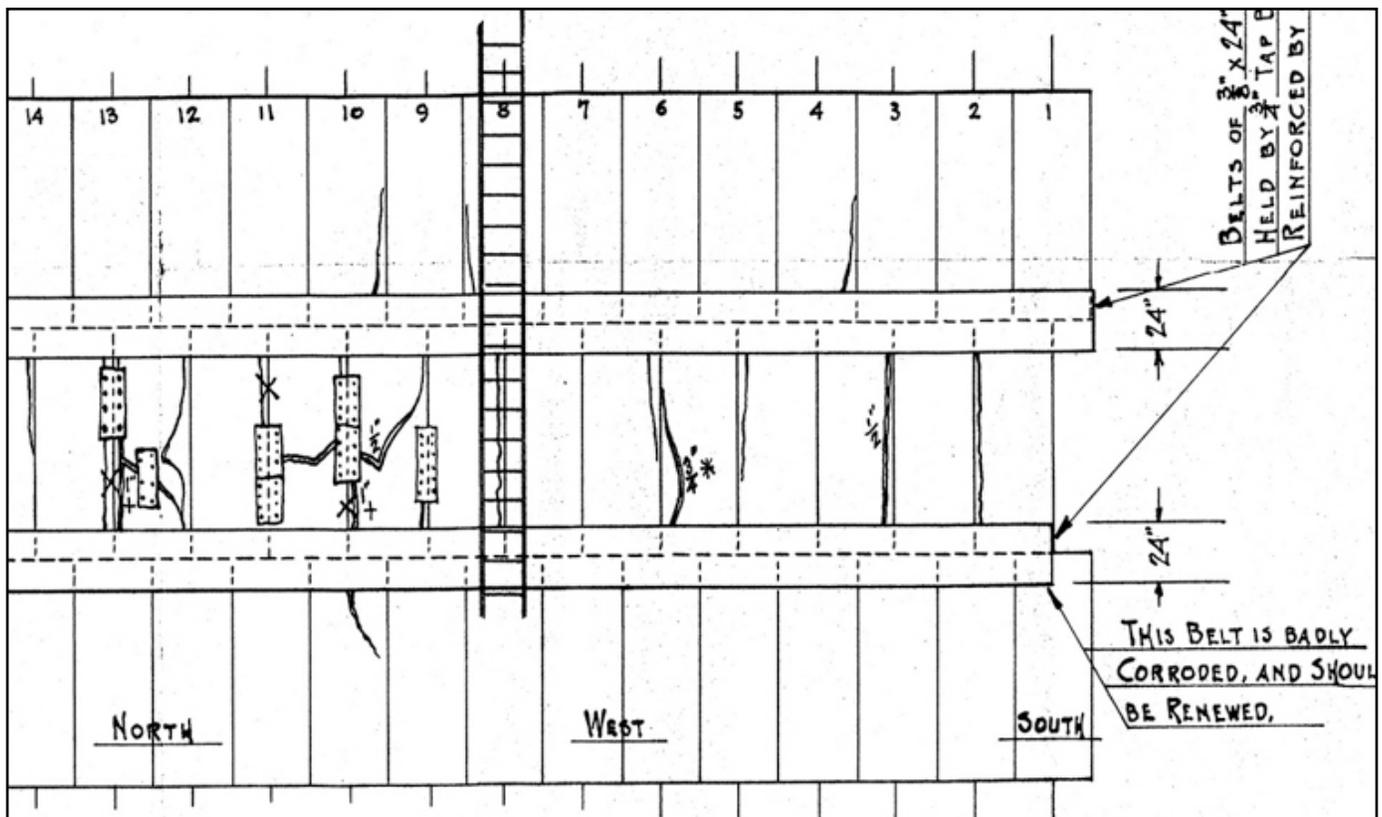
Financing all necessary studies and repairs will be a daunting challenge for the Trust. The monetary amounts involved generally exceed the capabilities of a single granting foundation or authority and may require combining multiple grants. The competition for grants is intense, with many worthy organizations vying for a limited amount of grant money.

We are grateful for the help of Peter Dion, our consulting marine engineer, in setting up the engineering evaluation and advising the Trust on implementation of the plan.

Please note that the lighthouse is on a firm structural footing. Our concern with the structure is the long term.

In conclusion, the maintenance committee will prioritize all the projects in the study and as funding becomes available we will begin the work.

Ross Ketchum
Committee Chair



The original 1929 drawing showing ice damage to the lower caisson. Although repaired, the caisson has deteriorated further.

Treasurer's Report

The Finance Committee is responsible for the annual budget, accounting and financial reporting, and oversight of retail operations and funding activities for the Lighthouse and the Trust. Committee members are: Keith Thompson, Kathy Durham, Ross Ketchum, and John and June McClean.

The Trust's financial position remains strong with \$32,000 in cash at the end of 2014. With completion of Phase I of the engineering evaluation of the lighthouse, all grant monies received have been used as required per the terms of the grantors. Board designated reserves of \$9,300 are intended to provide a cushion for any future operating shortfalls, emergency repairs or other unexpected lighthouse expenses. These reserves are evaluated from time to time and adjusted as deemed necessary and prudent.

Opening the lighthouse for public tours and related income from the sale of merchandise and refreshments comprise most of the operating revenues of \$22,500, continuing to exceed normal and recurring expenses associated with maintaining the lighthouse and the Trust.

The largest operating expense is insurance at just under \$3,000, followed by sales shed operations and maintenance of about \$2,000 and approximately \$1,000 each for volunteer, marketing and administrative expenses. Equipment costing nearly \$2,000 with an expected service life of several years was purchased during the year.

Capital projects of \$12,800 for extensive testing and evaluation of the lighthouse structure were funded partly from grant money received in prior years, plus excess operating funds in 2014.

Lighthouse revenues exceeded \$15,000 from 30 lighthouse open houses and several special scheduled tours of the lighthouse. Sale of merchandise and refreshments contributed an additional \$4,500 to operating income and donations from openings totaled \$1,100.

Sales shed expenses of \$3,900 included \$800 for credit card and licensing fees, \$600 for sales expenses, and \$500 for portable toilets, all normal and recurring, with the remainder equipment purchased and expensed in the current year but expected to be used over several years (cash register, receipt printer, credit card swiper, beverage cooler and hot beverage appliances.)

The Trust implemented a Point of Sale (POS) system including an iPad cash register, improved credit card processing and inventory accounting to better manage the sale of lighthouse tour tickets, refreshments and merchandise. With two years of sales performance, improving data collection and the revenues earned, we are able to focus retail activities on those most beneficial, primarily a shift from more general lighthouse related merchandise to items designed and produced with SPLL graphics, logo, and photos.

The Trust did not seek or receive any grants during the year, but is planning to initiate a grant program to fund repairs identified by the engineering study in 2015, the additional evaluation recommended for the lighthouse structure, and eventually the cost of structural improvements and repairs indicated by the evaluation.

Receipts and expenditures are presented using the cash basis of accounting. The Trust filed IRS form 990 (non profit tax return) and Maine Sales Tax forms and payments when due, and renewed the state fundraising license and city vending license during the year.

John McClean
Treasurer

Spring Point Ledge Light Trust

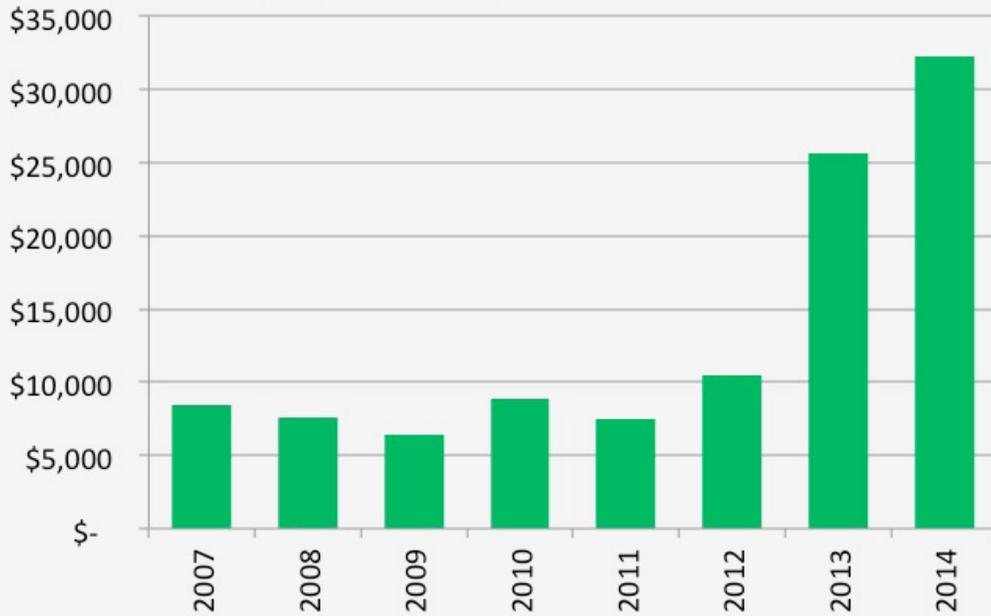
Financial Position As Of 31 December 2014

Assets		
	As of 31 December 2014	As of 31 December 2013
Cash-Bank & On-Hand	\$32,005	\$33,039
Total Assets	\$32,005	\$33,039
Liabilities and Equity		
Liabilities		
Total Liabilities		
Equity		
Retained Earning	\$33,039	\$27,089
Net Revenue	\$1,034	\$5,949
Total Equity	\$32,005	\$33,039
Total Liabilities & Equity	\$32,005	\$33,039

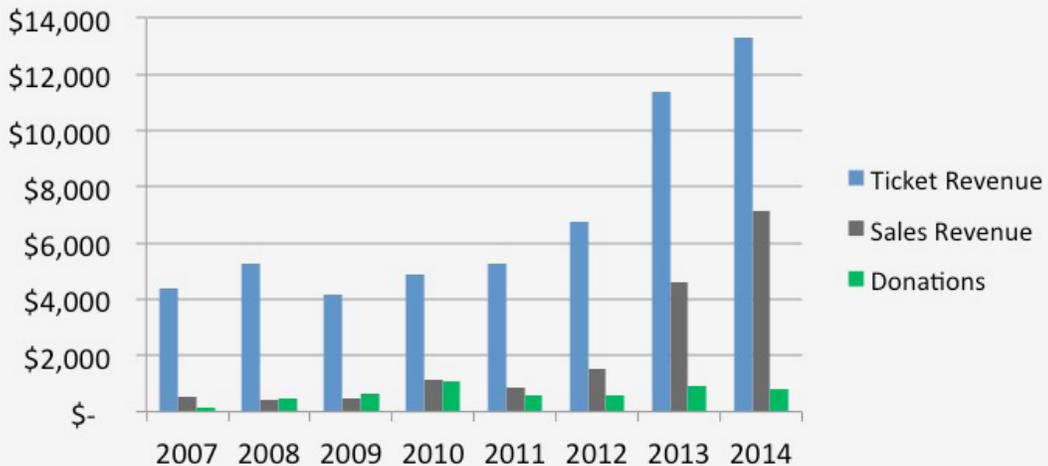
NOTE: The City of South Portland has assessed the value of the lighthouse at \$2,070,500. The Trust does not consider the lighthouse a financial asset because the lighthouse is held in trust for the public benefit and cannot be sold or encumbered. Because the structure and land beneath it cannot be valued for financial reporting, the lighthouse will no longer be shown as an asset.



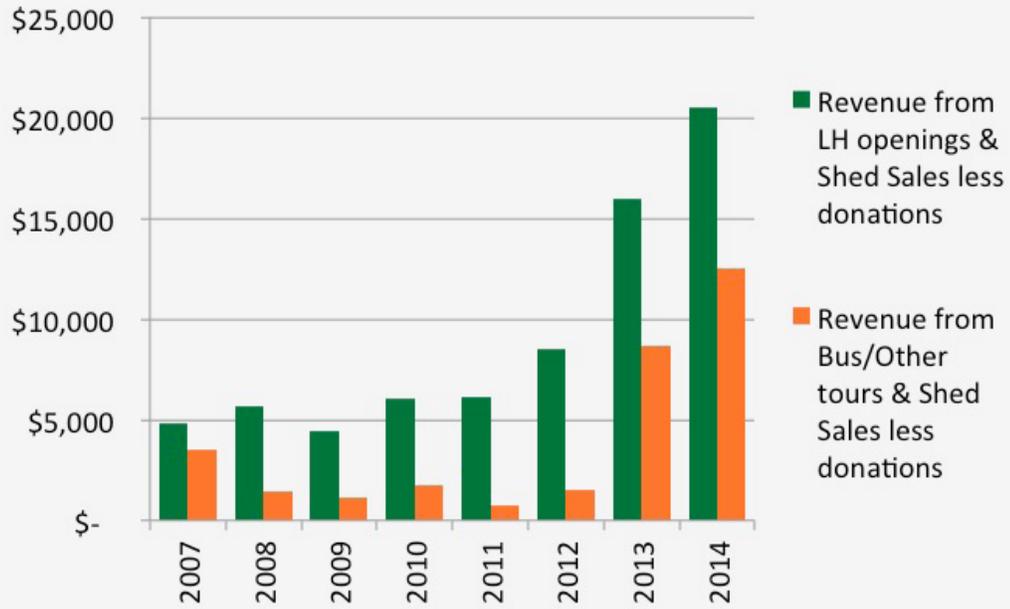
Total Revenue from Lighthouse Openings, Tours, and Shed Sales



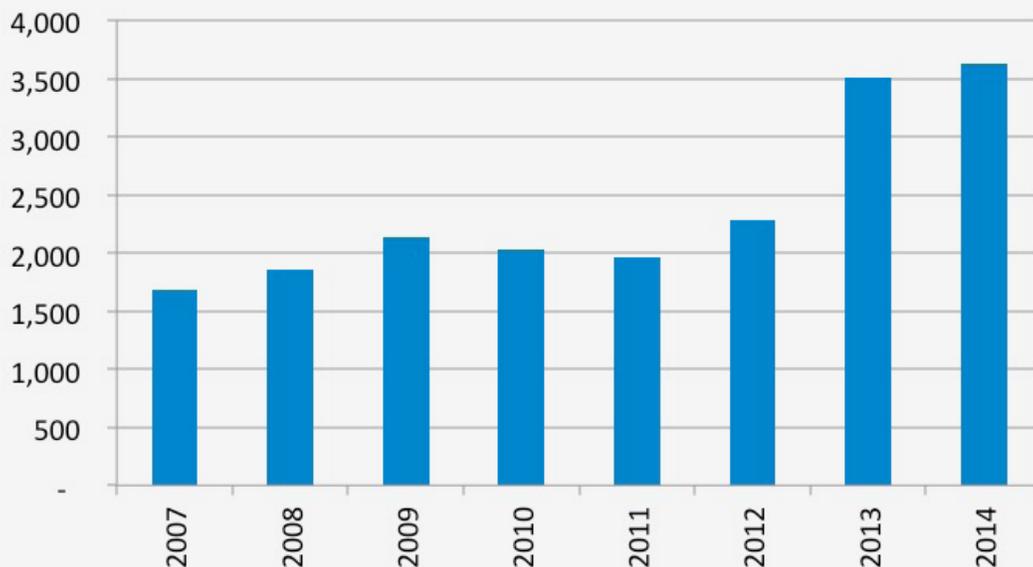
Revenue from Lighthouse Openings



Revenue from Openings and Tours



Total Number of Visitors to the Lighthouse



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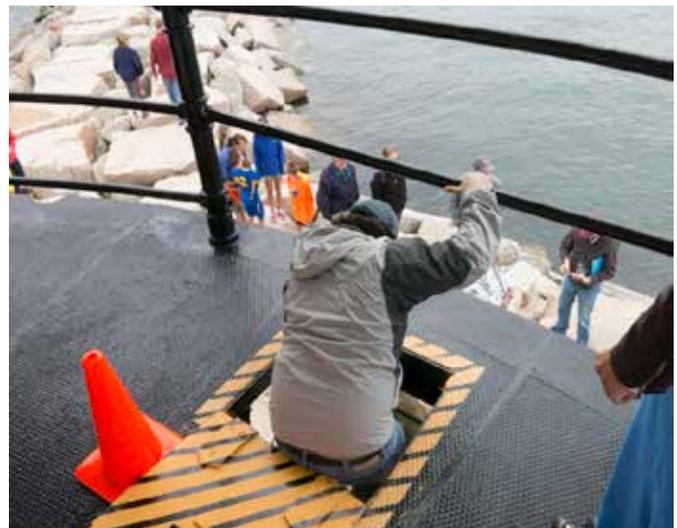
led us to the previously unknown location of our original 5th order Fresnel lens. Because the transfer of the lens from government ownership to private hands is considered by the U.S. Coast Guard to have been unauthorized, the Coast Guard and the Assistant U.S. Attorney for eastern Michigan, have undertaken litigation to return the lens to Coast Guard custody. The Trust has brought this matter to the attention of Maine Senator Susan Collins, whose staff is following developments.

While the Trust did not initiate this investigation, it has provided assistance in the form of information and documents from our archival research. There is no way to foretell the results of any court litigation, but the Trust has made clear to Senator Collins and to the U.S. Coast Guard our interest in

having the lens returned to us on loan for display should the Coast Guard's litigation be successful.

The Trust thanks all of our donors, Trustees, volunteers, sponsors, and visitors for their interest and support as we continues its mission to protect and preserve this iconic lighthouse. We invite you to join our Facebook page and visit our web site frequently for new developments. Without the public's support, we would undoubtedly fail in this important mission.

*Keith R Thompson, Chairman
February 2015*



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The Spring Point Ledge Light Trust is registered as a 501(c)(3) non-profit organization. Donations are tax deductible to the extent allowed by law.

Spring Point Ledge Light Trust

www.springpointledgelight.org

Keith R Thompson, *Chairman*
Alexandra Bennett, *Vice-Chair*
John McClean, *Treasurer*
June McClean, *Secretary*

June McClean, *Communications Committee*
Ross Ketchum, *Maintenance Committee*
Kathy Durham, *Operations Committee*
John McClean, *Finance Committee*

