

Discovering Our Past.
PREPARING FOR OUR FUTURE



*Member of the
Healthcare Hospitality Network*

OUR MISSION:

*To provide a comfortable and supportive home
away from home for patients and their families*

OUR VISION:

*America's first healthcare hospitality house,
setting the standard for compassionate guest care.*

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Resident Manager



Dear Friends of Kevin Guest House,

This has been a tremendous year. With your help we had our rooms more full than ever, welcoming guests while they or loved ones were in nearby hospitals. Because of you we were able to provide an environment of comfort and dignity, and compassionate support from friendly faces as a home away from home.

We were thrilled to discover the history that has led to Kevin Guest House's future growth. An exciting research project led by Denis and Suzy Garvey led to publishing **Images of Modern America: Kevin Guest House by Gerald Halligan**. In writing this book, Gerald uncovered the history of our 1867 Grand Victorian home; shared the Garvey's shared personal stories and treasures as they reflected on their parents and dear brother Kevin; provided more detail to the story of how Kevin Guest House was the direct inspiration for Ronald McDonald House Charities; and connected us with original owners The Beers Family who joined us for a special family reunion at our Anniversary Celebration. My deepest thanks to Gerald, Denis, Suzy, the Beers and Garvey families, and Thomas Beecher for their dedication to this book.

This year also led to exciting progress on the Expansion Campaign for Kevin Guest House. We were honored to welcome local philanthropist and hospitality leader Russell J. Salvatore for a personal tour of our campus to learn more about our work and gain his advice about how to welcome guests in the "Russ Salvatore Way." Our relationship grew, and Russ chose to give what would become the single largest cash gift in our 44-year history. Thanks to his outstanding generosity we are thrilled to introduce the **Russell J. Salvatore Hospitality House on the Kevin Guest House Campus**. Russ and the more than 375 other donors ensured that our construction would not only start in 2016 but remain on time as we strive to open in early 2018.

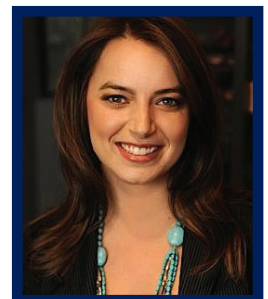
All the while **we provided a comfortable and supportive home away from home** for more than 1,000 guests, many for months at a time. Our homes were more full than ever this year, simply highlighting the need for more guest rooms. More patients are traveling to Buffalo for medical care than ever before. It is only because of our donors, volunteers, and generous friends that we are able to open our doors. I invite you to read through the following pages to learn more about their stories and the impact that you make on our guest's lives.



With deepest gratitude,

Lynsey Z Weaver

Lynsey Zimdahl Weaver
Executive Director



2016 *Milestones*

January....



Buffalo Sabres Centerman *Ryan O'Reilly* and his girlfriend *Dayna Douros* host dinner for our guests.

Award-winning local artist *Colleen Wall-Darby* exhibits her series **LANDESCAPES** in a week-long exhibit at Kevin Guest House. Wall-Darby was on site painting the final portrait of the series.



February

June.....



The Main House third floor was renovated, introducing two more guest rooms allowing us to host more than 100 additional guests each year.

This was made possible thanks to:

- Mary Ann Gabel
- Scherer Electric
- Hamburg Wesleyan Church
- Buffalo Professional Firefighters Union Local 282
- Northeast Regional Council of Carpenters Local 276
- Home Depot
- Schule Paint

Images of Modern America: Kevin Guest House authored by *Gerald Halligan* was published, recounting the history of Kevin Guest House and our role in the healthcare hospitality movement. We welcomed members of the Garvey family, medical campus founder Thomas Beecher Jr., and many friends to Conventus to celebrate!



August

September....



Russell J. Salvatore committed \$500,000 to the Expansion Campaign for Kevin Guest House, the single largest cash gift in our history. To honor his gift we are pleased to introduce the Russell J. Salvatore Hospitality House on the Kevin Guest House Campus.

The number of guests in need of our transplant recovery apartments is on the rise. Thanks to the *Ralph C. Wilson Jr. Foundation* five of these patients and their caregivers were able to stay for their 100 days without worry of paying for their stay.



October

November.....



Kevin "Duke" Reilly, President of John W. Danforth Co., Inc. was honored with the Kevin Garvey Award for his of dedication and support of our guests. Reilly has been a key advisor for our expansion, introducing many new potential supporters to the cause.

Our guests and their families found the comfort of "home" during the holidays thanks to countless volunteers who cooked for Thanksgiving, Christmas, and every day in between.



December

EXPANSION CAMPAIGN FOR *Kevin Guest House*

Each year we turn away an average of 400 guests, unable to serve them due to campus limitations and capacity issues. We are not handicap accessible, guest rooms are not large enough for large families, shared bathrooms limit privacy, and there is not enough room to meet growing demand.

During 2016 our construction team began renovation on 766 Ellicott Street. Thanks to our growing list of donors, we will double the number of guests we can host annually. This includes the introduction of four larger family suites with private baths, and two more transplant recovery suites. An elevator has been constructed on the back of the house, making us handicap accessible for the first time. Additionally, several common spaces will be introduced including meeting space for support groups, family areas for relaxation and play, and quiet respites to work away from home.



INTRODUCING the *Russell J. Salvatore Hospitality House* on the KEVIN GUEST HOUSE Campus

Notable WNY restaurateur, hotelier, and outstanding philanthropist Russell J. Salvatore committed \$500,000 to the Expansion Campaign for Kevin Guest House. The home at 766 Ellicott Street, will be named in honor of Salvatore's remarkable gift, the largest single cash-gift in our 44-year history. A portion of Salvatore's gift will be used for the repair and renovation of the exterior of the property to highlight the beauty of the home.



GOAL
\$3,200,000

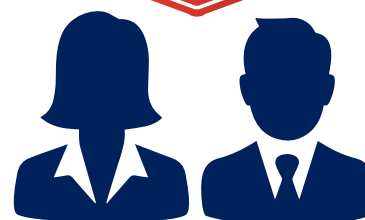
**AMOUNT
LEFT TO RAISE**

\$709,317

AMOUNT RAISED

\$2,490,683

**FROM 377
DONORS**



EXPANSION IN PROGRESS

(Numbers reflect activity through December 31, 2016)

Visit KevinGuestHouseGrows.org
to hear from our guests and to learn more.

Our Future Is Brighter Thanks to Our Donors

The following list of supporters gave financial
gifts in support of the Expansion Campaign
for Kevin Guest House at the following levels.



We are grateful for their generosity.

\$500,000+
Russell J. Salvatore

\$250,000 - \$499,999
Thomas & Mary Garvey

\$100,000 - \$249,999

Eastman Foundation
Garman Family Foundation
Denis & Susan Garvey
Betty J. Granger*
John R. Oishei Foundation
Steven & Annette Waymel

\$25,000 - \$49,999

Ciminelli Real Estate
Marla & Joe Coniglio
Kevin & Karen Durawa
East Hill Foundation
Ferguson Electric
James H. Cummings Foundation, Inc.
Richard & Debbie Kirsch
James & Michele Kirsch
Martin & Ann Klest
Lawley
M&T Charitable Foundation

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Mr. Robert Evans
First Niagara Bank
Henry & Judy Gorino
Patience Hogan
John W. Danforth Company
Josephine Goodyear Foundation
Robert & Elaine Marinucci
Ed & Lori Moore
National Fuel
NHL Foundation
Richard* & Annette Pringle
The Baird Foundation
Estate of Marie Weiss

\$50,000 - \$99,999

Hugh & Nina Garvey III
Anonymous
KeyBank Foundation
Richard C. Schafer Trust,
Barbara Schafer & Suzy Schafer Garvey
The M. G. O'Neil Foundation

\$5,000 - \$9,999

Michael & Madonna Bonitatibus
David & Katherine Carlson
Mr. & Mrs. Ed Condon
Evans, Garvey, Lackey & Ochs
Christian & Melinda Fleissner
John & Jeanne Garvey
Goldman Sachs
Mary Grenier
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Michael & Janie Piemonte
Mr. & Mrs. F. W. Potocnik
Don Roesch
Jamie Scotland
Tegna Foundation
Trinity Development Corp.
Matthew & Catherine Whitehead

\$2,500 - \$4,999

James Bandoblu
David and Gina Carpenter
Cattaraugus Co. Community Foundation
Chubb Insurance
Martha Kirsch
Make Corporation
Steven & Rosemarie McGlone
Don & Darby Mori
Al & Barbara Ryer
Richard & Pamela Schott
Bernard & Stelle Siegel
Timothy Vaeth
Angelo Veanes
Bradley & Lynsey Weaver

\$1,000 - \$2,499

Anne & Neal Christiansen
Patrick & Monica Crawford
John & Patricia Evans
Harry & Karen Evans
Frank & Linda Evans
Joseph & Terry Evans
John F. Floyd
Michael & Lauren Garvey
Alexadra Garvey Friel
Douglas & Nedema Gemmell
Khurshid & Lubna Guru
Kate & Nick Heidinger
Griff & Kathy Hogan
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Edward L. Kirby, Jr.
Lawrence Quinn Fund
Philip & Jane McCarthy
Douglas Muth

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Ms. Barbara Schafer
Cynthia Schwartz
Clara Stewart
Kevin & Adrienne Thompson
Tiede-Zoeller Tile Corp.
Trinity Title & Abstract
Eunice Wang
James & Donna Winner
Geanne Zanatta & Joe Morath

\$500 - \$999

Rosiland Annunziato
Tom & Cher Borrelli
John & Gloria Connelly
Jim Constantin
James V. Conway
Michael & Paula Downing
Dean Drew
EBJ Inc.
Peter & Eleanor Garvey
Charles & Suzanne Holderby
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Martha Sant Amour
Thomas Schwaab
Steel Warehouse Company, LLC
Mr. Ernest E. Tallisman
The McGinness Foundation
Christina Tobin
Michael Vaughan
Fred Vosburgh
Raymond Walker

\$250 - \$499

Francis Biggins
Buffalo Professionals Firefighters Association
Trina Burruss
Meg Chandelle & Sam Simon
Art Cryer
Nicole DeRenda
Emmanuel Episcopal Church
Rita W. Evans
Mary R. Evans & A. Hrenyo
Matt Goldman & Michelle Carr
James Grasso

Mark W. & Lora Grinder
Grace E. Hogan
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John & Coletta Lenhart
Al & Michela Luhr
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Mave Milligan
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William and Susan Semmel
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Kevin & Angie Beatty
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M. Brian Biggins
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Bruce and Jean Campbell
Janet Casagrande
Douglas & Elizabeth. Cashing
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Peter Hyatt
Hyatt & Flynn
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Jo Ann & Michael Kelly
Robert & Mary Lee Kester

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 Lucinda Swistak
 David & Marjorie Switala
 Francis & Peggy Thomas
 Joseph Tisone
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 Ian & Sofia White
 Bobby Worthington
 Jo Anne Zorechak

\$1 - \$99

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 Joe & Elaine Amedick
 Nancy Andrews
 James and Sharon Andrews
 David & Willia Angelotti
 Ronald & Eva Baker
 Mary Barton
 Gail & Ronald Baumgarten
 Linda Benjamin
 Robert & Rita Bonomo
 Carol Borom
 Carrie Boye Roof
 David & Pamela Braun
 David & Eileen Brooks
 Stanley & Catherine Brozyna
 Michael & Nancy Bundt
 Phillip Burnett
 Michael & Patricia Butkowski
 Joseph & Kay Campagna
 Mary Lou Cappellini
 Ridgeway & Yoshika Caraig
 Nate G. Carbone
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 Brenda DeSantis
 Bessie Dillon
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 Eddies State King Tavern
 Ben Elliott
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 Patricia Fiore
 Phillip Frachella
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 James & Linda Weaver
 Robert J. Weller
 Robert A. Wiechman
 Ronald Wood
 Madalyn C. Yehl
 Stanley & Kathleen Zembryski
 George & Helen Zimmermann

All of the expansion campaign contributions listed were made through December 31, 2016. In preparing this report, every effort has been made to ensure accuracy and completeness. If a mistake was made in the way you or your spouse or loved one has been identified, or if your name was omitted from the gift list, we sincerely apologize. With your help, we can ensure all names are reported accurately on future lists. Please contact Kate Heidinger at (716) 882-1818.

2016 BY THE NUMBERS

TOTAL NUMBER OF GUESTS SERVED: **1,044**

TOTAL NIGHTS STAYED: **5,358**

LONGEST STAY IN 2016:

161 NIGHTS
JUNE 8 - NOVEMBER 16

83%
OCCUPANCY RATE*
Higher than national average, accounting for last minute cancellations.

Around the World:

Australia
Canada
China
France

Across the USA:

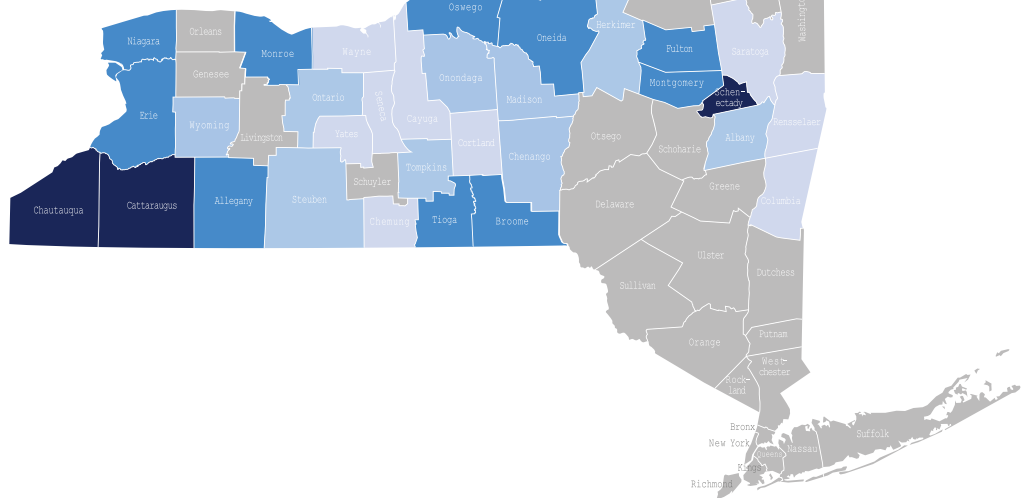
California
Colorado
Connecticut
Delaware
District of Columbia
Florida
Georgia
Illinois
Indiana
Kentucky
Louisiana
Maryland
Minnesota
Montana
North Carolina
Ohio
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Vermont
Virginia
Wisconsin

WHERE ARE GUESTS COMING FROM?

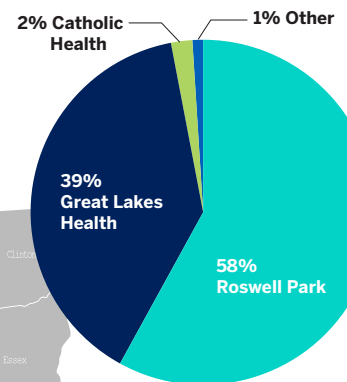
In 2016 more bone marrow transplant patients from Canada stayed with us than ever, thanks to a deal struck between the Ontario Health Ministry and Roswell Park Cancer Institute to offer patients the opportunity to bypass lengthy transplant waiting lists.



New York State:



Hospitals:



400

AVERAGE NUMBER OF GUESTS TURNED AWAY DUE TO LACK OF SPACE, FAMILIES LARGER THAN ROOMS CAN ACCOMMODATE, LACK OF HANDICAP ACCESS, AND OTHER GUEST NEEDS:

VOLUNTEER HOURS: TRANSLATED TO DOLLARS

Estimated 6,400 → SAVED: \$154,496

Calculated from 2016 Independent Sector Volunteer Value at \$24.14 per hour.

AMOUNT SAVED IN LODGING & MEALS BY GUESTS:

\$953,724

Calculated from 2016 federal per diem costs for lodging and meals at \$178 per person, per night.

STATEMENT OF ACTIVITIES

Year ended December 31, 2016 with comparative totals for 2015

	2016	2015
ASSETS		
Cash	\$607,000.00	\$51,483.00
Prepaid expenses	\$775.00	\$775.00
Investments, at fair value	\$272,799.00	\$263,654.00
Pledges receivable, current portion	\$249,464.00	\$170,475.00
Property and equipment, at cost:		
Land	\$5,000.00	\$5,000.00
Land Improvement	\$137,793.00	\$137,793.00
Building and equipment:		
Building and improvements	\$1,789,211.00	\$1,789,211.00
Furniture and equipment	\$95,163.00	\$95,163.00
Construction in progress	\$472,511.00	—
	\$2,499,678.00	\$2,027,167.00
Less accumulated depreciation	\$(781,761.00)	\$(728,306.00)
Net property and equipment	\$1,717,916.00	\$1,298,861.00
Pledges receivable, net, less current position	\$368,794.00	\$116,152.00
Total assets	\$3,216,748.00	\$2,101,400.00
LIABILITIES AND NET ASSETS		
Liabilities:		
Accounts payable	\$195,602.00	\$353.00
Accrued expenses	\$6,289.00	\$6,369.00
Total liabilities	\$201,891.00	\$6,722.00
Net assets:		
Unrestricted	\$2,056,383.00	\$1,617,561.00
Temporarily restricted	\$855,474.00	\$374,117.00
Permanently restricted	\$103,000.00	\$103,000.00
Total net assets	\$3,014,857.00	\$2,094,678.00
Total liabilities and net assets	\$3,216,748.00	\$2,101,400.00
Changes in unrestricted net assets:		
Unrestricted support and revenue:		
Grants and contributions	\$381,970.00	\$174,303.00
Resident donations	\$120,048.00	\$120,803.00
SPECIAL EVENTS		
Fundraising, less related expenses of		
\$64,484 in 2015 and \$73,981 in 2014	\$222,414.00	\$195,109.00
Public awareness, less related expenses		
of \$49,968 in 2015 and \$22,731 in 2014	\$(49,085.00)	\$(40,556.00)
Investment income	\$12,884.00	\$4,757.00
Miscellaneous	\$1,081.00	\$784.00
Net assets released from restrictions	\$284,909.00	\$666,621.00
Total unrestricted support and revenue	\$974,221.00	\$1,121,821.00
UNRESTRICTED EXPENSES:		
Program services	\$480,701.00	\$429,208.00
Management and general	\$54,698.00	\$49,715.00
Total unrestricted expenses	\$535,399.00	\$478,923.00
Increase in unrestricted net assets	\$438,822.00	\$642,898.00
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS:		
Revenue - contributions	\$799,266.00	\$218,744.00
Net assets released from restrictions	\$(284,909.00)	\$(666,621.00)
Increase (decrease) in temporarily restricted net assets	\$481,357.00	\$(447,877.00)
Increase in net assets	\$920,179.00	\$195,021.00
Net assets at beginning of year	\$2,094,678.00	\$1,899,657.00
Net assets at end of year	\$3,014,857.00	\$2,094,678.00



“It is all of the little things like that that make this place special. Soon after my treatment started, my goatee began to fall out. It’s just something I didn’t think about and I didn’t have a razor with me. I don’t know what we would do without Kevin Guest House. It really is like home.”

– Tracy Persons, seen with wife Wendy, stayed 81 days on-and-of throughout Tracy’s bone marrow transplant

HOUSE SPONSORS

House Sponsors are champions for our guests, providing direct support for our daily house operations.



Raising Funds to Welcome our Guests



BLUES & BREWS
Presented by **RealtyUSA**
Hosted 300 guests, raising **\$40,331**

**CELEBRITY GOLF CLASSIC
AND NINE & WINE**
Presented by **John W. Danforth, Co.**
Hosted 175 golfers, raising **\$67,790**



OKTOBERFEST
Presented by **RealtyUSA**
Hosted 148 guests, raising **\$18,567**

AFFAIRE OF THE HEART
Presented by **Rich Products**
Hosted 160 guests, raising **\$85,639**



ANNIVERSARY CELEBRATION
Presented by **Eastman Foundation**
Hosted 150 guests, raising **\$8,500**



Thank you to our volunteer fundraisers who reached out to their friends, family and colleagues to help Pay it Forward for the next guest to stay at Kevin Guest House, together raising \$11,725.

Marla Coniglio.....	\$2,500
Kevin Durawa.....	\$2,300
Kathy Fassl.....	\$2,255
Friends of Kevin Guest House.....	\$1,550
Kitty Lysiak.....	\$550
Emily Smaldino.....	\$525
Kate Heidinger.....	\$452
Matt Whitehead.....	\$300
Charlene Leising.....	\$250
Rick Schott.....	\$250
Came Soultamer.....	\$218
Judy Gorino.....	\$175
Pam Chrzanowski.....	\$150
Helena Weaver.....	\$125
Courtney Jensen.....	\$100
Sara Alpert.....	\$25



Kathy Fassel and *Diane Smith* provide the woman power to keep the Kevin Guest House campus looking beautiful. Their hard work in the garden makes the guest's stay feel truly special, giving them a beautiful respite to clear their mind after a long day in the hospital.



Zachary Toner earned his Eagle Scout designation, the highest honor bestowed on a Boy Scout, through his hard work at Kevin Guest House. Enlisting the help of family and friends, Zach renovated Room 14 in the Main House. Thanks to Zach, guests will have a more comfortable place to call their home away from home.

CELEBRATING VOLUNTEERS WITH 10+ YEARS OF SERVICE:

SUE BLACK



KATHY FASSL



MOLLY KIESEL



STEVE MCGLONE



DIANE SMITH





GUEST STORY

Bob Leicht

“ Kevin Guest House has an incredible home-like atmosphere you just can't get at a hotel. There is such a feeling of camaraderie to sit with the dinner volunteers and other guests, share stories and learn about each other. We have met so many great people here, many in similar circumstances. We see each other at the hospital and it's nice to be able to walk back to the House together with someone who knows what a tough day it was. One night at dinner there was guest who just sat and cried. We were all there to support her.”

- Ruth Leicht

IT'S THE LEAST I CAN DO FOR YOU

When active 72 year old Bob Leicht began having a hard time doing everyday things like mowing the lawn or taking his daily walk in their Endicott, New York neighborhood, he and his wife Ruth knew something wasn't right. After hours of tests in the ER at their local hospital, they were not prepared for what was coming.

“When the doctor walked into the room and told us that Bob had leukemia, we were stunned. This was something we just never imagined,” said Ruth. A bone marrow biopsy revealed that Bob had AML - Acute Myeloid Leukemia, a blood cancer that affects the cells in the bone marrow. A bone marrow transplant was his best chance for survival.

When it was determined that their 22 year old grandson Stevie was the best match, it was a tough day for their family. But Stevie never hesitated. It was a grueling 6 day procedure to prepare Stevie's cells for transplant. Amazingly, Stevie was the very first grandson to transplant cells to his grandfather at Roswell Park Cancer Institute! “It's the least I can do for all you have done for me,” Stevie wrote in a special note to his grandfather.



“We’re always concerned about the body, mind and spirit. We have the hospital that takes care of the body. The mind and spirit is something that is so very delicate. Kevin Guest House is strength and enduring love, that’s really what this place does.”

*– Rev. Richard H. Augustyn
Director, The St. Jude Center*

*Director, Pastoral Care
Buffalo General Medical Center*

Partners in Caring with the Medical Community

“Kevin Guest House is a comfort zone and refuge. Its blend of proximity, understanding and support make it essential to many treatment plans for our patients. As Chief of the Roswell Park Leukemia Service, I want to ensure that an expanded Kevin Guest House is always here for anyone who will ever need to call Buffalo ‘home’ during medical treatment.”

*– Eunice S. Wang, M.D.
Chief, Leukemia Service, Roswell Park Cancer Institute
Assistant Professor, Jacobs School of Medicine & Biomedical Sciences
State University of New York at Buffalo*



With Gratitude

The following list of supporters gave financial and in-kind gifts at the following levels. We are grateful for their generosity.

\$25,000+

The Ralph C. Wilson Jr. Foundation

\$10,000 - \$24,999

Anonymous
Eastman Foundation
Niagara Frontier Transit Authority
The M. G. O'Neil Foundation
RealtyUSA/Howard Hanna/Nothnagle
Rich Family Foundation

\$5,000 - \$9,999

Monsignor Richard S. Amico Memorial Trust
Dore Landscape Associates
Kevin & Karen Durawa
First Presbyterian Church of Olean
Hodgson Russ, LLP
John W. Danforth Co.
Kaleida Health
Susan G. Komen Western New York
M&T Charitable Foundation
N.T. Lady Jacks Soccer Booster Club
Roswell Park Cancer Institute
Unilock, Inc.

\$2,500 - \$4,999

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One *in* 10 Million

“When a Buffalo General Hospital social worker referred us to Kevin Guest House, it was the answer to our prayers,” shared Barb.

The Dixons of Duke Center, Pennsylvania, always celebrated Thanksgiving like so many others. But in November 2015, a Norman Rockwell painting was not in store for 32-year-old Nick Dixon, Jr. and his family.

Nick's parents, Barb and Nick, Sr., had called him before the holiday to catch up. He didn't answer, or return messages. Barb went to see him at his apartment. Nick's car was in his driveway, but he didn't answer. She called upon the New York State Police and the Allegany Sheriff's department. Inside, they found Nick unconscious, thrashing about violently on his couch.

Nick was rushed to Olean General Hospital, and soon transferred to Buffalo General Hospital. Dr. Nick Silvestri, a neurologist with Kaleida Health and an Associate Professor of Neurology at the University at Buffalo's Jacobs School of Medicine and Biomedical Sciences, made the diagnosis. It was autoimmune encephalitis—a rare disease in which the body's own antibodies attack the brain.

The disease affects just one in 10 million people.

As if that was not stressful enough, Nick and Barb had financial challenges to consider: How would they continue paying for a Buffalo hotel room night after night, month after month? How

could they stay by their son's side but remain employed miles from work and home?

“When a Buffalo General Hospital social worker referred us to Kevin Guest House, it was the answer to our prayers,” shared Barb.

Their Kevin Guest House room with four beds let the whole family stay together, including their daughter, and visiting family members. A shuttle bus that runs continuously took just 10 minutes to get them to Nick's hospital room each day. And thanks to the free Wi-Fi, phone and computers provided by Kevin Guest House, Nick, Sr. was able to keep working, to ensure income for his family.

Nick, Jr., made progress month after month. The squeeze of a hand, returned. A wiggling toe. Sticking out his tongue. Today he's finally home, continuing his slow, steady climb to recovery. Through it all, Kevin Guest House has been there.

“Sitting around the table at night with other families at Kevin Guest House was so supportive and moving,” shared Barb. “The fellowship, the comradery. If the Garvey family could be a fly on the wall and see what they've done... for everyone... They would know how very much this place means to so many of us.”



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