

# State of Maryland

## Bond Bill Fact Sheet

<b>1. Senate Bill #</b>	<b>House Bill #</b>	<b>2. Name of Bill</b>
	HB1535	Legislative Community Initiatives Loan of 2004 - Wicomico County - Boulevard Theatre Performing Arts Complex
<b>3. Senate Bill Sponsors</b>		<b>House Bill Sponsors</b>
		Delegate Norman H. Conway
<b>4. Jurisdiction (County or Baltimore City)</b>		<b>5. Requested Amount</b>
Wicomico County		\$175,000
<b>6. Purpose of Bill</b>		
<p>This bill removes a requirement that the grantee grant and convey an historic easement to the Maryland Historical Trust. The original legislation authorized a State grant to the Board of Directors of the Salisbury Wicomico Arts Council for the design, construction, renovation, reconstruction and capital equipping of the Boulevard Theatre, to be converted into a Performing Arts Complex, located in downtown Salisbury.</p>		
<b>7. Matching Fund Requirements</b>		
<p>The authorizing legislation requires a matching fund, which may consist of real property, in-kind contributions, or funds expended prior to the effective date of the Act.</p>		
<b>8. Special Provisions</b>		
<p>Note. This fact sheet amends prior information solely to remove the granting to the Maryland Historical Trust a perpetual preservation easement to the extent of its interest in the property. This amendment is to eliminate this provision, a request with which MHT concurs. Therefore, there are now no special provisions on this bond bill.</p>		

## **9. Description and Purpose of Grantee Organization**

Founded in 1967 as the first arts council in Maryland, SWAC has a history of developing programs and services to meet arts needs in the community -- needs of both arts groups and audiences.

From its very first year, in 1967, the Arts Council has worked with agencies such as the Greater Salisbury Committee and the Del-Mar-Va Advisory Council on various options for a cultural center. We believe that the Boulevard Theatre now provides precisely that long-awaited opportunity.

In its early years, SWAC arranged community arts programs when there were no regular exhibiting or dance organizations in the area. Gradually, as new groups were formed SWAC switched to more service work, providing promotion, coordinated ticket sales, and funding.

During the 1990's SWAC returned to some of its direct presenting with the "NEW YEAR, Eastern Shore!" program. This program was initiated to provide a family-oriented, non-alcoholic New Year's celebration through the arts. By presenting ALL the arts -- those locally based and those regionally imported -- SWAC supported the arts equally, and expanded audiences for all the arts.

This belief leads naturally to the Performing Arts Center where SWAC would act as manager of the theatre, making it equally accessible to all local arts groups and also act as an importer of outside arts programs.

SWAC's mission statement is: "To enhance the quality of life in our community by fostering arts awareness and education and by promoting a rich diversity of artistic experiences for all ages. We will accomplish this through leadership, support and funding of the arts."

Managing an arts center would be a very tangible way to meet SWAC's mission statement and purpose in the community.

- SWAC's strengths in membership: SWAC's membership last year was over 450 businesses, families, artists and individuals and about 30 arts organizations.

- SWAC's strengths in community visibility and perceptions: Over the years SWAC has worked with many community organizations. A sample listing includes: Urban Salisbury, Inc., the Salisbury Area Chamber of Commerce, Greater Salisbury Committee, Big Brothers/Big Sisters, Joseph House, Go-Getters, Sunrise Rotary, Maple Shade Center, Deer's Head, The Wellness Community, Dove Pointe, Waterview Health Care, and the HotSpots Church Street program. These connections will benefit the Boulevard restoration.

## **10. Description and Purpose of Project**

The existing facility known as Movies 6 and by its previous name, the Boulevard Theatre, located at the intersection of Route 13 and Main Street in downtown Salisbury is proposed for conversion from a movie theatre complex into a performing arts complex.

Current ownership of the building resides with the Salisbury Wicomico Arts Council (SWAC), the facility having been deeded to the Arts Council in April 2002.

It is anticipated that the creation of a long-awaited performing arts center in Downtown Salisbury will answer many needs of the arts community, spark downtown revitalization efforts, galvanize community pride and offer tourism incentives.

Given the prime location of the facility it will be highly visible and provide Salisbury with an architecturally significant and community based asset.

Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

<b>11. Estimated Capital Costs</b>			
<b>Acquisition</b>			\$850,000
<b>Design</b>			\$500,000
<b>Construction</b>			3,665,000
<b>Equipment</b>			350,000
	<b>Total</b>		5,365,000
<b>12. Proposed Funding Sources – (List all funding sources and amounts.)</b>			
	<b>Source</b>		<b>Amount</b>
	2004 State Grant already approved		175,000
	Acquisition		850,000
	Private and Corporate Fund Raising		3,500,000
	Grants and Foundation Support		700,000
	Local Government Support		140,000
	<b>Total</b>		\$5,365,000
<b>13. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
June 2004	Jan. 2005 (schematic)	May 2005	Sept. 2007
<b>14. Total Private Funds and Pledges Raised as of January 2005</b>	<b>15. Current Number of People Served Annually at Project Site</b>	<b>16. Number of People to be Served Annually After the Project is Complete</b>	
\$233,942	-0- (site closed)	30,000+ in 1st yr.	
<b>17. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
N/A			
<b>18. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Salisbury Wicomico Arts Council PO Box 884 Salisbury MD 21803		Boulevard Theatre 317 E. Main St. Salisbury MD 21801	
<b>19. Contact Name and Title</b>		<b>Contact Phone</b>	<b>Email Address</b>
Davina Grace Hill, Executive Director		410-543-2787	410-543-2787
<b>20. Legislative District in Which Project is Located</b>			38th District
<b>21. Legal Status of Grantee (Please Check one)</b>			

<b>Local Govt.</b>		<b>For Profit</b>		<b>Non Profit</b>		<b>Federal</b>	
<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<b>22. Grantee Legal Representative</b>				<b>23. If Match Includes Real Property:</b>			
<b>Name:</b>				<b>Has An Appraisal Been Done?</b>		Yes/No	
<b>Phone:</b>						YES	
<b>Address:</b>				<b>If Yes, List Appraisal Dates and Value</b>			
				3/1/2001		\$850,000	
				a current appraisal			
				is being contracted			
				at present.			
<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>							
<b>Current # of Employees</b>		<b>Projected # of Employees</b>		<b>Current Operating Budget</b>		<b>Projected Operating Budget</b>	
2 FTE		7 FTE		\$245,000		\$390,000	
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>							
<b>A. Will the grantee own or lease the property to be improved?</b>						OWN	
<b>B. If owned, does the grantee plan to sell within 15 years?</b>						NO	
<b>C. Does the grantee intend to lease any portion of the property to others?</b>						YES	
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>							
<b>Lessee</b>				<b>Terms of Lease</b>		<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
It is anticipated that a small percentage of the building (est. 2,000 sq.ft. of the ultimate 24,000 sq. ft. in the building) will be leased to a food concession and/or small related retail operation (such as a record store, bookstore, photography studio, etc.). This is being considered to provide a stable and secure source of income to operate the theatre once it open. At this time the terms, cost and exact square footage of such a potential lessee are not yet determined.							
<b>E. If property is leased by grantee – Provide the following:</b>							
<b>Name of Leaser</b>				<b>Length of Lease</b>		<b>Options to Renew</b>	
N/A							

<b>26. Building Square Footage:</b>	
<b>Current Space GSF</b>	18,181
<b>Space to Be Renovated GSF</b>	18,181
<b>New GSF</b>	approx. 6,000
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	(complex consists of three joined buildings; they were built in 1947, 1983 and 1987.
<b>28. Comments:</b>	