

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project	
		lr2656	hb0571	Havre de Grace Opera House Renovations	
3. Senate Bill Sponsors				House Bill Sponsors	
				James	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount		
Harford County			\$1,200,000		
6. Purpose of Bill					
<p>Authorizing the creation of a State Debt not to exceed \$1,200,000, the proceeds to be used as a grant to the Mayor and City Council of the City of Havre de Grace for the construction, repair, renovation, reconstruction, and capital equipping of the Havre de Grace Opera House.</p>					
7. Matching Fund					
Requirements:		Type:			
Equal		The matching fund may consist of funds expended prior to the effective date of this Act.			
8. Special Provisions					
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone		Email Address	
Meghan Simmons		443-866-4318		meghans@havredegracemd.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)					
<p>The City of Havre de Grace is a municipal government. As such, the City works to provide greater quality of life for its citizens and equal opportunity for all citizens. In its current state, the City owned Opera House is not ADA accessible, and it is grossly under utilized due to safety and ADA issues. As a public facility, the completion of the renovation of this historic building will allow dozens of performing arts groups, public and private organizations to (1) bring audiences to this region (2) involve the youth and disabled in performing arts programs, and (3) fill a demand for performing arts and multi purpose media space in this region. Arts and culture has been a large catalyst for reinvestment and neighborhood revitalization. As Historic District, Sustainable Community, Main Street and Arts and Entertainment District, the City for the past decade has focused on reinvestment in the historic downtown district and areas with existing infrastructure. By investing in our historic district, the City has leveraged millions of dollars in private investment. The revitalization of this building will be a continuation of this Smart Growth effort.</p>					

**11. Description and Purpose of Project** (Limit Length to Visible area)

The Opera House Renovation Project is a 'shovel ready' project. The project consists of the renovation of the first and second floor (7,052 sq/ft), the building of an addition (2,178sq/ft) for the purposes of housing an elevator, as well as upgrades to make the building ADA compliant and compliant with all safety standards. Seating capacity in the historic second floor theater will be increased from 120 seats to 200. In its current condition, the building prohibits any one with disabilities from entering the theater or otherwise using this public building for the performing arts, lecture, etc. After renovations and with ADA accessibility, the new facility will be able to serve dozens of organizations, including the youth, and those with special needs in Harford, Cecil, and Baltimore Counties. Funding for this project is necessary to preserve this historic building and fill a demand for multi-purpose media space in the region.

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (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.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	0
<b>Design</b>	
<b>Construction</b>	\$2,680,000
<b>Equipment</b>	
<b>Total</b>	\$2,680,000

**13. Proposed Funding Sources – (List all funding sources and amounts.)**

Source	Amount
Maryland State Bond Bill	\$1,200,000
Harford County Government, FY 14 Budget	\$250,000
City of Havre de Grace FY 14 Budget	\$250,000
DHCD, Community Legacy Grant (FY14, FY15)	\$300,000
Community Development Block Grant (FY13, FY14, FY15)	\$180,000
Maryland Heritage Areas Authority, Lower Susquehanna Heritage Greenway FY 2015	\$100,000
Fundraising/Private Donations	\$400,000
**Money already expended to date = \$310,000	
City of Havre de Grace FY12/13 for Project Design and building improvements since 2010.	
<b>Total</b>	\$2,680,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
July 2012	April 10, 2013	July 1, 2013	Phase 1 & 2A July 1, 2015
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
\$400,000		4,300	15,000+
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
City of Havre de Grace		121 North Union Avenue Havre de Grace, MD 21078	
20. Legislative District in Which Project is Located	34A - Southern Harford County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
<b>Name:</b>	Mr. Paul Ishak	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-879-2222		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Stark and Keenan Associates 30 Office Street Bel Air, Maryland 21014			

<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>
0	1	28,000	59,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) 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>			No
<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>
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	7052		
<b>Space to Be Renovated GSF</b>	7052		
<b>New GSF</b>	2156		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1870

**28. Comments: (Limit Length to Visible area)**

The funding of this project will result in the following positive impacts:(1) Allow this public building to be used by dozens of organizations, businesses, performing arts organizations and community members in the region (2) Provide much needed performance arts space and multi-purpose space in the region (3) Allow the physically disabled to participate in performing arts programs and participate as audience members(4) Continue the revitalization efforts of the Arts and Entertainment District(5) Encourage private investment in the existing infrastructure of the historic waterfront downtown (6) Increase foot traffic to surrounding restaurants and businesses (7) Preserve the historic centerpiece to the Havre de Grace Historic District, Arts District and Sustainable Community(8) Allow partnerships and feeder programs between the Public School System, and other youth organizations such as the Boys and Girls Club.The Opera House Renovation project is a 'shovel ready' project that has been phased in order to more effectively move the project forward to completion. The 1.2 million dollars of requested funds would be used immediately upon award to complete Phases 1 and 2A which will make the Opera House ADA compliant, as well as address the structural issues that are of immediate concern. Specifically, Phase 1 will include the new infill building which will house the elevator, public entrances, and public connections to the first and second floor. Additionally, the improvements within these first phase will address bathrooms, code and life safety scope, masonry repairs, replacement of the stage and seating, and the mechanical and electrical scope related to these spaces. The City of Havre de Grace has spent \$310,000 to develop construction plans for this project, as well as make structural improvements needed to ensure the safety of the building (noted in #13 line item 1). Maryland Historical Trust has reviewed the architect issued schematic designs for the renovation and issued an approval letter to the City on January 22, 2013 .The letter states that, "This is an excellent project that will create an asset to the community and maintain the usefulness and integrity of an important historic resource." The letter cleared the project and stated that if windows are retained, then the project, in its entirety, will have 'no adverse effect' and no additional MHT consultation will be needed. All efforts will be made to keep the existing windows. If this is not possible, the City will consult with MHT as directed to agree upon an approved window replacement alternative.