

State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr2026		lr3316	hb0705	Garrett-Jacobs Mansion
3. Senate Bill Sponsors				House Bill Sponsors
Robinson				Conaway
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$200,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Garrett-Jacobs Mansion				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of in kind contributions or 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 Ph#	Email Address
Dale A. Whitehead			410-539-6914 (x109)	director@esb.org
10. Description and Purpose of Organization (Limit length to visible area)				
The mission of the Endowment Fund is to preserve and restore the Garrett Jacobs Mansion as a National Historic Landmark and to share the history, architectural and civic legacy of the Mansion for the benefit of the public. The building is open for public tours, concerts, lectures and events related to STEM programs in conjunction with the Baltimore Museum of Industry and The Engineers Week Council of Maryland.				

11. Description and Purpose of Project (Limit length to visible area)

The Heritage Room and Caen Stone Hall Project is a continuation of the Master Plan for Restoration and Preservation that began in 2006 with the adaptive restoration of the Courtyard then followed by the Drawing Room in 2007 and Ballroom from 2009 through 2012. Added to the Mansion in the early 1900's the unique Baronial-style Library and connecting Caen Hall are used for lectures, meeting, dining and performances. The Heritage Room, originally the Garrett family dining room, is the most authentic and lasting example of the original spaces. As the Master Plan implementation continues, all mechanical, electrical and life safety systems are updated. Since the interior easement with MHT became effective in January 2009, the Fund has worked closely with the Trust to ensure the architectural and historical integrity of the restoration work. Our efforts have been recognized by AIA and Building Congress for superior workmanship and authenticity.

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

Acquisition	
Design	\$10,000
Construction	\$430,000
Equipment	
Total	\$440,000

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

State Bond Bill Funding	\$200,000
Private Funding	\$240,000
Total	\$440,000

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
10/1/15	4/1/16	1/2/19	5/1/19
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
200000.00	30000		32000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2008	\$200,000	planning, design, construction capital projects	
2011	\$25,000	same	
2012	\$200,000	same	
214	\$25,000	same	
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Garrett-Jacobs Mansion Endowment Fund 11 West Mount Vernon Place Baltimore, MD 21201			
20. Legislative District in Which Project is Located	40 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Bob Waldman, Venable Law Firm	Has An Appraisal Been Done?	Yes/No
Phone:	410-244-7400		Yes
Address:		If Yes, List Appraisal Dates and Value	
Venable LLP 750 East Pratt Street Suite 900 Baltimore, MD 21202		Cost of	56000000.00
		Fair Market Value	14000000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
30	32	2500000.00	26000000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	35770		
Space to be Renovated GSF	2000		
New GSF	35770		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

2019

28. Comments

This project is the final phase of the Master Plan for Restoration of the Mansion. It enhances the value and impact of the State and Baltimore City's heritage and cultural resources - This project with further our mission to preserve this historic mansion for the benefit of the public and to enhance its potential as an important destination for Baltimore's heritage tourism. The Mansion will become an expanded contribution to the cultural and heritage tourism of the Mt. Vernon Cultural District and the Baltimore City Heritage Area. The Mansion is accessible seven days a week with more than 30,000 visitors annually. The events/catering operation hosts more than 600 events each year. Event revenues are critical for the continuing preservation, maintenance and upkeep of the building. Without growing catering revenue, we nor anyone else could afford the overhead of this 40-room mansion. Our current patronage is expected to increase to 32,000 annually after the full implementation of the Master Plan. An economic impact study completed in 2007 give additional data as to the economic and social contribution to the City of Baltimore and the State of Maryland which is significant. The Mansion is the only business open to the public and in continuing operation on the west side of Mount Vernon Place. The Mansion's busy event schedule and the pedestrian traffic it generates contribute to the safe, busy and people-friendly Mount Vernon Place. This vitality is an attraction to the neighborhood. The State Department of Housing and Community Development NeighborWorks Program recognized its importance, awarding the Mansion funding to provide a handicapped access grant. The Mansion also serves as a venue for small performing arts groups and has programming that serves as outreach to the community and providing support to the arts in Baltimore. A few examples include Concert Artists of Baltimore who have hosted their "Music at the Mansion" series every year for more than 25 years; and the Baltimore Concert Opera now in its ninth year providing world-class level opera performances in the Ballroom of the Mansion. Three more groups round out the roster of performance groups currently in the Artists in Residence Program. Ownership of the Property: The Engineering Society of Baltimore which owns the property entered into an agreement with the Endowment Fund which was approved by the Internal Revenue Service provides public access and asset transfer upon sale to the Endowment Fund. The Mansion is under easement with MHT.