

State of Maryland

2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
879	SB32	446	HB99	Birchmere Music Hall
3. Senate Bill Sponsors			House Bill Sponsors	
Raskin			Hixson	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery			\$2,000,000	
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the County Executive and County Council of Montgomery County for the construction, reconstruction, repair, renovation, and capital equipping of the Birchmere Music Hall located in Silver Spring.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. The fund may consist of real property, in kind contributions, or funds expended prior to the effective date of the Act.				
8. Special Provisions				
None.				
9. Contact Name and Title		Contact Phone	Email Address	
Melanie Wenger, Director		410-268-9700	melanie.wenger@montgomerycountymd.gov	
10. Description and Purpose of Grantee Organization (3000 characters maximum)				
Montgomery County, Maryland is a body politic. The County's economic development strategy includes the targeted revitalization of arts and entertainment districts, enterprise zones, central business districts, and smart growth areas.				
11. Description and Purpose of Project (3000 characters maximum)				
Construction, preservation of historic façade, repair and and revitalization of an area of downtown Silver Spring that has not directly benefitted from the redevelopment efforts undertaken by the County and State for the past 10 years. The former J.C. Penney site will be converted into a 30,000 square foot music hall to be operated by the nationally-renowned Birchmere, providing Montgomery County residents with an entertainment venue north of the DC/VA border. Since 1966 the Birchmere has operated in Alexandria, Virginia, and has attracted such headline acts as Michael McDonald, the Dixie Chicks, Mary Chapin Carpenter, Emmy Lou Harris, Dave Matthews, Isaac Hayes, Johnny Cash, Kris Kristofferson, Vince Gill, Joan Baez, America, and many others. The Birchmere is one of the top ten live performance venues for singer/songwriter artists in the nation, providing them with a small, close-up environment to perform. The 700+ venue in Silver Spring will be larger than its sister site, and will attract recognized artists to the Arts & Entertainment District, igniting vibrant nighttime activities and pedestrian traffic in the Silver Spring Central Business District. The vacant J.C. Penney site has great accessibility to hotels, restaurants, public transportation and parking, and offers optimal opportunity for the owners to establish a new and vibrant environment for performers and patrons.				
<i>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.</i>				
12. Estimated Capital Costs				

Acquisition	Land (Contributed)	\$2,000,000
Design		700,000
Construction		6,800,000
Equipment		1,500,000
Total		\$ 11,000,000
13. Proposed Funding Sources – (List all funding sources and amounts.)		
Source		Amount
State of Maryland		\$4,000,000
Montgomery County		4,000,000
Lee Development Group		(Land Contribution) 2,000,000
Birchmere		1,000,000
Total		\$11,000,000
14. Project Schedule		
Begin Design	Complete Design	Begin Construction
1-07	12-08	4-09
		03-10
15. Total Private Funds and Pledges Raised as of January 2007	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
\$3,000,000 (including land contribution)	0	125,000+
18. Other State Capital Grants to Recipients in Past 15 Years		
Legislative Session	Amount	Purpose
Multiple		
19. Legal Name and Address of Grantee		Project Address (If Different)
Montgomery County Office of the County Attorney 101 Monroe Street, 3rd Floor Rockville, MD 20850		8656 Colesville Road, Silver Spring, MD 20910
20. Legislative District in Which Project is Located		20
21. Legal Status of Grantee (Please Check one)		
Local Govt.	For Profit	Non Profit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:
Name:	Mr. Marc Hansen, Esq., Acting County Attorney	Has An Appraisal
Phone:	240-777-6700	Yes/No
Address:		Been Done?
		No
		If Yes, List Appraisal Dates and Value

Montgomery County Office of the County Attorney 101 Monroe Street, 3 rd Floor Rockville, MD 20850		

24. Impact of Project on Staffing and Operating Cost at Project Site

Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	50+	0	\$2,500,000

25. Ownership of Property (Info Requested by Treasurer’s Office for bond issuance 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? yes

D. If property is owned by grantee and any space is to be leased, provide the following:

Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Just a Honky Tonk Too, LLC (dba The Birchmere)	30 years		32,400

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	0
Space to Be Renovated GSF	32,400
New GSF	32,400

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion 2009-2010

28. Comments: (3000 characters maximum)