

State of Maryland

2010 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr3080	sb0614	lr1356	hb0748	Creative Alliance Building
3. Senate Bill Sponsors				House Bill Sponsors
Della				Krysiak
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$400,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$400,000, the proceeds to be used as a grant to the Board of Trustees of the Fells Point Creative Alliance, Inc. for the acquisition, planning, design, construction, repair, renovation, and capital equipping of the Creative Alliance Building.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property or in kind contributions.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Margaret Footner		410-276-1651	margaret@creativealliance.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Creative Alliance (CA) was founded in 1995 to present and promote Maryland artists, serve diverse audiences, and improve the quality of life in Southeast Baltimore City through arts programs. In 1998, political and business leaders working to save Highlandtown from rapid decline invited the Creative Alliance to be part of their revitalization effort. CA's concept to redevelop the vacant Patterson Movie Theater into a dynamic multi-arts center with artists' live/work studios, exhibition space, a theater, media center, classroom, cafe, and offices became the neighborhood's cornerstone revitalization project. The Creative Alliance opened The Patterson in June 2003. Regarded as a paradigm of arts driven neighborhood revitalization, The Patterson is a vital stabilizing economic and cultural force in our community, drawing regional audiences, and new residents and businesses to the area. The Creative Alliance works to improve the quality of life in our neighborhood with youth education and community outreach programs that engage the diverse racial and ethnic groups which make Highlandtown unique among Baltimore neighborhoods.</p>				

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

The Creative Alliance's successful cultural and education programs draw 24,000 Maryland residents annually to SE Baltimore City. CA also works to improve the vitality and stability of our community by providing outreach and education programs in partnership with neighborhood organizations including SECDC, the Enoch Pratt Free Library and the Baltimore Resettlement Center, and area churches and schools. Increased demand for CA's after school programs, classes workshops and outreach programs serving more than 5000 Southeast Baltimore youth and families annually utilize The Patterson's facilities to their physical limit. CA's Board of Trustees approved acquisition of a vacant commercial building on Eastern Avenue to redevelop into classrooms, artist studios, workshop space and compatible commercial uses that will serve residents and promote activity on Southeast Baltimore's main commercial avenue. The organization's FY2008 \$250,000 City Bond provides the match for our State Bond request. A capital campaign will provide the balance of the match. Creative Alliance will acquire and redevelop a 5800 square foot commercial building in 2010, redevelop it into classrooms and studios by December 2011 while making capital improvements to The Patterson's HVAC system, classroom, theater, cafe, and studio facilities.

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	\$250,000
Design	\$50,000
Construction	\$450,000
Equipment	\$65,000
Total	\$815,000

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

Source	Amount
State Bond	\$400,000
City Bond	\$250,000
Abell Foundation	\$50,000
France-Merrick Foundation	\$50,000
M&T Bank	\$50,000
Individual donors	\$15,000
Total	\$815,000

14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
July 2010	September 2010	November 2010	December 2011
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
		24,000	40,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
FY 1999 & 2000	\$359,000	Patterson renovation	
FY 2001	\$1,000,000	Patterson renovation	
FY 2005	\$300,000	Patterson fit-out	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Fells Point Creative Alliance, Inc The Patterson 3134 Eastern Avenue Baltimore, MD 21224		The Patterson 3134 Eastern Avenue The Patterson Education Annex 3200 Eastern Ave. Baltimore 21224	
20. Legislative District in Which Project is Located			46
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Joel A. Smith	Has An Appraisal Been Done?	Yes/No
Phone:	(410) 244-1010		N/A
Address:		If Yes, List Appraisal Dates and Value	
Kahn, Smith & Collins, P.A. 201 N. Charles St., Ste 1000 Baltimore, MD 21201 smith@kahnsmith.com			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
10 FT 39 PT	12 FT 50 PT	\$1,221,000	\$1,345,000
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
artist studios	1 year	overhead	1800
commercial vendor (cafe, craft shop, etc.)	3 year	overhead	700
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	22,000		
Space to Be Renovated GSF	5800		
New GSF	27,800		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		2010-2011	

28. Comments: (Limit Length to Visible area)

The Creative Alliance at The Patterson has a proven successful track record of managing capital projects. An anchor for an urban neighborhood and one of Baltimore's two Arts and Entertainment Districts - Creative Alliance's films, performances, exhibits, classes, workshops, dances, lectures at The Patterson attract people from across the region as well as media attention to our neighborhood. An innovator of inclusive multi-cultural arts programming in the state's most diverse community, the Creative Alliance promotes civic engagement and neighborhood building through participatory arts programs.

While the organization's impact on our neighborhood has been profound - stopping the hemorrhaging of residents and attracting new homeowners and businesses, helping to make the neighborhood's many new immigrants and refugees feel welcome, Highlandtown remains fragile, particularly its commercial district. Renovating a vacant commercial building into attractive highly visible public space will be a positive sign to prospective investors that Highlandtown is moving forward, and open for business.

The Creative Alliance's three-year strategic plan includes projections for building acquisition and renovation and plans for program expansion. These plans include youth programs, workshops for adults and families, outreach programs, artist studios, and possibly a compatible arts related business. There is a huge need in our neighborhood for healthy activities for youth, and for families to share together.

Business and capital plans are monitored by a Building Committee and Finance Committee. The Creative Alliance has a strong active Board of Trustees and receives broad support from foundations, businesses and a dedicated membership of 1400 supporters.