

State of Maryland

2010 Bond Bill Fact Sheet

| 1. Senate LR # Bill # | | House LR # Bill # | | 2. Name of Project |
|---|--------|---|----------------------|----------------------------|
| lr2378 | sb0388 | lr2377 | hb0401 | Allegany Museum |
| 3. Senate Bill Sponsors | | | | House Bill Sponsors |
| Edwards | | | | Allegany County Delegation |
| 4. Jurisdiction (County or Baltimore City) | | | 5. Requested Amount | |
| Allegany County | | | \$600,000 | |
| 6. Purpose of Bill | | | | |
| <p>Authorizing the creation of a State Debt not to exceed \$600,000, the proceeds to be used as a grant to the Board of Directors of Western Maryland Station Center, Inc. for the planning, design, and construction of the Allegany Museum.</p> | | | | |
| 7. Matching Fund | | | | |
| Requirements: | | Type: | | |
| Equal | | The matching fund may consist of real property, 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 Phone | Email Address | |
| Joseph Weaver | | 301-784-5301 | JWeaver@Allegany.edu | |
| | | | | |
| | | | | |
| 10. Description and Purpose of Grantee Organization (Limit Length to Visible area) | | | | |
| <p>The Allegany Museum is a private, non-profit (501-C-3) organization staffed entirely by volunteers. Purpose: To operate a museum that focuses on the history of Allegany County and the surrounding region. Activities: A museum has operated in a rented space in downtown Cumberland since 2001. A 50,750 sq. ft. building, adjacent to Canal Place, is owned outright, and has been operated as a rental business.</p> <p>The museum's goal is to turn that building and into a museum of national significance, which will:</p> <ol style="list-style-type: none"> 1. Add a major heritage attraction to the Canal Place Complex. 2. Preserve, study and interpret the history of the region. 3. Provide a resource and facility for the community. <p>The second floor is currently being renovated, and will be occupied by the museum for the 2010 season.</p> | | | | |

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

The purpose of this project is the renovation of the first floor, which is to be the museum's primary exhibit area. This floor, some 12,687 sq. ft., is currently divided into offices. Walls and drop ceilings are to be removed and the entire floor opened up and renovated for museum space. The open areas are to be designed so that exhibits can be changed with ease. A new HVAC system is required for the floor. A snack bar and gift shop are to be installed, as are new bathrooms.

Note: All progress is contingent upon the availability of funds. Lack of funds will cause the time line to be pushed forward or plans to be modified.

A major purpose of the overall project is the addition of a major heritage attraction to the Canal Place Complex. That means more visitors. Jobs are created by businesses that provide goods and services for visitors; the more visitors, the more jobs. Another major purpose is the creation of a community resource. Another purpose is to preserve and interpret the history of 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

| | |
|---------------------|-------------|
| Acquisition | |
| Design | \$50,000 |
| Construction | \$1,200,000 |
| Equipment | |
| Total | \$1,250,000 |

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

| Source | Amount |
|-----------------------|-------------|
| State of Maryland | \$600,000 |
| Cash Reserves | \$100,000 |
| Federal Funds | \$100,000 |
| Private Foundations | \$200,000 |
| Local Donations | \$200,000 |
| Previous Design Grant | \$50,000 |
| | |
| | |
| | |
| | |
| Total | \$1,250,000 |

| 14. Project Schedule | | | |
|---|--|---|---|
| Begin Design | Complete Design | Begin Construction | Complete Construction |
| October 1, 2010 | March 1, 2011 | April 1, 2011 | December 30, 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 |
| \$100,000 (Museum Funds) | | 8000 (Current Museum) | 20,000 by 2015 (Entire Building) |
| 18. Other State Capital Grants to Recipients in Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| 2008 | \$50,000 | Planning and Design, Museum Building Renovation | |
| 2009 | \$225,000 | Second Floor Renovation, Museum Building | |
| | | | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| Western Maryland Station Center, Inc., dba Allegheny Museum 3 Pershing Street Cumberland, MD 21502 | | Joseph H. Weaver 827 Buckingham Road Cumberland, MD 21502 | |
| 20. Legislative District in Which Project is Located | | | 1-C |
| 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: | Joseph H. Weaver (Search under way for new attorney) | Has An Appraisal Been Done? | Yes/No |
| Phone: | | | Yes |
| Address: | | If Yes, List Appraisal Dates and Value | |
| | | March 5, 2009 | \$1,800,000 |
| | | Purchase Offer, Spring, 2006 | \$2,000,000 |
| | | September 20, 2005 | \$1,450,000 |
| | | | |
| | | | |

| 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 | 6 | \$198,695 | \$178,695 |
| 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 |
| Allegany County Board of Education | Annual | \$19,956/Yr | 1066 |
| Charles Amos | Open | \$3600/Yr | 780 |
| Mortimer Peskin | Open | \$1800/Yr | 300 |
| State of Maryland (DNR, Dept. of Ag., Adm. Hearing, Child Care) | 10-03-12 | \$160,416/Yr | 8819 |
| | | | |
| | | | |
| E. If property is leased by grantee – Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
| | | | |
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| | | | |
| 26. Building Square Footage: | | | |
| Current Space GSF | 50,750 | | |
| Space to Be Renovated GSF | 12,687 | | |
| New GSF | 50750 | | |
| 27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion | | 1932-1933 | |

28. Comments: (Limit Length to Visible area)

HISTORY

The Allegany County Museum began in 1983 as a community group formed to save Cumberland's remaining railroad station and to preserve the region's history. At a crucial point in the development of plans for Canal Place, the organization donated its RR station to Canal Place Authority, which allowed the project to go forward. In 1999, the former Post Office building at 3 Pershing Street was purchased with the idea of turning it into a first class museum.

Since 2000, the organization has operated its building at 3 Pershing Street as a rental business. With rental income, the organization has made major repairs, kept the tenants happy, paid off the mortgage, and accumulated a cash surplus. In addition, it has operated a museum in a rented space. In eight years, the organization turned an initial investment of \$150,000.00 into an asset worth about \$1,800,000.00 that is owned outright. All this has been accomplished with practically no public monies.

Throughout its existence, the organization has been a grass roots community effort, staffed entirely by volunteers. There is currently a core group of about 60. There have been no paid employees. Volunteers have managed the building at 3 Pershing street and successfully operated a museum in the heart of Cumberland. A substantial collection of artifacts has been accumulated exclusively by donations. There have been no purchases.

PROGRESS

At the beginning of 2010, renovation of the second floor, including the restoration of the 3500 sq. ft. courtroom, began. The project is expected to be completed by May 31, 2010. At that point, the museum is to occupy that space for the 2010 season. Bond Bill funds have made this project possible.

The master plan calls for the entire building to be renovated. The next major step will be the renovation of the first floor. Work will begin as soon as funds become available and the current tenants leave. The last step will be the construction of a new main entrance on the rear of the building. The objective is to have the museum completed and in operation at 3 Pershing Street at about the same time Canal Place is in full operation.

FUNDING

All possible sources of funding are to be tapped, including state, federal, private foundation, corporate and local sources. The overall project will be expensive, and funding must come from several sources. State funding at this crucial juncture is vital to "prime the pump" and keep the project moving.