

# State of Maryland

## 2011 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1425	sb0127	lr1694	hb0352	Garrett-Jacobs Mansion Ballroom
3. Senate Bill Sponsors				House Bill Sponsors
Jones-Rodwell				Haynes
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$500,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$500,000, the proceeds to be used as a grant to the Board of Trustees of the Garrett-Jacobs Mansion Endowment Fund, Inc. for the design, repair, renovation, and reconstruction of the performance hall at the Garrett-Jacobs Mansion.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		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 Phone	Email Address	
Dale Whitehead		410-539-6914	director@esb.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The mission of the Endowment Fund is to preserve and restore the Mansion as a National Historic Landmark and to share the history, architectural and civic legacy of the Mansion for the benefit and education of the public. Public enrichment and access are the cornerstones of our mission through the presentation of symposia, concerts, theatrical performances and other educational programs. Our most recent partnership with The Maryland Historical Society has produced an outstanding series of programs about Baltimore women who married into royalty. Plans for this coming year include regularly scheduled performances by our four Artists In Residence groups and a program series about historic architecture and a program in conjunction with the B &amp; O Railroad Museum about the Garrett family and their essential role in the building of the railroad and the growth of Baltimore and Maryland.</p>				

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

The Garrett-Jacobs Mansion Endowment Fund seeks to restore the Mansion Performance Hall returning it to its original condition of 1913 when it was completed by Mrs. Garrett. The Fund is actively pursuing use of the space by small performing arts groups in Maryland who cannot afford venue rentals or are struggling due to the current economic conditions. The Performance Hall is an important room for catered events that provide income for operations with all retained earnings being used for restoration of the historic structure. The 29x70 foot room has not received any serious attention since 1939 when it ceased to be a private home. The detailed craftsmanship and artistry of the room is sorely in need of restoration. The ceiling and corners of the room are still graced with oil paintings (now very dirty) in elaborate Regency frames. The woodwork is broken in places and the gilding is chipped away. The decorative plaster is cracked, chipped and broken. The floor requires refinishing and the hardware fixtures need rehabilitation. The damask-covered walls are faded from a deep rose to a pale pink with deteriorated batting. Stage & lighting do not meet current performance standards; increased usage for public events make this a top priority. This project is broken into four phases lasting approximately four years.

*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>	
<b>Design</b>	\$100,000
<b>Construction</b>	\$1,350,000
<b>Equipment</b>	\$200,000
<b>Total</b>	\$1,650,000

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

Source	Amount
State Funding	\$500,000
Private Fund raising Campaign	\$1,150,000
<b>Total</b>	\$1,650,000

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
October 2008	May 2009	August 2009	March 2013
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
\$590,00 to date for work starting in January 2011		30,000	32,000
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2009	\$200,000	Ballroom Project - Phase 1 - Two Bond Bills	
2008	\$298,000	Commercial Heritage Preservation Tax Credit - Drawing Room and Courtyard	
2005	\$50,000	MHT Grant for Roof Rehabilitation and Structural Work	
1994	\$40,000	MHT Grant for Grand Facade restoration	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Garrett-Jacobs Mansion Endowment Fund 11 West Mount Vernon Place Baltimore, MD 21201			
<b>20. Legislative District in Which Project is Located</b>	44		
<b>21. Legal Status of Grantee (Please Check one)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Chuck Meyer, President	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-539-6914		YES
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
11 West Mount Vernon Place Baltimore, MD 21201		Date: 1-1-11	Sound value \$25,600,000

<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>
30	36	\$2,000,000	\$2,600,000
<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>			see-comment
<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>			Yes
<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>
Baltimore City Boys and Girls Club Offices	annual	918	1300
Baltimore Chamber Orchestra	annual	515	352
Rudy Brown	annual	1000	700
Basuhail Architects	annual	1030	455
ABC Parking Service	annual	300	250
**Lessees do not occupy areas being improved with grant funds.			
<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>	
Property owned by The Engineering Society which created GJMEF			
GJMEF has a IRS code provision to raise funds for the Mansion preservation			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	35770		
<b>Space to Be Renovated GSF</b>	1995		
<b>New GSF</b>	35770		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			2010-2011

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

**Stewardship & Preservation:** The GJMEF and Engineering Society of Baltimore have been conscientious stewards of the Garrett-Jacobs legacy, taking ownership of the vacant and deteriorating mansion from the City of Baltimore in 1962, after its near demolition in the 1950's. Now preserved as the best representation of Mount Vernon's 19th century architectural legacy, it is a contributing structure to the Mount Vernon Place Historic District; a National Historic Landmark and an anchor of the West Park.

**Cultural Enrichment:** The Mansion enhances the value and impact of the State's and Baltimore City's heritage and cultural resources. There is a growing need to provide performance venue options for small, struggling performing arts groups. The GJMEF desires the Mansion to become such a venue and encourages appropriate use by such groups thereby strengthening the underpinning of arts in the region.

**Stable Employment:** The Mansion and the Club strengthen hospitality as an economic growth sector. An economic impact study was done in 2007 by the Jacob France Institute which concluded that the Mansion generates almost \$250,000 in State and local tax revenue and \$1.3 million in compensation for employees.

**Neighborhood Stabilization:** The Mansion stabilizes Mount Vernon Place in Baltimore City. The Mansion is the only business open to the public and is continuously active on the west side of Mount Vernon Place. Its busy event schedule and pedestrian traffic contributes to a safe, busy and people-friendly area. This vitality is an attraction to the neighborhood. The State Department of Housing and Community Development recognized its importance awarding the Mansion funding to provide handicapped access to the lower levels of the building.

**Ensuring Public Benefit:** The Garrett-Jacobs Mansion Endowment Fund was created in 1992 by The Engineering Society of Baltimore to plan and finance preservation and restoration work. The Society owns the building and has been a careful and faithful steward since 1962. Public access via tours, programming, events and concerts is facilitated by the Endowment Fund. Our Artists in Residence Program which stages 20 public performances each year along with our educational programs represent the cornerstone of our public access and enrichment efforts.

The Mansion does have an historical easement with MHT and the State of Maryland effective January 2009. The form would not allow us to indicate this in the box provided. An agreement (Use and Option Agreement) was signed by The Engineering Society of Baltimore (ESB) and The Garrett-Jacobs Mansion Endowment Fund (GJMEF) upon the Fund's creation allowing them specific rights for use of the Mansion in perpetuity as ESB owns the Mansion. The agreement specifically provides for public access, promotion of public use, education and performances for the public benefit along with the mission to preserve and restore the historic structure consistent with the Fund's 501(c)(3) purpose