

State of Maryland

2011 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr2686	sb0797	lr2697	hb0593	Town Theatre Renovation
3. Senate Bill Sponsors				House Bill Sponsors
Jones-Rodwell				Mitchell
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 Directors of The Everyman Theatre, Inc. for the acquisition, design, construction, renovation, reconstruction, and capital equipping of the Town Theatre.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property 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	
Ian Tresselt		410-752-6537	itresselt@everymantheatre.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Founded in 1990 Everyman Theatre is a nonprofit professional theatre with a resident ensemble of artists from the Baltimore/DC area dedicated to presenting high quality plays that are affordable and accessible to everyone. It annually serves 4,400 loyal subscribers, thousands of individual ticket buyers and 1,300 students from the Baltimore City Public Schools who participate in its free education program. Each year, Everyman's collaborative team puts together a diverse five-play season that includes American classics, significant works from every tradition, and fresh scripts from emerging and established playwrights. Everyman employs hundreds of local artists each season and generates an estimated \$13 million in taxable revenue for the region by drawing patrons downtown to spend entertainment dollars. Everyman has been a pioneer in its current N. Charles Street location, thriving despite the area's once-high vacancy rate and serving as an arts anchor for the Station North Arts District. Everyman Theatre will serve to strengthen the burgeoning arts district on Baltimore's Westside neighborhood after renovation and relocation to the Town Theatre.</p>				

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

The project goal is to renovate the Town Theatre as a new and permanent home for Everyman Theatre. The Town Theatre is located at 315 W. Fayette St. in Baltimore's downtown Westside around the corner from The Hippodrome on Eutaw St. Everyman's current venue on N. Charles St. has inadequate space for set building, rehearsal, costume storage, not to mention artistic restrictions due to the low ceilings and structural columns in the performance space. The present location limits opportunities for increased income potential through additional ticket sales, classes, and extensions of "hit" shows. Such limitations threaten Everyman's continued success and mission to remain accessible and affordable to the residents of Baltimore City. The Town Theatre has been vacant for 20 years and its renovation is part of the revitalization of the Westside, in which \$1 billion has been invested over the past decade. Everyman's contribution to this renaissance will include bringing more than 30,000 people to Baltimore's Westside each year, a burgeoning arts district. Everyman is developing partnerships in its new neighborhood and is already in discussions with the Hippodrome Foundation, for example, about the possibility of sharing resources for the education program.

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	\$2,002,000
Design	\$1,413,000
Construction	\$10,471,000
Equipment	\$302,000
Total	\$14,188,000

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

Source	Amount
State of Maryland 2011 Bond Bill	\$500,000
State of Maryland 2008 Bond Bill	\$100,000
City of Baltimore 2010 Bond Bill	\$400,000
City of Baltimore 2008 Bond Bill	\$500,000
City of Baltimore (State Westside Funding)	\$500,000
City of Baltimore (DBED)	\$250,000
Private Foundations	\$6,386,000
Corporate	\$2,383,000
Individual	\$3,169,000
Total	\$14,188,000

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
11/1/2006	9/1/2009	3/1/2011	9/1/2012
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
\$7,224,000		33,000	44,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2008	\$100,000	Capital Project	
2002	\$750,000	Capital Project (awarded, not received)	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Everyman Theatre, Inc. 1727 N. Charles St. Baltimore, MD 21201		315 W. Fayette St. Baltimore, MD 21201	
20. Legislative District in Which Project is Located	44 - Southeastern Baltimore City		
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:	Please see 28. for comments	Has An Appraisal Been Done?	Yes/No
Phone:			Yes
Address:		If Yes, List Appraisal Dates and Value	
		November 2006	\$1,850,000

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
40 FTE	57 FTE	\$1,600,000	2,000,000
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?			No
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
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	19,304		
Space to Be Renovated GSF	28,416		
New GSF	28,416		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1910

28. Comments: (Limit Length to Visible area)

Re: 22. Grantee Legal Representative

Like many 501 (c) (3) organizations Everyman Theatre does not retain legal counsel, but rather looks to individual members of the Board of Directors for specific counsel in their area of expertise. The following attorneys currently serve on the Everyman Theatre Board of Directors:

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