

# State of Maryland

## 2011 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2199	sb0313	lr2203	hb0297	Allegany Museum
3. Senate Bill Sponsors			House Bill Sponsors	
Edwards			Allegany County Delegation	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Allegany County			\$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 Directors of Western Maryland Station Center, Inc. for the planning, design, and construction of the Allegany Museum.</p>				
7. Matching Fund				
Requirements:		Type:		
Grant				
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: The museum has operated a museum at another location in downtown Cumberland since 2001. At the same time, it purchased a 50,570 sq. ft. building, adjacent to Canal Place, which it operated as a commercial rental business. In 2010, the building's second floor was renovated and occupied by the museum.</p> <p>The museum's goal is to turn that building into a first class museum which will:</p> <ol style="list-style-type: none"> <li>1. Add a major heritage attraction to the Canal Place Complex.</li> <li>2. Preserve, study, and interpret the history of the region.</li> <li>3. Provide a resource and facility for the community.</li> </ol>				

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

This project has two goals. The first is the installation a sprinkler system throughout the building. Fire regulations require that a sprinkler system be installed before more of the building can be occupied by the museum. Further renovation must halt until this task is accomplished.

The second purpose of this project is the renovation of about 25% of the first floor and its transformation into museum display space. The space is currently divided into offices by drop ceilings and drywall partitions. These are to be removed. The space that is to be opened is, essentially, the lobby and customer service area of the original post office. Most of the original decorative scheme is to be restored to its original configuration.

Now is the time for this project. Further renovation progress must be deferred until the sprinkler system is installed. Most of the first floor space that is to be renovated is vacant. The museum, which now occupies the second floor, needs an entrance and display area on the first floor.

*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>	\$50,000
<b>Construction</b>	\$750,000
<b>Equipment</b>	
<b>Total</b>	\$800,000

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

Source	Amount
Maryland	\$400,000
Museum Cash	\$100,000
Federal Grants	\$100,000
Private Foundations	\$100,000
Local Donations	\$100,000
<b>Total</b>	\$800,000

<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>
June 1, 2011	October 1, 2011	November 11, 2011	May 1, 2012
<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>
50,000		10,640	15,000
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2008	\$50,000	2nd Floor Renovation	
2009	\$225,000	2nd Floor Renovation	
2010	\$150,000	2nd Floor Renovation & 1st Floor Renovation	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Allegany Museum 3 Pershing Street Cumberland, MD 21502		Joseph H. Weaver 827 Buckingham Road Cumberland, MD 21502	
<b>20. Legislative District in Which Project is Located</b>	1C - Allegany and Washington Counties		
<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>	John J, McMullen, Jr.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-777-1515		Yes
<b>Address:</b>	<b>If Yes, List Appraisal Dates and Value</b>		
21 Prospect Square Cumberland, Md 21502		February 28, 2010	\$1,800,000
		March 5, 2009	\$1,800,000
		Purchase Offer, Spring, 2006	\$2,000,000

<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>
0	6	\$161,000	\$174,000
<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>			Own
<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>
Allegany County Board of Education	Annual	\$22,848/yr.	3800
Amos Lease	Open	\$3600/yr.	780
Peskin Lease	Open	\$1800/yr.	300
State of MD (DNR, Dept. of Ag., Admin Hearings, Child Care)	10-3-12	\$123,115/yr.	8819
Book Store/Cafe	Annual	\$12,000/yr.	1800
Parking	Open	\$11,040	
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	50,750		
<b>Space to Be Renovated GSF</b>	4000		
<b>New GSF</b>	50,750		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		1932-1933	

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

### HISTORY

The Allegany 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 Museum purchased the former Post Office building at 3 Pershing Street 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 the income, it has made major repairs, kept the tenants happy, paid off the mortgage, and accumulated a cash surplus. In addition, building income paid for the operation of a museum at another location. 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.

Throughout its existence, the museum has been a grassroots community effort, staffed entirely by volunteers. There is currently a core group of about 80. 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 almost exclusively by donations.

### PROGRESS

In 2010, the first step in the renovation of 3 Pershing Street was completed with the refurbishing of the second floor, including the restoration of the 3200 sq. ft. courtroom. The museum, including new exhibits and improved old ones, occupied the new space and operated there for the last three months of 2010. Bond Bill funds made completion of this step in the project possible.

The master plan calls for the entire building to be renovated and the first two floors devoted to display space. The next major step will be the renovation of the first floor. Before that can happen, fire regulations require that a sprinkler system be installed throughout the building. To this end, plans for the coming year include installation of a sprinkler system and the transformation of about 25% of the first floor (currently vacant) into museum space.

### FUNDING

Operating expenses will continue to be met with building income and donations. For the capital project, 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 many sources. State funding at this crucial juncture is vital to keep the project moving.