

State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr2888	sb0613	lr2889	hb1232	Maryland Art Place
3. Senate Bill Sponsors				House Bill Sponsors
Robinson				Mosby
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$100,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Maryland Art Place building, including a new roof and HVAC systems				
7. Matching Fund				
Requirements: Unequal \$85,000			Type: 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 Ph#	Email Address
Amy Cavanaugh Royce			917-545-5385	amy@mdartplace.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Maryland Art Place (MAP) was founded by a cohort of state art leaders in 1981. MAP was created to support the work of living artists, from emerging to mid-career, by showing their work through exhibitions, performances, programming, and community events. For over 20 years MAP has maintained the Maryland State Artists Registry, which currently holds 1,947 artists profiles by curators, writers, collectors, and the general public. Initially MAP was peripatetic, but in 1986 it leased 218 West Saratoga St. with a purchase option, exercised two years later. Today MAP is an anchor for the visual arts on the gateway corridor of the Bromo Arts & Entertainment District, an area experiencing both opportunity and challenge as downtown economic development expands on Baltimore's west side. MAP has been in operation for 35 years.</p>				

11. Description and Purpose of Project (Limit length to visible area)

A State Bond Bill will support building systems and infrastructure needs. MAP needs to completely replace 3 of its ten HVAC systems; however all systems should be replaced. The HVAC systems are outdated and are not energy efficient. There is no heat or air on the 4th floor at present (& no tenants as a result). MAP currently has 70 windows left to replace; all are over 25 years old, do not open and shut properly and as a result, do not retain air and heat. MAP's roof is leaking in over 20 different areas into the 5th and 4th floors. There is interior damage that needs fixing, and if not addressed MAP will experience more significant interior issues. The purpose of this project is to stabilize the infrastructure of the building so MAP may retain its current tenants as well as attract new ones. In addition, MAP must maintain the production of its annual programs while continuing to incubate creative start-ups and house artists from around the city and state.

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	\$0
Design	\$0
Construction	\$100,000
Equipment	\$78,000
Total	\$178,000

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

Maryland State Bond Bill	\$100,000
France Merrick Foundation	\$50,000
The Helen Humphrey Denit Trust	\$25,000
Maryland Art Place	\$3,000
Total	\$178,000

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
N/A	N/A	8/1/2017	11/30/2017
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
3000.00	5,000		7,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
N/A			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Maryland Art Place Inc. 218 West Saratoga Street Baltimore, MD 21201			
20. Legislative District in Which Project is Located	40 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Hon. Stephen Fogleman	Has An Appraisal Been Done?	Yes/No
Phone:	410-258-8500		No
Address:		If Yes, List Appraisal Dates and Value	
726 S Clinton St Baltimore, MD 21224		12/23/16	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
3	3	212975.00	390975.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Jordan Faye Contemporary (5th Floor Gallery)	8/31/17	\$1500	3,283
3rd Floor Artist Studios	mo-to-mo	\$1854	1036
Terrault Contemporary (3rd Floor Gallery)	5/30/19	\$1034	640
The Lineup Room (2nd Floor Recording	mo-to-mo	\$862	630
Bishme Cromartie Fashion House	mo-to-mo	\$225	275
Bromo Arts District	mo-to-mo	\$363	280
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	20,000		
Space to be Renovated GSF	N/A		
New GSF			

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

N/A

28. Comments

On peanuts and a lot of dedication from volunteers, staff and Board members, MAP has been realizing its vision for the building - to be 100% mission driven. From 2014-to date, MAP has been renovating the five floors of its building with the help of independent contractor Gregory Lamberson, a Marine Corps veteran, who began this work in 2014 and as part of a lease-trade. The renovations are not solely cosmetic and are critical to the longevity of MAP. The renovations are also important because MAP has now, within two years, created a bustling, vibrant building that is close to being fully leased on next to nothing. A state bond bill will solidify MAP's work over the last three years.

MAP also has a basement Cabaret and is pursuing activating this space to increase income through membership and more robust programming. The Cabaret has numerous repairs to be made to pass inspection so MAP may secure its liquor permit; a license that was approved by the Baltimore City Liquor Board in December 2016. These repairs include: electrical upgrades/needs, updated architectural plans, plumbing, mold abatement and improved egress. In addition MAP will need to make some minor cosmetic, but important renovations to create a more attractive environment for its patrons. While not included in the bond bill budget this work will be the next phase of construction at MAP as it will vastly increase the organizations earned income in addition to aiding in employment opportunities.

In closing, MAP is an asset to its community, to its neighborhood and to the state and will continue to: support artists, incubate start-ups, sell art, provide professional development opportunities, offer rich cultural experiences to the public, and create the critical mass needed in the Bromo District sparking organic economic activity.

Renovation Phases:

Phase 1: gallery renovation, facade facing window replacement, studio and gallery build-out to increase tenancy

Phase 2: infrastructure including full hvac and roof replacement

Phase 3: remaining windows, plumbing (general) and 4th floor renovation

Phase 4: foyer, gallery bathrooms and basement remodel (this includes updating electrical systems, sump pump, bar and stage restructuring, mold abatement, better egress, new front doors, bathrooms & security/key card system)

RECENT PRESS LINKS:

<http://wypr.org/post/200-w-saratoga> (MAPs segment starts at 15:08)

<http://baltimorewatchdog.com/2016/10/12/putting-baltimore-artists-on-the-map/>

<http://www.baltimoresun.com/news/maryland/baltimore-city/bs-md-ci-kelly-column-artplace-20161007-column.html>