

State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr2629	sb0489	lr2513	hb0745	Garrett-Jacobs Mansion
3. Senate Bill Sponsors				House Bill Sponsors
Robinson				Hayes
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$200,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Garrett-Jacobs Mansion				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of 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
Dale A. Whitehead			410-539-6914	dale@esb.org
10. Description and Purpose of 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 of the public. The Mansion is under historic easement with MHT. The building is open to the public for tours, concerts, lectures and events related to STEM programs in conjunction with the Baltimore Museum of Industry and The Engineers Week Council of Maryland.</p>				

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

The Heritage Room and Caen Stone Hall Project is a continuation of the Master Plan for Restoration and Preservation that began in 2006 with the adaptive restoration of the Courtyard which was followed by the Drawing Room in 2007 and the Ballroom from 2009 through 2012. Added to the Mansion in the early 1900's, the unique Baronial-style Library and connecting Caen Hall are used for lectures, meetings, dining and performances. As the Master Plan implementation continues, all mechanical, electrical and life safety systems are updated. Since the interior easement with Maryland MHT became effective in January 2009, the Fund has worked closely with the Trust to ensure the architectural and historical integrity of the restoration work. Our efforts have been recognized by AIA and Building Congress for workmanship and authenticity.

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	\$10,000
Construction	\$430,000
Equipment	
Total	\$440,000

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

State Bond Bill Funds	\$200,000
Private Fundraising	\$240,000
Total	\$440,000

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
10/1/2015	4/1/2016	1/2/2019	5/1/2019
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
200000.00		30000	32000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2008	\$200,000	planning, design construction capital projects	
2011	\$25,000	same	
2012	\$200,000	same	
2014	\$25,000	same	
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Garrett-Jacobs Mansion Endowment Fund 11 West Mount Vernon Place 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:	Bob Waldman, Venable Law Firm	Has An Appraisal Been Done?	Yes/No
Phone:	410-244-7400		Yes
Address:		If Yes, List Appraisal Dates and Value	
Venable LLP 750 East Pratt Street Suite 900 Baltimore, MD 21202		2014 Market	11300000.00
		Cost of Repro	56000000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
30	32	2500000.00	2600000.00
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?			
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			
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
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	35770		
Space to be Renovated GSF	2000		
New GSF	35770		

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

2019

28. Comments

This project is the final phase of the Master Plan for Restoration of the Mansion. It enhances the value and impact of the States and Baltimore City's heritage and cultural resources -This project will further our mission to preserve this historic mansion for the benefit of the public and to enhance its potential as an important destination for Baltimore's heritage tourism. The Mansion will become an expanded contribution to the cultural and heritage tourism objectives of the Mt Vernon Cultural District and the Baltimore City Heritage Area. The Mansion is open to the public seven days a week. More than 30,000 visitors annually visit. The events/catering operation host more than 600 events each year. Event revenues are critical for the continuing preservation, maintenance and upkeep of the building. Without growing catering revenues, we (nor anyone else) could afford the overhead of this 40-room Mansion. Our current patronage can be expected to increase to 32,000 annually after the full implementation of the Master Plan. An economic impact study completed in 2007 gives additional data as to the economic and social contributions to the City of Baltimore and the State of Maryland which is significant. The Mansion is the only business open to the public, and is continuously active on the west side of Mount Vernon Place. The Mansions busy event schedule and the pedestrian traffic it generates contribute to a safe, busy and people-friendly Mount Vernon Place. This vitality is an attraction to the neighborhood. The State Department of Housing and Community Developments NeighborWorks program recognized its importance, awarding the Mansion funding to provide handicapped access from Mount Vernon Place to the Mansions lower level. Venue for Small Performing Arts Groups This is the centerpiece of our public access and outreach effort. 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. Concert Artists of Baltimore has used the space for their Music at the Mansion Concert Series for many years. Baltimore Concert Opera, a grass roots organization, was formed by performers and supporters of Baltimore Opera Company to present concert operas in the Mansion keeping this important performance form alive in Baltimore. Three more small performance groups have been added to the Artists in Residence roster. Ownership of the Property: Engineering Society of Baltimore. The Endowment Funds Use & Option Agreement with the Engineering Society transfers to the Endowment Fund some ownership (but not title) in the Mansion. The Use & Option Agreement requires that the Mansion is open to the public for programming. Concerts, theatrical performances, symposia and other educational programs are among the variety of events included in the Endowment Fund's overall activities. NOTE: The Mansion is under historic easement with MHT.