

State Of Maryland 2019 Bond Initiative Fact Sheet

1. Name Of Project		
Baltimore Rock Opera Society		
2. Senate Sponsor		3. House Sponsor
Washington		McIntosh
4. Jurisdiction (County or Baltimore City)		5. Requested Amount
Baltimore City		\$250,000
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Baltimore Rock Opera Society theater building		
7. Matching Fund		
Requirements: Equal		Type: The matching fund may consist of in kind contributions.
8. Special Provisions		
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian
9. Contact Name and Title		Contact Ph#
Aran Keating		410-212-4473
		aran@baltimorerockopera.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Founded in 2007, BROS is a passionate community of artists creating original rock theater. As the city's most collaborative production troupe, BROS inspires investment in Baltimore's cultural landscape, delivering performances that bring people together, strengthen communities, and highlight Baltimore as a great place to live. BROS has produced a new large-scale rock opera every year since 2009, including 9 full-length rock musicals, 2 touring productions in 2014, a festival of 6 original short rock operas in 2015, and 6 festival productions for Artscape, Light City and the Downtown Partnership Monument Lighting. Each full-length show sold more than 2,000 tickets, reaching nearly 20,000 audience members since 2009. BROS is also an incubator of talent and skills for more than 150 volunteers a year, including graduates from MICA, Johns Hopkins University, UB and UMBC.</p>		

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

To renovate a vacant portion of the historic North Avenue Market into permanent production space for the Baltimore Rock Opera Society. The project fills Baltimore's need for a medium-size seated theater venue & closely aligns with state & local initiatives for sustainable investment in Baltimore City, including Maryland's 12 Planning Visions & the 2008 Charles North Vision Plan. The project will showcase the talent & creativity in Baltimore's arts community; attract a mix of artists & performers; and provide Station North, the nation's first State-designated arts district, with an essential performance venue. The \$1 million project includes a 292-seat performance venue; flexible spaces for set building, outreach & education programs; & administrative offices. The project will accommodate more than 150 volunteers & serve more than 10,000 people each year with positive impact across Baltimore's economic spectrum, including residents, businesses, students & visitors.

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	\$150,000
Construction	\$750,000
Equipment	\$100,000
Total	\$1,000,000

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

Individual Giving	\$75,000
Baltimore Regional Neighborhood Initiative (BRNI)	\$150,000
State Bond Funding	\$250,000
City Bond Funding (Community Catalyst Grant)	\$75,000
Foundation Support	\$300,000
In-kind Architectural Services	\$50,000
Volunteer Labor	\$50,000
Landlord Contribution (HVAC)	\$50,000
Total	\$1,000,000

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
06/1/2018	12/31/2019	1/1/2020	9/1/2020
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	
350000.00	0	10,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2018	\$150,000	Performance and educational space for the Baltimore	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Baltimore Rock Opera Society Inc. 1539 N. Calvert St 1st Floor Baltimore, MD 21202		1915 Maryland Avenue, Baltimore, MD 21218	
20. Legislative District in Which Project is Located	43 - 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:	Matthew M. Grant	Has An Appraisal Been Done?	Yes/No
Phone:	(410) 385-3595		No
Address:		If Yes, List Appraisal Dates and Value	
Miles & Stockbridge 100 Light St, Baltimore, MD 21202			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	6-10	175000.00	500000.00
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?			Lease
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?			No
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
Baltimore Rock Opera Society, Inc.	15	50,000	10,000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Center City, Inc.	10	One 5-year extension at	
26. Building Square Footage:			
Current Space GSF	10,000		
Space to be Renovated GSF	10,000		
New GSF	10,000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1928
28. Comments	
<p>The BROS project will transform a vacant space in the historic North Avenue Market into a new cultural and economic anchor. Opened in 1928, the building was mostly vacant for nearly 40 years after a fire. The property is located within the Station North Arts & Entertainment District (SNAED), which spans the neighborhoods of Charles North, Greenmount West and Barclay, and within walking distance of Amtrak's Penn Station and MARC's North Avenue Light Rail stop. Maryland Institute College of Art, University of Baltimore and Penn Station are within walking distance, along with retail, entertainment and artist spaces that include the Charles Theatre, Metro Gallery, the Centre, Impact Hub, Joe Squared, The Motor House and The Parkway.</p> <p>Once renovated, the BROS project will convert a vacant portion of the building into a lively arts center that will expand Baltimore's cultural sector and spur additional growth and investment. The North Avenue Market is a 58,000 square foot building but only 20,000 square feet is currently in use. Adding a lively theater with an additional 10,000 square feet of active use to this emerging cultural corridor will enhance the lives of local residents by providing space for high-quality cultural programming and free arts workshops. The 2008 Charles North Vision Plan designates North Avenue Market as a targeted area for growth, and this project is a big step towards establishing an equitable, pedestrian-oriented community that helps to support area restaurants and attract residents. The space will serve more than 10,000 patrons annually through BROS events and partner events.</p> <p>The BROS project closely aligns with a wide range of state and local initiatives aimed at encouraging sustainable investment in Baltimore City, including Maryland's 12 Planning Visions, the 2008 Charles North Vision Plan and the Mayor's Task Force on Safe Artist Space. The Task Force, in particular, prioritizes the creation of spaces for artists to live and work in recognition of the strong positive impact such places have on the community. The project also complies with Maryland's 10 Smart Growth principles by concentrating economic development in an existing community with a range of transit options, redeveloping an existing building, improving area walkability, and fostering a distinctive, attractive community.</p> <p>BROS has procured considerable support for this project from patrons, the media, and the general public. More than 150+ individual funders contributed over 400 individual donations during the BROS crowdfunding capital campaign, which raised an initial \$50,000 for this project and generated more than 20 separate professional media pieces that circulated online, in print, and on the radio. Support for a long-term BROS headquarters and venue has been publicized in The Guardian, Rolling Stone Magazine, The Washington Times, The Baltimore Sun, Baltimore City Paper, Baltimore Beat, The Baltimore Fishbowl, The Baltimore Business Journal, and Baltimore Magazine. The project has garnered incredible public support via our social media channels.</p>	