

# State Of Maryland

## 2023 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Havre de Grace STAR - Sports Theatre Arts Recreation - Centre		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
James	S. Johnson	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Harford County	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Havre de Grace STAR (Sports, Theatre, Arts, Recreation) Centre		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Delegate Steve Johnson		steve.johnson@house.state.md.us
Adam Rybczynski		410-939-1800
	410-939-1800	steveg@havredegracemd.com
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>With innovative vision and strategic planning, the City has quickly preserved, converted, and rebranded the former high school gym/auditorium located at 700 Congress Ave into a performing arts center, recreational space, and educational environment now regionally known and recognized as the STAR (Sports, Theatre, Arts, Recreation) Centre. The STAR offers concerts, community events, recreational areas, children's camps, and eventually, will provide space for trade shows and conferences. The venue contains an 903seat auditorium that continually hosts performances from major artists in front of sold-out audiences while also serving as an interactive environment for children who attend the myriad of art camps held at the center.</p>		

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

Update the STAR Centre to bring the facility into ADA compliance, address safety concerns, and meet industry standards.

*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>	
<b>Construction</b>	\$545,000
<b>Equipment</b>	\$500,000
<b>Total</b>	\$1,045,000

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

City of Havre de Grace	\$445,000
Rental agreements/ Admissions	\$100,000
2023 MD State Bond Initiative	\$500,000
<b>Total</b>	\$1,045,000

<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>
		7/1/2023	3/15/2024
<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>	
	17,600	39,100	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2020	\$150,000	Comprehensive feasibility study	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Mayor and City Council of Havre de Grace. 711 Pennington Ave, Havre de Grace, MD 21078		700 Congress Ave, Havre de Grace, MD 21078	
<b>20. Legislative District in Which Project is Located</b>	34A - Harford County		
<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>
[ X ]	[ ]	[ ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Mayor William T. Martin	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	(410) 939-1800		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
711 Pennington Ave, Havre de Grace, MD 21078			

<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>
4 Full Time	4 Full Time	432210.00	1013780.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond 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>			No
<b>D. If property is owned by grantee 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>
<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>	63,000		
<b>Space to be Renovated GSF</b>	63,000		
<b>New GSF</b>	0		

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

Auditorium 1974, Gymnasium 1958

**28. Comments**

In 2021, ownership of 700 Congress Ave, Havre de Grace, Md (700 Congress Ave), in accordance with the Education Article, was transferred from the Harford County Board of Education to the government of Harford County, Maryland (Harford County). Harford County subsequently transferred 700 Congress Ave in fee simple to the Mayor and City Council of Havre de Grace (the City).

During the 2020 session of the Maryland General Assembly, a bond initiative titled Havre de Grace Community Redevelopment Plan was approved in the amount of \$150,000 to provide the City with a comprehensive feasibility study for future uses of 700 Congress Ave. Based on the study's findings, the City determined recreation and entertainment space was the best use of the building and property. Following the study's recommendations, the property has undergone multiple phases of construction, rehabilitation, and rebranding. It is now open to the public as the Havre de Grace STAR (Sports, Theatre, Arts, Recreation) Centre.

Since the City acquired the property, the City, along with community stakeholders and volunteers, quickly invested in the property in the form of funding and volunteer services to ensure this essential facility has a successful future. This investment has included the dedication of volunteer time to clean out the facility, replacing the roof, critical infrastructure upgrades, safety upgrades, ADA compliance upgrades, technology upgrades, and hiring four full-time employees to oversee the operation and management of the facility.

While much has been completed in a short period, much work is still needed to transform the STAR Centre to its fullest potential.

The building, as it stands, is a valuable asset to the City that no other town within the county or immediate surrounding region can offer. Opportunities for economic growth and development are strong. Based upon conversations with the City and focus group, this project represents the City's culture and fits within long-range strategic planning goals. The City has been afforded an opportunity to breathe life into a building and serve as a catalyst for future growth and development. From the feasibility study conducted by Manns Woodward Studios dated January 5, 2022, funded by the 2020 State Bond Initiative.

The facility is an unprecedented opportunity for the City of Havre de Grace and the region to seize a critical mass of space and create a regional entertainment/sports/arts facility that offers the community the most exciting and diverse mix of programming possible.

A mixed-use approach to programming and use of the space is the key to success. With proper renovations and modernizations, the STAR has the potential to showcase star quality artists, concerts, musical theater, variety shows, rentals, athletic events, guest artists, kids shows, festivals, workshops, camps, conventions, conferences, trade shows, and other activities. These bookings will take place throughout the entire building, including the gymnasium, prime event and sports real estate, classrooms, and the theater. No less than 200 events/bookings are projected annually, with that number reaching 300 by year three. There is no question this facility can be kept booked and financially sound with 25% profit margins or higher.