

State of Maryland

2015 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1520	sb0250	lr2286	hb0520	Garrett-Jacobs Mansion Safety and Access Project
3. Senate Bill Sponsors				House Bill Sponsors
Pugh				Hayes
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$300,000	
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Garrett-Jacobs Mansion				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of in kind contributions or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Dale Whitehead		4105396914	director@esb.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The missoin of the Garrett-Jacobs Mansion 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 and education of the public.</p> <p>NOTE: THE MANSION IS UNDER HISTORICAL EASEMENT WITH MHT. THE ENDOWMENT FUND IS A NON-SECTARIAN ORGANIZATION.</p>				

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

The Access and Safety Project costing \$2 million will create a new structure with a second, new public entrance into the west side of the courtyard. This entrance will provide elevator access to all floors and include restrooms and other amenities for the handicapped. A new addition protects the buildings historic fabric. These and other planned improvements will enhance the Mansions revenue-producing potential, both as a gathering and meeting place, and as an important destination for Baltimores heritage tourism. Public access and use for over 40 public events annually are challenging due to access issues. A commitment to handicapped accessibility is an important feature of the Master Plan. Plans for bringing the building into compliance with the Americans with Disabilities Act involves outside entry via a newly constructed addition with suitable restrooms and access by elevator to all levels of the Mansion.

Our commitment to accessibility is not only humane but good business. The Mansion is open to the public seven days a week, from early morning to the late evening. It is a vital part of the Citys civic life. Our projected event revenues for FY2013 are \$2 million, but we anticipate growth to \$2.2 million. We are losing events because of lack of accessibility for guests. Others simply dismiss us as an option due to access challenges or their commitment to full access.

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	\$30,000
Construction	\$1,968,824
Equipment	
Total	\$1,998,824

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

Source	Amount
Cash on Hand	\$100,000
Maryland Bond Bill Funding	\$300,000
Capital Campagin	\$1,598,824
Total	\$1,998,824

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
1/1/2013	1/30/2015	3/1/2016	9/30/2016
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
100000.00		30,000	35,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2008-2009	200000.00	the acquisition, planning, design, construction, repair, renovation, reconstruction of the Mansion	
2010-2011	25000.00	same	
2011-2012	200000.00	same	
2013-2014	25000.00	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			
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Bob Waldman	Has An Appraisal Been Done?	Yes/No
Phone:	410-244-7400		No
Address:		If Yes, List Appraisal Dates and Value	
Venable 750 East Pratt Street Suite 900 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
28	30	2247165.00	2400000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance 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?			No
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
See ownership comment in #28			
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	35,770		
Space to Be Renovated GSF	5,818		
New GSF	41,588		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1853

28. Comments: (Limit Length to Visible area)

Enhances the value and impact of the States and Baltimore City's heritage and cultural resources - The new structure in 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. It is important to note that a new structure solves all of our access and safety egress issues with minimal disturbance to the original historic building.

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 35,000 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 Mansion's 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 Development's NeighborWorks program recognized its importance, awarding the Mansion funding to provide handicapped access from Mount Vernon Place to the Mansion's 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, has been 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 Endowme