

Form Name:	Steuben County READI Proposal
Submission Time:	July 9, 2021 2:24 pm
Browser:	Chrome 91.0.4472.124 / Windows
IP Address:	97.64.229.82
Unique ID:	833684075
Location:	40.610801696777, -89.434997558594

## Steuben County READI Proposal

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### Project or Program Contact Information

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<b>Project/Program Name</b>	Studio Suites
<b>Project/Program Contact</b>	Hitesh Patel
<b>Project/Program Contact Email</b>	hiteshmdpatel@yahoo.com
<b>Project/Program Contact Phone</b>	(260) 246-3864
<b>Relationship to Project/Program</b>	President

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### Project or Program Location

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<b>Address</b>	3855 North State Road 127 Angola, IN 46703
<b>County</b>	Steuben

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### Project or Program Details

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<b>What type of project/program?</b>	Both
<b>What is the duration of the project/program?</b>	Lifetime
<b>Is this a hybrid project and program?</b>	Yes
<b>Select project/program focus areas. (You can select multiple)</b>	Grow the Workforce
<b>Share a description of the project/program.</b>	Project is to create 50 additional studio suites housing units within Steuben County.
<b>Why is this project/program regionally significant?</b>	In order to attract and grow the workforce in Steuben County the housing is an essential piece of the overall completed puzzle. It is projected that as the workforce grows so will the need for new housing. It is our objective in this project to convert 50 guest rooms at the Ramada Inn Angola in to 50 non-furnished permanent studio apartments.

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**How does this project/program relate to the identified focus area(s)?** It focuses on providing housing to the existing and new growing workforce entering the Steuben County market. Without adequate housing, workforce will likely not be attracted to the region. This style of housing will provide long term and possible permanent housing for possible residents to live while they explore the relative options of other permanent styles housing such as new construction and current housing inventory as it becomes available.

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**What is the project/program timeline?** Winter of 2021 into Full year 2022

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**List the partners involved in this project/program.** Steuben County, City of Angola and Steuben County EDC

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## **Project or Program Finances**

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**Upload a file with project/program finances.** <https://www.formstack.com/admin/download/file/10953958682>

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**What is the sustainability of the project/program? Share your 3-year plan.** It will be to achieve 50% occupancy within in one year of completion, 75% of occupancy within 2 years, 100% occupancy within 3 years.

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**Describe the return on investment for this project/program.** New jobs filled in the summation of 100 positions filled if new residents occupy all the suites at an average of two individuals per suite.

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## **Project or Program Assets**

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**Share an image of the project/program. (Option 1)** <https://www.formstack.com/admin/download/file/10953958685>

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**Share an image of the project/program. (Option 2)** <https://www.formstack.com/admin/download/file/10953958686>

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**Share an image of the project/program. (Option 3)** <https://www.formstack.com/admin/download/file/10953958687>

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Form Name:	Steuben County READI Proposal
Submission Time:	July 16, 2021 11:00 am
Browser:	unknown / unknown
IP Address:	173.24.58.253
Unique ID:	836328106
Location:	41.664100646973, -85.000297546387

## Steuben County READI Proposal

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### Project or Program Contact Information

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Project/Program Name	Steuben Arts Scene
Project/Program Contact	Victoria Thompson
Project/Program Contact Email	NessVicki@yahoo.com
Project/Program Contact Phone	(260) 444-9982
Relationship to Project/Program	Director

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### Project or Program Location

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Address	203 W. Maumee Street Angola, IN 46703
County	Steuben

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### Project or Program Details

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What type of project/program?	Capital
What is the duration of the project/program?	18 months
Is this a hybrid project and program?	Yes
Select project/program focus areas. (You can select multiple)	Downtown Vibrancy Entrepreneurship & Innovation

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**Share a description of the project/program.**

The STEuben ARts Scene or STARS will be a comprehensive artistic facility. The vision is to acquire an existing building in downtown Angola, refurbish it, and create a haven for all forms of art. To create this haven, the transformational renovation will include an area for individuals to produce unique forms of art, an area for teaching and learning different art forms and an area for displaying art. All areas will have the proper ventilation and electrical needs required by most artistic mediums. In the makers spaces, artistic equipment, not usually owned by individuals due to its size, expense or specific needs to operate, will be available for use. An example of this type of equipment is a Kiln for firing glass or drying clay. A Kiln requires specific venting and electricity and can be an expensive investment for an individual. Another value of a designated artistic location is the ability to offer supplies at a wholesale rate, helping individual artists as well as generating sustainable revenue for STARS when sold.

A key area of the STARS facility will be focused on education. Budgets for traditional arts have been reduced or eliminated in schools. It has been proven that exposure to the arts increases grades and reduces disciplinary actions in kids at schools. STARS will offer inclusive educational events for visual and performing arts. With guidance of diverse experienced teachers and/or artisans, anyone can participate!

STARS will also work with Trine University, to offer a broader array of art classes qualifying for elective credits. During the summer and other school breaks, STARS would offer the ever-popular art camps for young people. STARS has the vision to provide 'Pop In' Art activities as something different for families to experience. Currently, there is nothing like these opportunities conveniently available.

STARS houses a Gallery to display works from STARS members, local artists, and/or national artists. Collaborations are planned with area art shows and galleries, such as the Garrett Museum of Art, for wider viewership, higher caliber shows at reduced expense. Art Galleries have the potential to attract people from all over increasing the economic impact.

Performing Arts will be highlighted in the STARS facility with a stage offering the opportunity for small theatrical events as well as collaborations with local schools and/or colleges and other performing art venues. This facility will complement the T. Furth Center for Performing Arts. Lastly, once STARS facility is established and operational, potential partnerships with other non-profits, such as Easterseals/RISE, could be beneficial to both entities, strengthening the local community. STARS provides another convenient opportunity for citizens of the region to be introduced to the cultural activities that visual and performing art forms provide but are not readily available.

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**Why is this project/program regionally significant?**

The Office of Community and Rural Affairs (OCRA) Hometown Collaboration Initiative (HCI) collected data regarding Arts and Culture Placemaking in 2018. The results of their survey showed respondents overwhelmingly selected Arts and Cultural Activities as their number one placemaking improvement. The downtown sculptures have been a great addition to the landscape of Angola.

Just one (1) block from downtown square is a facility that has been vacant for several years. This large (18,000 square foot) building has served different constituencies. The facility is targeted to become a destination driver for artists, collectors, art fans and those who like unique experiences. Destination sites drive visitors to an area with accompanying economic impacts.

Commerce will increase in Angola from art gallery purchases, commissions, facility rentals, and special events. Activities draw interest all year around and will enhance the Steuben County aura as a vibrant community as well as elevate the image of the city.

STARS will be a distribution center for artists to purchase raw materials within a reasonable driving distance.

STARS will provide an inclusive art education facility for all levels. The organization will provide a wide range of art classes from local and visiting artists and a place to practice what is learned. STARS complements the graphic and/or online design capabilities taught in many educational facilities with a hands-on experience and background knowledge to teach others.

STARS is important to the region for development of alliances with the Garrett Museum of Art, Arts United/Artlink (Fort Wayne), Auburn arts community, and others as it grows. This collaboration will benefit all areas as we operate a facility for gathering, showing, exchanging ideas and developing skills. Maximizing talent growth and providing transformational art opportunities are key elements of STARS' mission.

STARS provides another convenient opportunity for citizens of the region to be introduced to the cultural activities that visual and performing art forms provide but are not readily available. Once introduced, an inclusive regional forum for participation will grow and, with time, will incubate additional cultural ventures.

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**How does this project/program relate to the identified focus area(s)?**

**Downtown Vibrancy**

The Steuben Arts Scene (STARS) organization has identified a potential building just a short block from the circle in Angola as the locale for the STARS initiative. This building has been vacant for over two years and attracts no foot traffic. The facility is a sizable one - 18,000 square feet on .55 acres. It is a visually predominant building with glass frontage. The building is located approximately 2 blocks from Trine University on US 20 (W. Maumee Street). The building is also accessible with a short walk from the new Artists/Entrepreneur apartment complex.

"A vibrant downtown is pulsating with life, vigor and activity. Downtown should be filled with people, businesses, food and retailers. The vibrancy of downtown depends on its beauty, walkability, daytime activities, art and innovation. "(from the Parker, Colorado website)

STARS improves Angola's downtown vibrancy by making use of a vacant building. The intent of this project is to renovate the interior and exterior to meet the requirements of an art gallery, maker's space and art classroom environment. The plans include an update in the external appearance and a total renovation of the structure and infrastructure, pending architectural assessment.

Activities and events of STARS will drive increased foot traffic and commerce to the downtown area. An attractive facility and inviting programs make it worthwhile for regional residents to make the drive to Angola. Once there, the opportunity for local revenues increase. For example, when patrons attend an art or cultural event, they may purchase lunch or dinner at a restaurant, shop in nearby stores, and eat dessert after the event. Lodging and hotel guests spend 4 times as much as day visitors!

Developing artistic skills of all visitors to STARS increases the demand for local stores like Relic Emporium and the Angola Quilt Shop. Cooperative events between STARS and the local owners will benefit all involved by having the ability to accommodate larger number of diverse participants.

**Entrepreneurship & Innovation**

Many professionals select where they live before they determine where they work. Arts provide cultural and educational amenities that help attract a top quality and diverse workforce. Artists bring innovative problem-solving skills to a wide range of community and/or world problems.

Artists teamed with other skilled professionals create a synergistic environment that is both exciting and satisfying.

STARS has the ability to create an excitement around art, possibly leading people into a career related to the arts. Many artists are already entrepreneurs, using their innovative and creative strengths to make a living. STARS will give these artists a place to practice and feature their work thereby helping them expand their entrepreneurial business.

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## What is the project/program timeline?

The Steuben Arts Scene is a wide-scope project with a multi-year timeframe. This project is divided into 3 major milestones:

### 1. Build the Steuben Arts Scene organization

The Steuben Arts Scene was incorporated in Indiana in early 2021 and is awaiting 501c3 approval from the IRS. The Board of Directors is responsible for governance of the overall organization and ensuring the nonprofit corporation is viable, ethical, and meets its mission of providing necessary resources for the creation, education, expression and expansion of artistic endeavors in Northeast Indiana.

Forming this Board and establishing governing documents is expected to take 6 months. Board members will assist in drafting and approving bylaws and governing principals as well as participate actively in fundraising for STARS.

### 2. Develop a facility to house the Steuben Arts Scene

A facility to house the Steuben Arts Scene is needed to accomplish all the goals of creating a destination arts center in Angola. The current activity is to submit a Letter of Intent to the current owners of this facility and to negotiate acceptance based upon negotiated terms including but not limited to: price, timing, funding arrangements and building condition.

An Architectural Assessment of the existing facility is in process. Architects will advise STARS Board as to the facility's integrity, its environmental state, and usability. Conceptual diagrams are to be developed along with cost estimates and plans to renovate the facility to the recommended state.

The architectural drawings will become a vital element for subsequent capital campaigns. This assessment is expected to take 3 months.

From the Architectural Assessment, specifics will be applied to each functional requirement of the center. These specifics include: purpose (i.e. Art Gallery, etc.), size, equipment needed, infrastructure needed (i.e. Electrical, HVAC, etc.), estimates of time to delivery and cost to complete. This detailed design phase is expected to take 3 months.

The build phase begins after detailed design.

A rough order of magnitude estimate for total completion is 18 months from completed detailed design.

This build phase will include internal and external renovation and updates.

### 3. Build a Regional Arts Community

It is the goal of STARS to facilitate a regional organization through collaboration, sharing of concepts, ideas, and goodwill, to create a transformative artistic cultural experience regionally.

STARS has contacted Arts United, Artlink, Garrett Museum of Art (GMOA), the Regional Artist Guild, Auburn art groups, and individuals regarding the vision of the Steuben Arts Scene with positive results. The STARS organization has also visited art centers outside of the area to adopt best practices.

This is an ongoing effort throughout the area.

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**List the partners involved in this project/program.**

Name, Support Type, Description  
Victoria N. Thompson, Patron, Founder - Director  
Colleen M. Everage, Patron, Founder - Director  
Kendra Klink, Patron, Director - Executive Director of the James Foundation  
Trine University, Patron, Interest in using STARS for elective art classes  
Easterseals/RISE, Patron, Interest in using STARS for visual/performing arts classes  
3 Point Fundraising Consulting LLC, Consultant, Board Governance - Fundraising - Case Creation  
Mosaics Building Solutions, Provider, Building Architect - Contractor  
Cassie Dunn, Consultant, Finance Accounting  
Bruce Linker, In Kind - Time, Artlink Founder  
Susie Freeman, In Kind - Time, Business Owner  
Diane Stock, Patron, Artist/Educator  
Regional Art Guild, Patron, Local Artists Group  
Downtown Angola Coalition, Public, STARS is an Affiliate  
Steuben County Tourism Bureau, Public, Consultant  
Lynne Liechty, Patron, Public support  
Crooked Tree Arts, Consultant, Similar facility to STARS  
A. M. Design, Consultant, Graphic design support  
Garrett Museum of Art, In Kind - Time, Common objectives within the Region  
Jim Gabbard, In Kind - Time, Professor - Purdue Fort Wayne, Photography  
Delphi Glass, Provider, Supplier of glass goods  
Angola Downtown Services, Public, Downtown Services Coordinator - Angola  
Steuben Community Foundation, Foundation, Provides support for Grant Requests  
Artlink, In Kind - Time, Guidance for governance - provided sample documentation  
Fred Beck Commercial Real Estate, In Kind - Time, Exceptional Access to proposed Facility  
Angola Economic Development & Planning Office, Public, Public support  
Steuben County Lakes Council, Public, Public support  
Reggie Johnson, Patron, Artist/Educator  
Angola Mayor's Arts Council, Public, County Artists Council  
Lynn Tyler, In Kind - Goods, Donated paintings

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**Project or Program Finances**

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**What is the total amount of READI program funds requested?** \$750,000

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**Upload a file with project/program finances.** <https://www.formstack.com/admin/download/file/10989968595>

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**What is the sustainability of the project/program? Share your 3-year plan.**

The Steuben Arts Scene facility will continue to be sustained with additional capital campaigns, grants, and donations from the public and private sector. The strength of STARS is a result of the participation of the community and its art patrons.

The Artists Council (AC) is an organizational component of STARS. The Artists Council is responsible for defining events, resource requirements specific to the mode of art supported, and any topic related to the artistic purpose of STARS. The AC works with the Executive Director of the organization to coordinate staff for event and resource support as well as works with the Board of Directors to ensure fiscal appropriateness of operational and capital investments.

STARS will rely heavily on public and private funding until the facility is operational and able to collect revenues. Income is derived from memberships, sales, events, and rents. Classes offered provide additional revenues as well as facility room rentals. Commissions and Gift Shop Sales are yet another avenue of income. Most importantly, STAR special events offered annually will grow to be a main source of operating and capital funds.

Another source of income is rental fees from planned retail spaces within the STARS facility. It is intended for these monies to defray operational costs of the overall facility while adding an additional attraction to this destination.

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**Describe the return on investment for this project/program.**

Tangible Value to the Community

- Provides a destination experience for the tri-state region bringing revenues to local businesses.
- The Arts Scene will hire 2 and up to 8 employees within the first 3 years of operation.
- The Arts Scene will benefit builders and contractors who deliver the renovated facility.
- Resident artists will have a means of selling their art works.
- Replaces a large void in a very visible block in the historic downtown.

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## **Project or Program Assets**

**Share an image of the project/program. (Option 1)**

<https://www.formstack.com/admin/download/file/10989968598>

**Share an image of the project/program. (Option 2)**

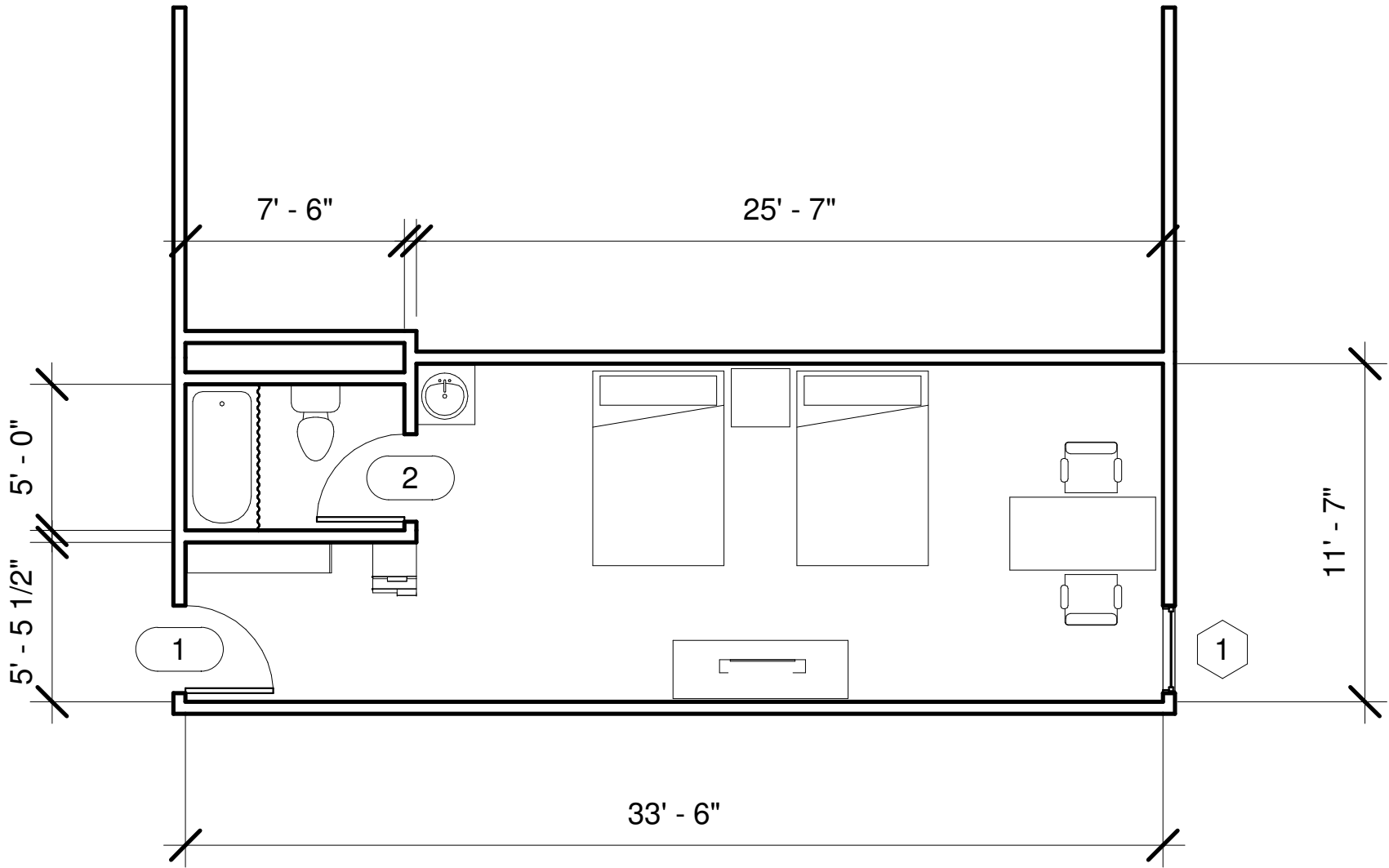
<https://www.formstack.com/admin/download/file/10989968599>

**Share an image of the project/program. (Option 3)**

<https://www.formstack.com/admin/download/file/10989968600>

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Project Cost/Budget – Construction Projects (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Acquisition/Rights-of-Way Expense		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Design/Inspection Expense		\$ 25,000	\$ -	\$ -	\$ -	#####	3%
Legal/Financial Expense		\$ 35,000	\$ -	\$ -	\$ -	#####	4%
Infrastructure Construction Cost		\$ 50,000	\$ -	\$ -	\$ -	#####	5%
Building Construction Cost		\$ 750,000	\$ -	\$ -	\$ -	#####	75%
Other Construction Costs		\$ 140,000	\$ -	\$ -	\$ -	#####	14%
<b>Project Construction Expenses Totals per year</b>		<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Total Construction Expenses Project Cost</b> (all fiscal years)		<b>\$ 1,000,000</b>					
Project Cost/Budget – Programs (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
		\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
<b>Project Program Expense Totals per year</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Total Program Expenses Project Cost</b> (all fiscal years)		<b>\$ -</b>					
Funding Source							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Other Funds \$		\$ 800,000	\$ -	\$ -	\$ -	#####	80%
Private/Philanthropic Funds \$		\$ 200,000	\$ -	\$ -	\$ -	#####	20%
Local Government Funds \$		\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Project Income Totals per year</b>		<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Total Project Income</b> (all fiscal years)		<b>\$ 1,000,000.00</b>					
<b>Total Project Cost</b> (all fiscal years; Construction Expenses + Program Expenses)		<b>\$ 1,000,000.00</b>					