

Lisa Kelly

From: Gayle Devereaux <gayledevereaux@gmail.com>
Sent: Wednesday, April 11, 2018 11:22 AM
To: David Milliron; Lisa Kelly
Cc: Angela Bennett
Subject: Handouts for Apr 16 Council Meeting - HRAA presentation
Attachments: Royal Theater Presentation by HRAA_4-16-2018.pdf

Good morning - please include the attached PDF on the City's website (Agendas page) as part of the materials the HRAA will be presenting at the Council meeting on Monday. We will have paper copies of this PDF available for the Council and public. Angela Bennett will provide additional information about operation of the Royal Theater once it is restored as a Community Center/Theater.

The figures on the attached are as members of the HRAA understand them.

Thanks,
Gayle Devereaux
Hogansville Regional Arts Assn

Royal Theater Renovation Cost Estimates

Description	For Use as City Hall	For Use as Community Center/Theater	Notes
Renovation Expense	\$ 1,792,700	\$ 1,812,400	Carter/Watkins Architects estimates
SPLOST IV		\$ (700,000)	Renovate Royal Theater for use as Community Center (Definition: a place where members of the community can meet for social, educational, or recreational activities)
Bricks & Mortar Grant	\$ (30,000)	\$ (30,000)	Georgia Department of Natural Resources Historical Preservation Fund
Fundraising	\$ (25,000)	\$ (25,000)	Sale of bricks, corporate donations, etc (conservative numbers: actual could be much higher for community center/theater use)
Hogansville Historical Society donation		\$ (2,750)	Restricted to specific purpose
Fox Theater Institute Preservation Grant		\$ (500,000)	if project is more than \$250K, city can apply every three years
CDBG Redevelopment Fund (blight)		\$ (500,000)	Financial assistance for economic development projects
Downtown Development Revolving Loan Fund	\$ (250,000)	\$ (250,000)	Funding assistance for downtown revitalization projects
Georgia Cities Foundation	\$ (250,000)	\$ (250,000)	Funding assistance for downtown revitalization projects
SUBTOTAL	\$ 1,237,700	\$ (445,350)	

Moving City Hall Cost Estimates

Description	Moving City Hall	Notes
Purchase of PNC Building	\$ 177,000	For use as City Hall
Renovation of PNC Building	\$ 607,900	For use as City Hall
Hogansville Charitable Trust	\$ (60,000)	Toward renovation of PNC Building
Confidential Benefactor	\$ (177,000)	Purchase and donation of PNC Building to the City
Downtown Development Revolving Loan Fund	\$ (200,000)	Funding assistance for downtown revitalization projects
Georgia Cities Foundation	\$ (200,000)	Funding assistance for downtown revitalization projects
Georgia Department of Corrections	\$ (150,000)	Use of skilled inmate labor constructon crew for demolition work
Total	\$ (2,100)	

All figures are estimates and funds are not guaranteed

Keeping City Hall in the Royal Theater building, and renovating it to be code compliant, would put the City into deeper debt (see bottom line on opposite page).

The Hogansville Regional Arts Association has researched other small communities in Georgia that have successfully restored community theaters, driving growth and revitalization of their town, without adding to the City's debt

Additional grants are available for operation of the Theater (e.g., National Endowment for the Arts; National Endowment for the Humanities; Georgia Film Institute)