

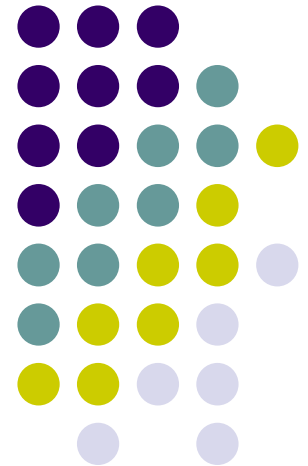
# **Rochester Arts and Cultural Collaborative**

---

**Community Forum**

**April 30, 2016**

**Armory/Senior Center Status**





# What we wanted in March 2015!



**“Senior Center/Armory** building will be vacated in 2016, when the seniors move to their new space by the Recreation Center

Our proposal: convert it into an Arts and Cultural Center:

1. Performances and Events
  - 3rd floor is a perfectly suited large event space.
  - 1st floor has commercial kitchen
2. Office space and shared services for individuals and organizations
  - The 2nd floor is perfectly suited for this, as currently configured, on either for part-time or full-time users
3. Meeting, smaller events, limited gallery, and some studio space.
  - 1st and 2nd floors have spaces configurable to these needs”



# What has happened in 2016!

**As the Senior Center project moved ahead, the City released an RFP in 2015 with:**

- proposals due 3/31/2016 for the use, or purchase, of the old Senior Center/Armory building

**The Rochester Arts and Cultural Collaborative (RACC) has done the following:**

- formed the Art and Cultural Initiative (ACI) corporation
- submitted an ACI proposal to the City to use the old Senior Center/Armory building as an arts and cultural community space

# Key ACI Proposal Content



*From ACI's incorporation documents:*

- “Arts & Cultural Initiative (ACI) Mission/Purpose: To create, facilitate and manage affordable and collaborative spaces and services for arts and cultural initiatives.”

*From the ACI Proposal to the City of Rochester:*

- “The proposed vision is for a vibrant, multi-use facility which will serve both:
  - the arts community (of all types), and
  - the diverse cultural communities of Rochester.”

# ACI's Argument



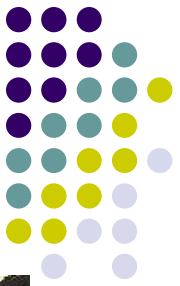
The old Senior Center/Armory building is perfectly suited for arts and cultural needs:

- large performance space
- large and small galleries
- classroom and meeting spaces
- office and studio spaces, and
- a commercial kitchen

All of the above make a perfect configuration for a community-based arts and cultural facility.

- The fact that it is an historic building and aesthetically pleasing only adds to the allure.

# Spaces: Senior Center



The third floor ball room and classrooms on the other floors provide a lot of flexibility



# Spaces: Senior Center



Meeting space, office space, and a commercial kitchen are all very appealing





# ACI Proposal Funding Model

Program operations will be supported by:

- rental of space for galleries, studios and offices
- fees for performances, cultural events, meetings, and other programmatic activities
- grants
- donations and fundraising
- non-programmatic events (e.g. weddings)

Building costs have been requested through:

- a City subsidy for building upkeep and utilities



# ACI Proposal Budget



## Income Est 2017

<b>Rental Income</b>	
Facility Rental - monthly "firm" tenants(A)	\$29,160
Facility Rental - events "firm" (B)	\$16,800
Facility Rental - events estimated (C)	\$40,000
<b>Other Income</b>	
Donations/Fundraising	\$15,000
Grants	\$8,000
Start-up Assistance from City (4)	\$20,000
Ongoing City of Rochester Assistance	\$83,901
<b>Total Income Estimates</b>	<b>\$212,861</b>

## Expense Est 2017

<b>Expense</b>	
Start-up Capital Costs (4)	\$ 15,000
Contingency Repair, @4thYear	\$ 42,000
<b>Annual Building Expense</b>	<b>\$ 83,901</b>
<b>Operations Expense</b>	
Employees (full time w/workman's comp, etc.)	\$ 43,000
Employees (part time 20 hrs/wk	\$ 14,500
Janitorial (5)	\$ 25,000
Building Supplies (light bulbs, TP) (5)	\$ 5,000
Garbage (6)	\$ 2,500
Internet and landline phone (9)	\$ 2,280
Office supplies and services (7)	\$ 3,000
Professional services/tech support	\$ 3,000
<b>Annual Operations Exp Total</b>	<b>\$ 98,280</b>
Start-up Operations Costs (4)	\$ 15,000
<b>Expenses: Building and Ops w/startups (4)</b>	<b>\$ 212,181</b>
<b>Expense Grand Total w/contingency (10)</b>	<b>\$ 254,181</b>

# Commitments to the ACI Proposal



ACI has received a lot of grass roots support:

- 10 individuals and groups have expressed an interest in *monthly rental* of ACI Armory facilities.
- 58 individuals and groups have expressed an interest in *periodic rentals for events* of the ACI Armory facilities.
- 35 individuals and groups have expressed general *support for the ACI Armory facilities project*



# Chateau and Armory

## Armory

- Performance space - 300
- Stage area - no
- Theater seating - no
  
- Display, galleries - yes
- Classrooms - yes
- Meeting rooms - yes
- Offices, studios - yes
- Commercial kitchen - yes
- Dining space - yes

## Chateau

- Performance space - 800
- Stage area - yes
- Theater seating - yes
  
- Display, galleries - no
- Classrooms - no
- Meeting rooms - no
- Offices, studios - no
- Commercial kitchen - no
- Dining space - no



# RACC Communications

There are three ways to get information about RACC and to work with the Collaborative:

1. Email: [raccnews@gmail.com](mailto:raccnews@gmail.com)
  2. Facebook:  
[www.facebook.com/RochesterArtsandCultureCollaborative](http://www.facebook.com/RochesterArtsandCultureCollaborative)
  3. The RACC newsletter blog at  
[raccnews.blogspot.com](http://raccnews.blogspot.com)
- We do not yet have a communication path specific to the new ACI Corporation