

**Peninsula Arts Appreciation Council  
Board of Directors  
Monthly Meeting  
June 24, 2019**

**Call to Order:** 7:04 pm by President Bowers.

**Roll Call:**

**Members Present**

Rusty Bowers, President  
Eliisa Gladwell, Vice President  
Lisa Bowers, Secretary  
Bill Hager  
Diane Darlington  
Brock Weaver  
Vic Holliday

**Members Absent:**

Lex Exworthy, Treasurer (excused)  
Monica Nordeen (excused)

Rich Uren, architect; Dave Nelson; Negaunee city planner; Jen Tucker, MEDC; Dale Weingartner PAAC member; Thomas Gerdom - Theater expert, are also present

Bill moved to set a meeting to discuss other items for the agenda including treasurers report. Lisa seconded. Monday July 1, approved unanimously approved for meeting.

**Secretary's Report:** Diane moved Brock seconded. Approved unanimously.

**Treasurer's Report:** Treasurer's report tabled until treasurer present.

**New Business:** Plans to renovate the theater and annex building.

Thomas report on history of Vista:

Thomas Raiikenin built the Star theater across from the Fire Hall - Early 1910's.

Butler ran the Star theater for a while.

Vista was built on vacant land in 1925, but the Delft people were involved in the financing. In 1947 he and his son and the Jeffry Theaters History informs what went on in here a little bit.

My latest theory is there were three des. phases in the theater

1st was dark wood stained and cream color and pretty simple inside. Procenium was store bought. 1925 Finnish people, not fancy. Don't know what original seats looked like.

2nd: in 1940 we think the green chair came from that renovation. We believe that was a Haywood Wakefield chair.

3rd: Then in 1954 the current chairs were put in. What was done in the auditorium that you see now was likely done in the 1954 renovation. Chairs are now 31 inches back to back.

The question is what we do with the interior.

We know we want to make some changes in the seating, seats are old, can't get parts, and spacing is not comfortable or to code.

New plans:

Theater: leaving the cutout where they took out the original back wall out. There were 6 glass panels and side aisles.

Putting concessions and bar there. ADA Ramp will come in through the electrical closet from the annex.

And there will be a solid door into the theater from the bar to allow for sound isolation. Bar in annex.

Exterior: Facade is over the brick and we would take that off and expose and fix the original masonry.

Plan will have about 500 seats. Most of the seats are starting at 22 inches, some are 24, the ones now are 19 inches.

Plan also would create handicapped access to the stage and a fuller orchestra pit.

Thomas would like to get another electric onstage, we currently have three and he would like four.

Much better flow, much better

plan allows for restoration of the annex facade put a beam in for lobby overflow. I am def. recommending you dump the PAAC thing. It's just the Vista Theater. We have the nice room here. There are actually Rich Uren said there is a five foot slope to the lot. What he did to make that work, is that he stepped the floor up to have three diff. floor levels in the annex with ramps getting you up to the highest grade.

Elevators will solve that between the annex and the theater buildings. Will also provide an area of refuge behind the area of refuge. Annex addition would house the restrooms and the studio/classroom. It is also a place that people.

The balcony is put back together. The projection booth is put back with follow spot. The original drawings, the balcony was set up to be flat chairs. He had several areas blocked off with brass rails. The bathrooms on the second floor. 5 stalls in the womens, the mens we are going to sacrifice the historic urinal for two stalls.

Basement:

Change the dressing rooms, we are going to combine those into a storage area. This was a lift from the dressing rooms down to the sidewalk to load the bags.

We have been able to connect the dressing rooms from the theater into the annex. Considerably more space for a mechanical room.

Existing annex basement will be storage

2nd floor of the annex 2 apartments with separate private entrance.

What we are looking at here is an air bnb situation. We can make more money during Pioneer work than we can make all year round.

Also a studio for stage and dance rehearsals.

About \$3.2 million without tech up to \$4 million just to be real.

\$350 per seat for install.

All LED lighting is "serious cash"

Projector, 3d with all amps, and sound system

\$67,500 - to grow more funds. Placemaking and economic development, turning the theater back into a movie house would set all the checkboxes.

We can use for cost MEDC cost estimates.

Annex is an 1898 building. Two store fronts, clothing on the west, saloon on the east. The majority of the annex value is in the facade. Tin ceilings.

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The tough thing is you can't get money without money.

Would require a business plan. CRP plan is capped at 50 percent.

USDA funds.

Community revitalization funding

Our priority for use of those funds is in downtown spaces, especially

Fund raise and seek conventional financing for the project.

USDA want to see a five year financial history and a five year financial projection. USDA can grant and

they can loan.

Cash flow becomes an issue, if we get into the tax credit situation.

Funding plan could take six months to a year.

### **Old Business:**

Annex wall:

Rich: 2005 we looked at the wall the first time.

There is some good news and bad news.

The good news is it is not very much of a load bearing wall.

The bad news it is in very poor condition. The det. is primarily caused by the roof leaking. Water is getting in the wall, freezing/thawing

Because it is not a load bearing wall.

There is the possibility of shoring up what's there to buy some time. The downside to that, you are going to spend the if we replace the wall tomorrow the roof still leaks. Apartments each have their own HVAC.

To replace the wall on the annex is at least \$10,000 if not more. Contractor would not be able Defined scope of work.

\$67,000 CUPPAD grant will pay for annex wall and roof if necessary.

MCAC grants are very competitive and maximum grant amount would have paid.

State wants everything done as a holistic approach. (MEDC)

The State of Department of Treasury

Tasks:

Rusty is going to call Pete ask about the roof estimate and get it to Thomas hopefully by 1 p.m. on Wednesday, and ask about the dumpster.

Lisa will determine from the State Department of Treasury where the \$14,000 lien comes from.

Lisa will write a press release for volunteers for cleanout.

**Ajournment:** 9:55pm.

**Next Meeting:** July 24 at 7:30 at the Vista Theater.

Lisa Bowers

Peninsula Arts Appreciation Council Secretary