



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	05/11/2022	Department	City Council
Agenda Item	4.b) Consideration of a request from the Johnson Hall Performing Arts Center to pledge \$150,000 of funding over 3 years using Downtown TIF funds		
Est. Cost			

Background Information

On 5/4/2022 Gardiner City Council heard a request from Johnson Hall Performing Arts. This organization is asking for a pledge of \$150,000 of funding over 3 years using Downtown TIF funds.

Acting City Manager Davis and Acting Finance Director Brown have suggested the use of these funds. Please find attached a spreadsheet showing the impact over 3 years.

Requested Action	" I move to approve the request from the Johnson Hall Performing Arts Center to pledge \$150,000 of funding over 3 years using Downtown TIF funds."
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

FY22 Tax Incremental Finance District (TIF)

Downtown TIF		Beginning Fund Balance	FY22 Adopted	FY23 Proposed	FY24 Projected	FY25 Projected	FY26 Projected	FY27 Projected	FY28 Projected
Downtown Revenue									
Downtown TIF District			245,631	245,631	245,631	245,631	245,631	245,631	245,631
Downtown Expenses									
Downtown Master Plan Grant Match			8,250						
Bridge Betterment Project delayed from FY21.			27,650						
Sidewalk Improvement Phase 1 (State funds \$60K/City funds \$15K) DOT Admin			15,000		43,384	43,384	43,384	43,384	43,384
Sidewalk Improvement Phase 11 (State funds \$340K/City funds \$335K)									
McKay Park Grant Match			7,000						
Johnson Hall-Donation (Pending Council Approval)				50,000	50,000	50,000			
Credit Enhancement Payments			7,075	8,000					
Downtown TIF Transfer to General Fund			160,000	150,000	150,000	150,000	150,000	150,000	150,000
Total Expenses			224,975	208,000	243,384	243,384	193,384	193,384	43,384
NET BUDGET			20,656	37,631	2,247	2,247	52,247	52,247	202,247
Ending Fund Balance		21,983	59,614	61,861	64,108	116,355	168,602	370,849	

Note: All of the remaining revenue from this TIF has historically been transferred back to the General Fund; however, Council should consider keeping funds in the TIF for DT project costs. This TIF could be used to pay for sidewalks, lights, maintenance costs for the downtown parks and trails, and potential CEAS.

Alisha Ballard

From: Anne Davis
Sent: Thursday, May 5, 2022 3:12 PM
To: Alisha Ballard
Subject: FW: Support for Johnson Hall

From: morgan peirce <morgansemailaddress@gmail.com>
Sent: Wednesday, May 4, 2022 1:02 PM
To: Anne Davis <ADavis@gardinermaine.com>
Subject: Support for Johnson Hall

Hi Anne,

My name is Morgan and I'm writing as a citizen of Gardiner and new business owner because it's come to my attention that additional funding for Johnson Hall is on the docket for tonight's City Council meeting.

I know that the project has had rising costs due to the soaring markets for labor and materials, but I do believe this is still a project very much worth supporting for Gardiner. We moved here in 2021, and have been a little saddened to see the disproportionate balance between what we see as huge potential for a thriving downtown and what so far has been able to flourish here. I think putting Johnson Hall back into full business in a safe, vibrant interior would be just the impetus needed to continue the revitalization efforts the town is already moving toward.

I would really look forward to opportunities for programming to bring my two young children, or for a night out on the town for my husband and myself. And by opening the wine bar, of course we hope that patrons of JH will want to come visit for a drink or a snack before or after an evening's program.

Thanks so much for considering the request of a neighbor!

Best,
Morgan

--
writer, editor, educator
San Francisco ➤ Maine
she/her/hers

Alisha Ballard

From: Anne Davis
Sent: Thursday, May 5, 2022 2:59 PM
To: Jessica Lowell; Alisha Ballard
Subject: FW: Johnson Hall Funding

Sorry,

I found one more in my mailbox.

Anne

From: smaf@myfairpoint.net <smaf@myfairpoint.net>
Sent: Tuesday, May 3, 2022 7:23 PM
To: Anne Davis <ADavis@gardinermaine.com>
Subject: Johnson Hall Funding

To: Anne Davis, Acting City Manager,
City of Gardiner Maine

Dear Ms. Davis,

I am writing to express my support for Johnson Hall and its recent funding request to the City. Johnson Hall has been a real asset to the City and it has been deserving of the past support by the City. It also deserves the City's support of its recent request for \$150,000. This funding, along with the significant funding it has raised through other means, would help it complete its renovation and theater construction. Johnson Hall has been such a great place for bringing the community together and bringing in and supporting many events, arts and shows. Please let City Council know that I support additional funding from the City to help close the gap and make it possible for Johnson Hall to finish construction of the big theater upstairs. It will be well worth it to the City and its economic health and growth, and if granted through TIF funds, it should not impact property taxes. Thank you for considering my input on this issue.

Michael Hudson
70 High Holborn Street
Gardiner, ME 04345
smaf@myfairpoint.net
207-582-0822

Alisha Ballard

From: Anne Davis
Sent: Wednesday, May 4, 2022 10:18 AM
To: CityCouncil
Subject: FW: Johnson Hall
Attachments: Johnson Hall City Council 2022.docx

From: thom harnett <thomharnett@gmail.com>
Sent: Wednesday, May 4, 2022 10:12 AM
To: Anne Davis <ADavis@gardinermaine.com>
Subject: Johnson Hall

Good morning Anne,

I hope you are well. I have attached a short memo in support of Johnson Hall's request for additional funding to help get its renovation project across the finish line. I understand that is on this evening's agenda. Unfortunately, I am not able to attend tonight's meeting so I ask that you circulate this memo to Mayor Hart and the City Council and make it available as needed.

Please let me know if you have any questions or need any additional information from me.

Be well.

Thom

Alisha Ballard

From: Anne Davis
Sent: Wednesday, May 4, 2022 7:15 AM
To: CityCouncil
Subject: Fwd: support for Johnson Hall

Another letter of support

Anne Davis
Acting City Manager
Gardiner, Maine 04345
207-582-4200

Begin forwarded message:

From: Marj Burgess <marjburgess@gmail.com>
Date: May 4, 2022 at 5:05:43 AM EDT
To: Anne Davis <ADavis@gardinermaine.com>
Subject: support for Johnson Hall

Dear Anne,

Please accept this email as one to join others that you may receive before tonight's meeting.

We both support Johnson Hall's reaching the financial goal necessary for the center's renovations and hope that the City Council will allocate funding so that this long-awaited dream will be realized.

Innumerable people with a dream that they have held over years of commitment have struggled, volunteered countless hours, and been buoyed by successes large and small in the name of creating a venue for the performing arts here in town. "We" are too close to a

dream for Maine, for Gardiner and her people, for individuals' foresight and hard work, dream and commitment, to forgo the financial support needed now.

Thank you both for past financial support and for what we fervently hope will be a renewed commitment.

Cordially,
John and Marj Burgess

Alisha Ballard

From: Anne Davis
Sent: Wednesday, May 4, 2022 7:13 AM
To: CityCouncil
Subject: Fwd: Johnson Hall

Please find below another email in support of Johnson Halls request.

Anne Davis
Acting City Manager
Gardiner, Maine 04345
207-582-4200

Begin forwarded message:

From: stacy ladner <smafladnud@gmail.com>
Date: May 3, 2022 at 10:58:20 PM EDT
To: Anne Davis <ADavis@gardinermaine.com>
Subject: Johnson Hall

Dear Ms. Davis,

I am writing to request that you pass on to the council that I support using \$150,000 from the TIF account to help Johnson Hall. With prices increased so dramatically, Johnson Hall is in need of an extra effort from the city. The facility already adds so much value to our community. Let's help them achieve the goal of completion of the renovations next year.

Thank the council for consideration of this request.

Stacy Ladner
Gardiner

Sent from my iPhone

Alisha Ballard

From: Anne Davis
Sent: Tuesday, May 3, 2022 7:28 PM
To: CityCouncil
Subject: Fwd: Johnson Hall Funding

A letter of support for funding the requested amount for Johnson Hall.

I will have a folder of all these letters for each of you at tomorrow's meeting.

Anne Davis
Acting City Manager
Gardiner, Maine 04345
207-582-4200

Begin forwarded message:

From: smaf@myfairpoint.net
Date: May 3, 2022 at 7:22:57 PM EDT
To: Anne Davis <ADavis@gardinermaine.com>
Subject: Johnson Hall Funding
Reply-To: smaf@myfairpoint.net

To: Anne Davis, Acting City Manager,
City of Gardiner Maine

Dear Ms. Davis,

I am writing to express my support for Johnson Hall and its recent funding request to the City. Johnson Hall has been a real asset to the City and it has been deserving of the past support by the City. It also deserves the City's support of its recent request for \$150,000. This funding, along with the significant funding it has raised through other means, would help it complete its renovation and theater construction. Johnson Hall has been such a great place for bringing the community together and bringing in and supporting many events, arts and shows. Please let City Council know that I support additional funding from the City to help close the gap and make it possible for Johnson Hall to finish construction of the big theater upstairs. It will be well worth it to the City and its economic health and growth, and if granted through TIF funds, it should not impact property taxes. Thank you for considering my input on this issue.

Michael Hudson
70 High Holborn Street
Gardiner, ME 04345
smaf@myfairpoint.net
207-582-0822

Alisha Ballard

From: Anne Davis
Sent: Tuesday, May 3, 2022 1:56 PM
To: CityCouncil
Subject: Fwd: Johnson Hall Support

Please see below - another letter of support for increased funding to Johnson Hall.

Anne Davis
Acting City Manager
Gardiner, Maine 04345
207-582-4200

Begin forwarded message:

From: erin skehan <erin@alanclaude.com>
Date: May 3, 2022 at 1:52:27 PM EDT
To: Anne Davis <ADavis@gardinermaine.com>
Subject: Johnson Hall Support

Dear Anne,

Alan and I would like to express our support of Johnson Hall's request for financial support from the City of Gardiner to finish up the renovation of the theater. The completion of this renovation is going to be a HUGE asset to Gardiner, the downtown and many surrounding communities.

The energy that the theater will provide to this area is going to be magnificent and magnetic. All while showcase what a beautiful town we have here in Gardiner. We hope the request is approved. JH has worked so hard to get this far, I hope the City of Gardiner gives them that last little support to make this the best theater in Maine! And imagine, it will be right here in Gardiner!

Thank you for taking the time to read our email.

Anne, we would also like to wish you lots of happiness in your next adventure, you have done so much for Gardiner and thank you for giving it so much of your efforts.

Best,
Erin Skehan



165 Water Street
Gardiner, Maine 04345
<http://www.alanclaude.com>
erin@alanclaude.com

Instagram:

<https://www.instagram.com/alanclaude/>

Youtube:

<https://www.youtube.com/channel/UCMCj3gGITH4LsT4mf2ya6qA>

Facebook:

<https://www.facebook.com/AlanClaudeStudio>

(207) 582-0530

(207) 582-9449 Cell

Alisha Ballard

From: Anne Davis
Sent: Tuesday, May 3, 2022 12:09 PM
To: CityCouncil
Subject: Fwd: Support Johnson Hall

A letter of support for Johnson Halls request

Anne Davis
Acting City Manager
Gardiner, Maine 04345
207-582-4200

Begin forwarded message:

From: amharris1980 <amharris1980@gmail.com>
Date: May 3, 2022 at 11:48:04 AM EDT
To: Anne Davis <ADavis@gardinermaine.com>
Cc: Saranneharris@gmail.com
Subject: Support Johnson Hall

Hello Anne,

My wife Sarah and I run A1 Diner and we recently learned that further support of Johnson Hall will be considered by the Council soon. As business owners in Gardiner, we wanted to convey to you and the Council how important Johnson Hall is to the community. We feel the economic impact every time there is a show and we assume that other local businesses do as well. Additionally, our daughter participated in an acting camp at Johnson Hall over the summer a few years back and she absolutely loved it. She has participated in her school theater program ever since. We sincerely hope that the full scope of Johnson Hall's impact on our community is considered by the Council as options for the future are considered.

Please share this message with any Council members who may be interested in hearing from community members/ business owners.

Thank you,
Aaron Harris

Sent from my U.S.Cellular© Smartphone

Alisha Ballard

From: Anne Davis
Sent: Monday, May 2, 2022 9:05 AM
To: CityCouncil
Subject: FW: Support for Johnson Hall

-----Original Message-----

From: tpied@myfairpoint.net <tpied@myfairpoint.net>
Sent: Monday, May 2, 2022 7:33 AM
To: Anne Davis <ADavis@gardinermaine.com>
Subject: Support for Johnson Hall

Good morning Anne,

I'm writing this morning to express my support for Johnson Hall. I understand that on May 4th, the City Council will be considering a request for support to the tune of \$150,000 (over a three year period). As a Gardiner resident since 2001, and a volunteer for Johnson Hall, I fully support this request and urge the City Council to support it as well. Johnson Hall has been such a great asset to the City of Gardiner, as well as surrounding communities. Once construction is completed, I believe it will be an even greater asset, both culturally and economically.

We are incredibly lucky to have a theater like Johnson Hall in our community. Thank you for considering this request.

Kind regards,
Toni Pied