THE A. PAUL AND CAROL C. SCHAAP CENTER FOR THE PERFORMING ARTS AND THE RICHARD AND JANE MANOOGIAN ART GALLERY
The Schaap Center will be an exceptional arts center dedicated to stimulating high-quality performing and visual arts experiences.
THE A. PAUL AND CAROL C. SCHAAP CENTER FOR THE PERFORMING ARTS
AND THE RICHARD AND JANE MANOOGIAN ART GALLERY

A world-class, performing arts facility which will include:

- 424-seat theater
- State-of-the-art lighting controls, audio and stage lighting
- Orchestra Pit (with lift)
- World-class acoustical treatments
- Concessions and wine bar
- Fly-loft and backstage area
THE A. PAUL AND CAROL C. SCHAAP CENTER FOR THE PERFORMING ARTS AND THE RICHARD AND JANE MANOOGIAN ART GALLERY

A world-class, performing arts facility which will include:

- The Richard and Jane Manoogian Art Gallery
- Private Permanent Art Collection
- Rotating Exhibits
- Temperature Controlled Atmosphere for the Artwork
- Community Exhibit Space
The Manoogian Collection contains beautiful examples of American paintings that illustrate various genres such as American Impressionism, Hudson River School, Still Life and Trompe L’oeil.

William Mason Brown (American 1828-1898)  
*Flowers and Fruits of Summer, c. 1870’s*  
Oil on canvas, 16 x 24 inches  
Signed right

Sergeant Kendall (American 1869-1938)  
*Portrait of Beatrice, 1919*  
Oil on canvas, 40 x 26 inches  
Signed and dated lower left

James MacDougal Hart (American 1828-1901)  
*Morning in the Adirondacks*  
Oil on canvas, 39 x 66 inches  
Signed lower left
LEADERSHIP & GOVERNANCE

URBAN RENEWAL INITIATIVE FOUNDATION (“URIF”)

- Organized in 2012
- 501(c)(3) public charity (located in GPP)
- Responsible for the construction of the Schaap Center

- Current Board of Directors:
  • A. Paul Schaap (President)
  • Eugene A. Gargaro, Jr.
  • Paul N. Lavins
  • Mark McCourt
  • Barbara Detwiler
  • Thomas Cliff
  • Carol C. Schaap

THE GROSSE POINTE PARK COUNCIL FOR THE ARTS (“GPPCA”)

- GPPCA, a new non-profit organization, will be developed by the URIF
- GPPCA will own and operate the Schaap Center

SPOKESPERSON

- Jaime Rae Turnbull is the spokesperson for the Schaap Center on behalf of the Urban Renewal Initiative Foundation
**SCHAAP CENTER COMPREHENSIVE CAMPAIGN**

<table>
<thead>
<tr>
<th></th>
<th>Capital Campaign</th>
<th>Endowment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$25,000,000</td>
<td>$10,000,000</td>
</tr>
</tbody>
</table>

**RAISED TO DATE**

- **Capital Campaign**: $9,000,000, 36%
- **Manoogians**, $5,000,000, 20%
- **Anonymous Donor**, $1,000,000, 4%
- **Schaaps**, $10,000,000, 40%

**Endowment**

- **Remaining**, $5,000,000, 50%
- **Schaaps**, $5,000,000, 50%

**GOAL**

- $35,000,000

**RAISED TO DATE**

- $21,000,000
ENDOWMENT FUND

TARGET FUND AMOUNT
$10 million

ANNUAL OPERATING SUPPORT
Provides for approx. $500,000 / yr.

CHALLENGE MATCH
A $5 million challenge match has been secured

GOAL
Completely fund the $10 million endowment within one year of opening.
PROGRAMMING PARTNERS

LONG-TERM PERFORMANCE HOME FOR:

– Grosse Pointe Theatre
– Grosse Pointe Symphony Orchestra

URIF WILL REACH OUT TO OTHER COMMUNITY-BASED ORGANIZATIONS SUCH AS:

– Detroit Institute of Arts (Art Display)
– Detroit Medical Orchestra
– Detroit Symphony Orchestra
– Mosaic Youth Theatre of Detroit
– Wayne State University Concert Chorale
– Michigan Opera Theatre
– Detroit Concert Choir
– Grosse Pointe Community Chorus
PROGRAM PARTNERS EDUCATIONAL OPPORTUNITIES:

GROSSE POINTE THEATRE:

- Offers educational theater to approximately 150 students each year, ages 6 to 15, and help young people develop confidence, creativity and leadership while bringing imagination alive.
  - Youth on Stage
  - Young Acting Classes
  - Summer Camp
- Youth Technical Theatre Program
- $85,000 in scholarships to 88 students over the past four decades
- 10-Minute Play Festival/Playwriting workshop
  - A FREE day of theatre to the community
  - Showcased 13 new works last spring
- FREE workshops for the community include pre-audition workshops for vocal and dance.
- Sponsored 150 summer campers from the Boll Family YMCA in Detroit last June for a special performance of Annie and a talkback.

GROSSE POINTE SYMPHONY ORCHESTRA:

- Thomas Nester/Bernard Whitley Memorial Scholarship
- Rewards talented young people with an opportunity to participate in a symphony orchestra and perform as a soloist with orchestral accompaniment and stimulate interest in participation in the Grosse Pointe Symphony Orchestra.
- The winner of the scholarship will receive $400.00 and the opportunity to perform a solo with the Grosse Pointe Symphony during the concert season.
- For any interested program partners, please contact Jaime Rae Turnbull.
COMMUNITY ENGAGEMENT

SCHAAP CENTER PRESENTATIONS

- July 8, 2020  Grosse Pointe Rotary
- July 13, 2020 Grosse Pointe Park City Council
- July 16, 2020 Grosse Pointe Chamber of Commerce (Session #1)
- July 16, 2020 Grosse Pointe Chamber of Commerce (Session #2)
- July 20, 2020 Grosse Pointe Theatre (Session #1)
- July 21, 2020 Grosse Pointe Theatre (Session #2)
- July 27, 2020 Grosse Pointe Board of Realtors
- August 4, 2020 Jefferson East, Inc.
- August 10, 2020 City of Grosse Pointe Park Schaap Center Town Hall #1
- August 11, 2020 City of Grosse Pointe Park Schaap Center Town Hall #2
- August 18, 2020 Grosse Pointe Sunrise Rotary Club
- August 19, 2020 Grosse Pointe Symphony Orchestra

There have also been multiple, detailed programming sessions with the end users (Grosse Pointe Theatre and Grosse Pointe Symphony Orchestra).
ECONOMIC AND COMMUNITY IMPACT

The Schaap Center can be expected to have a positive economic impact in the local community and will drive additional revenue to local businesses on event nights.

The Schaap Center is expected to host approximately 50,000 guests annually.

Provide a positive impact on surrounding businesses in GPP and Detroit.
BUSINESSES IN SUPPORT
(NOT A COMPLETE LIST)

Atwater in the Park
Belding Cleaners
Cabbage Patch Café
Cornwall Bakery
Detroit Institute of Ophthalmology
Duffey & Co.
Fairfax Market
Flowers by Gabrielle
Grand Marias Professional Centre
Henry Ford Medical Group Ophthalmology
Howlers & Growlers
Marathon Gas Station
Mimi’s Bistro
Mobil Gas Station

Park Place Market
Pointe Manor Apartments
Red Crown Restaurant
Rustic Cabins
Structured Settlement Consultant
Sunoco Gas Station
Sweeties Ice Cream
The Barrington Agency
The Bricks
The Charlevoix
Theresa Brennan Klaasen Attorney & Counselor
Village Wine Shop
Windmill Pointe Manor
SCHAAP CENTER
ORGANIZATIONAL CHART

GPPCA Board of Directors

Executive Director

Marketing & Development
Programming
Operations
# SCHAAP CENTER OPERATING BUDGET

As of August 6th, 2020

## Revenue

<table>
<thead>
<tr>
<th></th>
<th>2022-2023</th>
<th>2023-2024</th>
<th>2024-2025</th>
<th>2025-2026</th>
</tr>
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<tbody>
<tr>
<td>Contributed Revenue Total</td>
<td>$729,000</td>
<td>$765,450</td>
<td>$803,722</td>
<td>$529,000</td>
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<tr>
<td>Individuals</td>
<td>$60,000</td>
<td>$90,000</td>
<td>$120,000</td>
<td>$150,000</td>
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<td>Corporate</td>
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<tr>
<td>Schaap Contribution</td>
<td>$500,000</td>
<td>$500,000</td>
<td>$500,000</td>
<td>-</td>
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<tr>
<td>Foundation Donations</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$200,000</td>
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<td>Grosse Pointe Park DDA</td>
<td>$75,000</td>
<td>$75,000</td>
<td>$75,000</td>
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<td>Fundraising Events</td>
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<td>$30,450</td>
<td>$38,722</td>
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<td><strong>Earned Revenue Total</strong></td>
<td>$238,000</td>
<td>$246,000</td>
<td>$251,900</td>
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<td>Ticket Revenue from GPPCA Events</td>
<td>$80,000</td>
<td>$83,000</td>
<td>$85,900</td>
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<td>Per Ticket Facility Fee</td>
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<td>Lease &amp; Rentals</td>
<td>$108,000</td>
<td>$113,000</td>
<td>$116,000</td>
<td>$120,000</td>
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<tr>
<td><strong>Endowment Earnings</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$500,000</td>
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<td><strong>Revenue Total</strong></td>
<td>$967,000</td>
<td>$1,011,450</td>
<td>$1,055,622</td>
<td>$1,286,000</td>
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## Expenses

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<tr>
<th></th>
<th>2022-2023</th>
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<th>2024-2025</th>
<th>2025-2026</th>
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</thead>
<tbody>
<tr>
<td>Payroll and Benefits</td>
<td>$300,852</td>
<td>$340,000</td>
<td>$385,000</td>
<td>$437,786</td>
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<td>Contracted Services</td>
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<td>Operations</td>
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<td>$111,000</td>
<td>$130,000</td>
<td>$140,000</td>
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<td>General Building Liability Insurance</td>
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<td>$43,000</td>
<td>$46,000</td>
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<td>Security</td>
<td>$59,200</td>
<td>$62,000</td>
<td>$66,000</td>
<td>$70,000</td>
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<td>Equipment and Software</td>
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<td>$40,000</td>
<td>$45,000</td>
<td>$50,000</td>
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<td>Advertising and Marketing</td>
<td>$13,000</td>
<td>$15,500</td>
<td>$18,000</td>
<td>$20,000</td>
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<tr>
<td>Programs and Events</td>
<td>$60,000</td>
<td>$65,000</td>
<td>$70,000</td>
<td>$75,000</td>
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<tr>
<td>Supplies</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
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<tr>
<td>Miscellaneous</td>
<td>$40,000</td>
<td>$43,000</td>
<td>$46,000</td>
<td>$50,000</td>
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<tr>
<td><strong>Expenses Total</strong></td>
<td>$831,252</td>
<td>$912,500</td>
<td>$1,004,000</td>
<td>$1,095,786</td>
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## Net Surplus

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<th>2024-2025</th>
<th>2025-2026</th>
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<tbody>
<tr>
<td>Net Surplus</td>
<td>$135,748</td>
<td>$98,950</td>
<td>$51,622</td>
<td>$190,214</td>
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</table>
PROFESSIONAL TEAM

- CBRE, Inc. is the Owner’s Representative
- Raymond Cekauskas - Architectural Design Leader
- SmithGroup is the Architect/Engineer of Record
- Schuler Shook is the Theater Consultant
- Kirkegaard is the Acoustical Consultant
- Plante Moran Trust manages the fundraising and project accounting
- The Nonprofit Spot manages the operating plan and operating budget.

- Additional specialty consultants will be engaged in the future including an art curator and specialty lighting experts.
PROJECT TIMELINE

SCHAAP CENTER

2012

- DDA TIFA EXTENSION

  INCLUDED BUDGETING FOR ARTS CENTER.

2012

- ACQUISITION OF PARCELS A, B, C, D

  PURCHASE OF PARCELS BY SCHAAP DEVELOPMENT

  APPROVAL BY CITY COUNCIL

  SPECIFICALLY GRANTS “A PERFORMING ARTS CENTER BUILT IN PROXIMITY TO THE PROPERTY”

2017

- ACQUISITION OF PARCEL E

  PURCHASE OF PARCELS BY URIF

2019

- MOU W/CITY OF DETROIT, GPP & URIF

  MOU WAS FULLY EXECUTED BY ALL PARTIES

  NOTE: GPP CITY COUNCIL APPROVED THE MOU ON JULY 8, 2019

2019

- ACQUISITION OF PARCEL F

  PURCHASE OF PARCEL F FROM CITY OF DETROIT BY URIF
PROJECT TIMELINE

SCHAAP CENTER

2019

PURCHASE AGREEMENT FOR PARCELS G,H,I,J
EXECUTED THE PURCHASE AGREEMENT WITH GPP

2020

SITE PLAN APPROVAL
PLANNING COMMISSION APPROVAL OF THE SCHAAP CENTER SITE PLAN SUBMITTAL

2021

NOTIFICATION OF SUFFICIENT FUNDING
ANTICIPATED TO OCCUR BY JANUARY 31ST, 2021

2021

ACQUISITION OF PARCELS G,H,I,J
TO OCCUR WITHIN 90 DAYS OF NOTIFICATION OF SUFFICIENT FUNDING

2021-2022

CONSTRUCTION OF SCHAAP CENTER
CONSTRUCTION TO BE COMPLETED BY FALL OF 2022
Ownership by GPP, turned over to URIF upon written notice by URIF that URIF has sufficient funding to commence development of the Schaap Center.
MOU BETWEEN CITY OF DETROIT, GPP AND URIF
EXECUTED AGREEMENT

[Signature page to Memorandum of Understanding between the City of Detroit, the Urban Renewal Initiative Foundation and the City of Grosse Pointe Park]

IN WITNESS WHEREOF, the Parties have executed this MOU as of the dates shown below, to be effective as of the Effective Date.

CITY OF DETROIT,
a Michigan public body corporate

By: [Signature]
Print: MARVICK COX
In: DIRECTOR, PLANNING & DEVELOPMENT DEPT.

STATE OF MICHIGAN
COUNTY OF WAYNE
The foregoing instrument was acknowledged before me on August 20, 2019 by Maurice Cox, the Director of Planning of the City of Detroit, a Michigan public body corporate, on behalf of the City of Detroit.

By: [Signature]
Print: RON MITSCH
Notary Public, Wayne County, Michigan
Acting in the County of Wayne

Pursuant to § 18-5-4 of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this instrument.

By: [Signature]
Print: Finance Director

Approved by City Council on July 9, 2019
Approved by the Mayor on July 10, 2019

Approved by Corporation Counsel pursuant to § 17-1-206 of the 2015 Charter of the City of Detroit.

URBAN RENEWAL INITIATIVE FOUNDATION,
a Michigan non-profit corporation

By: [Signature]
Print: A. PAUL SCHAPI
In: PRESIDENT

STATE OF MICHIGAN
COUNTY OF WAYNE
The foregoing instrument was acknowledged before me on July 12, 2019 by A. Paul Schapi, the President of the Urban Renewal Initiative Foundation, a Michigan non-profit corporation, on behalf of the corporation.

By: [Signature]
Print: Notary Public Wayne County, Michigan
Acting in the County of Wayne

CITY OF GROSSE POINTE PARK,
a Michigan municipal corporation

By: [Signature]
Print: ROBERT W. DIXON
In: MAYOR

STATE OF MICHIGAN
COUNTY OF WAYNE
The foregoing instrument was acknowledged before me on July 11, 2019 by Robert W. Dixon, the Mayor of the City of Grosse Pointe Park, a Michigan public body corporate, on behalf of the City.

Print: Notary Public Wayne County, Michigan
My commission expires: 5/15/2023
Acting in the County of Wayne

CONFLICT & PROPRIETARY | © 2020 CBRE

PROJECT MANAGEMENT | 20
MOU BETWEEN CITY OF DETROIT, GPP AND URIF
EXHIBITS TO THE EXECUTED AGREEMENT
CITY OF GROSSE POINTE PARK COMMITMENT

CITY OF GROSSE POINTE PARK – PURCHASE AGREEMENT WITH URIF

The executed purchase agreement with URIF and Grosse Pointe Park currently states that GPP agrees to perform the following activities during construction and during operation of the Schaap Center and Manoogian Gallery:

- Ancillary police services (traffic and security event support).
- Snow removal, ice protection (salt), landscape, and grounds maintenance of a kind and quality as performed for the GPP city hall and the Grosse Pointe Public Library, Ewald Branch.
- As needed, all appropriate actions to complete the vacation of Wayburn Avenue between Jefferson Avenue and Hampton Avenue.
PURCHASE AGREEMENT BETWEEN GPP AND URIF (PARCELS G,H,I,J)
EXECUTED AGREEMENT

11. Termination. The parties' obligations under this agreement with respect to the property subject to the Land Contract shall terminate upon the closing described in Section 4 of this agreement. The remaining obligations of this agreement shall continue until the parties' obligations are fulfilled or waived.

12. Entire agreement. This agreement contains all the representations by each party to the other and expresses the entire understanding between the parties with respect to the contemplated transaction. All prior communications concerning the subject matter are merged in or replaced by this agreement.

URBAN RENEWAL INITIATIVE FOUNDATION, a Michigan non-profit corporation

By: [Signature]
Print: PAUL SCHAP
Its: PRESIDENT

STATE OF MICHIGAN
COUNTY OF WAYNE

The foregoing instrument was acknowledged before me on October 29, 2019 by [Signature], the President of the Urban Renewal Initiative Foundation, a Michigan non-profit corporation, on behalf of the corporation.

Print: Notary Public, County of Wayne, Michigan
My commission expires: [Signature]
Acting in the County of Wayne, Michigan

CITY OF GROSSE POINTE PARK, a Michigan municipal corporation

By: [Signature]
Print: [Signature]
Its: [Signature]

STATE OF MICHIGAN
COUNTY OF WAYNE

The foregoing instrument was acknowledged before me on October 29, 2019 by [Signature], the Mayor of the City of Grosse Pointe Park, a Michigan public body corporate, on behalf of the City.

Print: Notary Public, Wayne County, Michigan
My commission expires: [Signature]
Acting in the County of Wayne, Michigan
DOWNTOWN DEVELOPMENT AUTHORITY FOR THE CITY OF GROSSE POINTE PARK (“DDA”) – MEMORANDUM OF UNDERSTANDING WITH URIF

The DDA has committed to support the project by funding the construction of a public parking area in front of the Ewald Library and adjacent to city hall.

The DDA has committed to fund the demolition of the old DPW facility.

The DDA has also pledged annual operating support of $75,000 for the Schaap Center. This support will end when the Schaap Center endowment reaches $15 million.

Note: The DDA is a tax recapture entity which is funded by the recapture of certain incremental taxes that would otherwise go to other taxing authorities. It does not impose any new taxes.
### Property Information

<table>
<thead>
<tr>
<th>Item</th>
<th>Ordinance/Code Requirement</th>
<th>Provided</th>
<th>Ordinance/Code Compliant</th>
<th>Refer to Article</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Parcels</td>
<td>OS, Office Service District; DDA District</td>
<td>OS, Office Service District; DDA District</td>
<td>YES</td>
<td>27-42</td>
</tr>
<tr>
<td>Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Gross Square Feet</td>
<td>No requirement</td>
<td>48,942</td>
<td>YES</td>
<td>27-81</td>
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<tr>
<td>Height</td>
<td>75’ max. (Type IIB, Assembly, Sprinklered)</td>
<td>58’-0”</td>
<td>YES</td>
<td>MBC 504.3</td>
</tr>
<tr>
<td>Number of Stories [Above Grade]</td>
<td>----</td>
<td>2</td>
<td>N / A</td>
<td>----</td>
</tr>
<tr>
<td>Number of Stories [Below Grade]</td>
<td>----</td>
<td>2</td>
<td>N / A</td>
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<tr>
<td>Setbacks</td>
<td></td>
<td></td>
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<tr>
<td>Front</td>
<td>0’ min.</td>
<td>134</td>
<td>YES</td>
<td>27-81</td>
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<tr>
<td>Side (Jefferson Ave.)</td>
<td>10’ min.</td>
<td>20’</td>
<td>YES</td>
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<tr>
<td>Side (St. Ambrose side)</td>
<td>10’ min.</td>
<td>12’ (at closest point)</td>
<td>YES</td>
<td>27-81</td>
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<tr>
<td>Rear</td>
<td>20’ min.</td>
<td>50’</td>
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<tr>
<td>Parking</td>
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<tr>
<td>Onsite Total</td>
<td>126</td>
<td>360 (Lots A, B, and C)</td>
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<td>Barrier Free Parking Requirement</td>
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<td>MBC, ADA</td>
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<tr>
<td>Signage</td>
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<tr>
<td>Ground Sign</td>
<td>Requirements listed in 27-101</td>
<td>1 ground sign conforming with code</td>
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<td>Wall Sign</td>
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<td>General Code Information</td>
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<tr>
<td>Outdoor storage of goods or materials</td>
<td>Prohibited</td>
<td>No storage</td>
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<tr>
<td>Interior displays visible from exterior of building</td>
<td>Prohibited</td>
<td>No visible interior displays</td>
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<tr>
<td>Warehousing or indoor storage of goods</td>
<td>Prohibited</td>
<td>No warehousing or indoor storage</td>
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<td>27-44</td>
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<tr>
<td>Utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Storm Water Quality</td>
<td>Treat first inch of rainfall runoff</td>
<td>Bio-retention and water quality structure</td>
<td>YES</td>
<td>23-121</td>
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<tr>
<td>Wastewater Discharge Information</td>
<td>Industrial discharges prohibited</td>
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<tr>
<td>Number of Anticipated Employees</td>
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<td></td>
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<td></td>
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<tr>
<td>Largest Shift (cast, crew, staff, security, orch.)</td>
<td>83</td>
<td>83</td>
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<tr>
<td>Number of Anticipated Attendees</td>
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<td>Largest Attendance</td>
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<td>Floodplain Information</td>
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**Property Address:** TBD


**Acreage:**
- Development/Disturbance Acreage: 2.5
- Parcel Acreage [total]: 2.5

**Principal Use:** Theatre, Auditorium, Art Gallery

**Number of Anticipated Employees**
- Largest Shift (cast, crew, staff, security, orch.): 83
- Total: 83

**Number of Anticipated Attendees**
- Largest Attendance: 424
- Total: 424

**Environmental**
- Drainage Easements: No recorded easement
- Floodplain Information: Does not lie within 100-year floodplain zone

**Property Address:** TBD


**Acreage:**
- Development/Disturbance Acreage: 2.5
- Parcel Acreage [total]: 2.5

**Principal Use:** Theatre, Auditorium, Art Gallery
507 people (83 employees + 424 attendees)
1 space per 2 employees: 83/2 = 41.5
1 space per 5 attendees: 424/5 = 85

85+41 = 126 spaces required per the Ordinance

*per zoning ordinance 27-95.12: fractional space calculations up to and including 0.5 shall be disregarded
ST. AMBROSE LOI FOR PARKING

URBAN RENEWAL INITIATIVE FOUNDATION
26022 WOODWARD AVENUE, SUITE 225
ROYAL OAK, MI 48071

July 15, 2020

The Reverend Timothy R. Pelc
St. Ambrose Parish
15020 Hampton Road
Grosse Pointe Park, MI 48230

Re: The A. Paul and Carol C. Schnab Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery

Dear Father Tim:

This letter is to summarize our preliminary agreement as to the items discussed below.

We are the Urban Renewal Initiative Foundation (URIF), a 501(c)(3) organization focused on redevelopment and quality of life projects centered around the Alter Road corridor and we are planning to build a multi-use art center in the Cities of Grosse Pointe Park and Detroit. The center will be known as the A. Paul and Carol C. Schnab Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery (the Schnab Center).

The site for the project is on Jefferson Avenue between Maryland and Alter, spanning the border of the cities of Grosse Pointe Park and Detroit. It will include an auditorium with seating for approximately 400 patrons with a balcony, large fly and wing space, an orchestra pit, tunable acoustics, and back-of-house amenities designed to accommodate theatrical and musical performances.

Construction is planned to commence in the spring of 2021 and occupancy is planned for the fall of 2022. A new non-profit organization, the Grosse Pointe Park Council for the Arts, is being established for ongoing operation of the venue and will seek 501(c)(3) status.

We understand the URIF and the St. Ambrose Parish (the Parish) have reached preliminary agreement as to the following:

1. The Parish shall allow patrons of the Schnab Center to use the Parish parking lot (approximately 66 spaces at the corner of Alter Road and Hampton Court) for events at the Schnab Center, provided such use does not interfere with the Parish’s usage of the parking lot.

2. Parish patrons may use the parking lot to be built by URIF (approximately 44 spaces at the corner of Maryland and Jefferson Avenue), provided such use does not interfere with the use by patrons of the Schnab Center.

3. URIF shall develop and maintain a lane for use by emergency fire vehicles which does not remove any handicap parking spaces in the Parish parking lot.

4. URIF will construct and maintain a pedestrian walkway between the Schnab Plaza at the St. Ambrose Church and the Schnab Center parking lot described in no. 2 above.

We understand that our agreements are contingent on the negotiation of a comprehensive agreement including determination of the logistics of entry into the parking lots and scheduling. We further understand that the rights and obligations of URIF may be assigned to and assumed by the Grosse Pointe Park Council for the Arts or another entity that operates the Schnab Center.

Sincerely,

A. Paul Schnab
President of the Board, Urban Renewal Initiative Foundation

The St. Ambrose Parish is hereby pleased to indicate its agreement to the foregoing, subject to the terms of a written agreement to be negotiated.

Sincerely,

Timothy R. Pelc
Pastor, St. Ambrose Parish, Grosse Pointe Park

A. Paul Schnab
President of the Board, Urban Renewal Initiative Foundation
August 7, 2020

To Planning Commission:

The City of Grosse Pointe Park Building Department reviewed the Site Plan/Plot Plan for the A. Paul and Carol C. Schiap Center for the Performing Arts and The Richard and Jane Manoogian Art Gallery regarding the requirements for Zoning.

After reviewing the plans and information prepared by Smith Group, it appears that the setback requirements meet the City of Grosse Pointe Park Zoning Ordinances and also meet the Stille-Derossat-Hale Single State Construction Code Act, Act 230 of 1972 incorporating the Michigan Building Code 2015 edition requirement found in Chapter Five (S) General Building Heights Table 504.3 (see attached table references). Therefore, the Building Department of Grosse Pointe Park approves this project to move forward. If the Commission has any further questions please contact me.

Thank-You,

Ron Sulpal
Chief Building Official
City of Grosse Pointe Park