

About the Applicant

Organization name:	Shadowland Artists Inc. (d.b.a. Shadowland Stages)
Type of organization:	<input type="checkbox"/> For-Profit <input checked="" type="checkbox"/> Not-For-Profit <input type="checkbox"/> Municipality <input type="checkbox"/> Other (_____)
Contact name:	Bradley Diuguid
Contact title:	Executive Managing Director
Contact phone:	845-647-5511
Contact email:	info@shadowlandstages.org

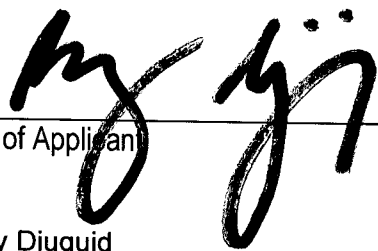
About Your Project

Title of project:	Roof Replacement for Shadowland Second Space
Description of project:	Please see attached page.
How does this project advance economic development in Ellenville/Wawarsing?	Please see attached page.
Total project budget (including all expected uses of funds):	\$106,250
Amount of matching funds requested:	\$50,000

Grant Funds Awarded (list each source separately)

Grant Source	Grant Amount	Proof of Award* <small>*attach documentation to your application</small>	Status
Matching donation, Robert M. Osgood	\$50,000	<input checked="" type="checkbox"/> Commitment Letter <input type="checkbox"/> Grant Contract <input type="checkbox"/> Other (please describe): _____	<input type="checkbox"/> All grant funds are in-hand <input type="checkbox"/> Amount in-hand is \$_____ <input checked="" type="checkbox"/> Reimbursement grant
		<input type="checkbox"/> Commitment Letter <input type="checkbox"/> Grant Contract <input type="checkbox"/> Other (please describe): _____	<input type="checkbox"/> All grant funds are in-hand <input type="checkbox"/> Amount in-hand is \$_____ <input type="checkbox"/> Reimbursement grant
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		<input type="checkbox"/> Commitment Letter <input type="checkbox"/> Grant Contract <input type="checkbox"/> Other (please describe): _____	<input type="checkbox"/> All grant funds are in-hand <input type="checkbox"/> Amount in-hand is \$_____ <input type="checkbox"/> Reimbursement grant

Other Sources (list each source separately)			
Non-Grant Source	Amount	Type	Status (for cash sources only)
Raised funds - individual donations	\$6,250	<input checked="" type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Debt	<input type="checkbox"/> Full amount in-hand <input type="checkbox"/> Amount in hand is \$ _____ <input checked="" type="checkbox"/> Funding commitment
		<input type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Debt	<input type="checkbox"/> Full amount in-hand <input type="checkbox"/> Amount in hand is \$ _____ <input type="checkbox"/> Funding commitment
		<input type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Debt	<input type="checkbox"/> Full amount in-hand <input type="checkbox"/> Amount in hand is \$ _____ <input type="checkbox"/> Funding commitment
		<input type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Debt	<input type="checkbox"/> Full amount in-hand <input type="checkbox"/> Amount in hand is \$ _____ <input type="checkbox"/> Funding commitment



Signature of Applicant

Bradley Diuguid
Name

10/30/2017

Date

Executive Managing Director
Title

**Shadowland Stages
Ellenville Million: Grant Matching Program Request**

Title of Project:

Roof Replacement for Shadowland Second Space

Description of Project:

Replacement of the roof for Shadowland Stages' studio space at 14 Market Street, Ellenville, NY. During phase 1 renovation of the building, designed to prepare the space for occupancy for classes, workshops, and rehearsals for the Shadowland Acting Academy youth program, we discovered that the approx. 6,000 square foot roof would need to be replaced much sooner than anticipated. Experts estimated that the roof would need to be replaced within 1-2 years from July 2017. To further insulate and protect the building from the elements, additional exterior renovation, including patching and painting, also needs to be done. Now, as we prepare for phase 2 renovation to the building exterior and equipping the space for public performances, we have an urgent need to keep the building safe, dry, and energy-efficient by replacing the roof immediately. We must protect the investment already put into renovating this space against potential damage by addressing roof issues as soon as possible. While we have not yet committed to vendors or subcontractors, we are actively seeking bids and estimates for this work.

First steps of phase 2 renovation, in order of priority, includes –

1. Roof replacement
2. Exterior façade renovation
3. Window replacement

How does this project advance economic development in Ellenville/Wawarsing?:

Assisting Shadowland Stages in improving its facilities was identified as one of the 9 Components of the Ellenville Million funding plan, as we not only work to draw tourists and neighbors as an arts event center for Ellenville, but also help drive economic development by providing activities for visitors who complete their evening by eating out, enjoying local parks, and seeking other recreation. With the goal of meeting occupancy requirements and installing equipment to open our studio space up for public performances, we will expand our annual slate of year-round performances to audiences, making more opportunities to draw people into town and encourage spending in the area.

As the studio space is located on the corner of Market and Center Streets, we aim to bring the same improvements to the Center Street corridor that the mainstage venue has brought to Canal Street – making it more feasible for neighboring businesses to thrive by reducing vacant space, drawing visitors with disposable income, and providing positive activities that are beneficial to the community at large. Finally, our capacity to offer more classes and educational programs to area youth will increase as the studio space is finished over phase 2 of renovations, completing this home for our programs for children and teenagers through the Shadowland Acting Academy.

Total project budget (including all expected uses of funds):

Roof Perimeter Repair	\$6,750
Roof Replacement	\$72,000
Exterior Façade Designs	\$2,500
Exterior Façade Renovation	\$25,000
TOTAL	\$106,250

Amount of grant secured for project: \$50,000

Amount of matching funds requested: \$50,000

Balance to raise from individual donations: \$6,250

Robert M. Osgood
50 Campbell Road
Napanoch, New York 12458-2219
Tel: (845) 210-1061

October 26, 2017

Ellenville Million Committee
c/o Suzanne Holt
244 Fair Street PO Box 1800
Kingston, New York 12402

Dear Ms. Holt:

This will serve as confirmation of my promise to donate \$50,000 to The Shadowland Theater in January 2018 in connection with the second space for the Shadowland Acting Academy.

Please do not hesitate to call me at the above number or on my cell phone (845 514-0067) if I can be of further assistance.

Very truly yours,
Robert M. Osgood



HAYDEN
BUILDING MAINTENANCE CORP.

Roofing • Waterproofing • Restoration

PO Box G
169 Western Highway
West Nyack, NY 10994
845-353-3400
FAX 845-353-3451

<http://www.roofline.com>
email: info@roofline.com

October 17, 2016

Mr. Joe Salierno
Collier Construction
371 East Main Street
Middletown, NY 10940

Re: *Perimeter Roof Repairs*
14 Market Street
Middletown, NY 10924

Dear Mr. Salierno:

Thank you for the opportunity to provide you with pricing on the roofing work at the above referenced location. Recently a site inspection was made to evaluate the existing conditions.

Core cut was made of the existing roof system and our observations are as follows:

The existing substrate is a wood deck. The roofing consists of three quarters of an inch of built up roofing, 1/4" plywood, 2 inches of isocyanurate insulation and 3/8" APP modified bitumen membrane (base sheet and cap sheet) aluminum coated. The roof is in poor condition with numerous deficiencies throughout. The most notable being ponding water and deteriorated flashing at perimeter edge metal.

Our recommendations are as follows:

Perimeter Edge Repair Approximately 267 Lineal Feet:

1. Furnish and mechanically attach roof insulation to fill voids at roof edge on south and west side of building.
2. Install 18 inch modified bitumen membrane embedded in flashing grade roof cement at south and west side of building.
3. Install new perimeter edge metal at entire perimeter.
4. Install reinforced fabric embedded in flashing grade roof cement over newly installed perimeter edge metal.
5. Remove all job related debris.

TOTAL INVESTMENT.....\$6,750.00
(Plus Applicable Sales Tax or Capital Improvement Certificate)

Note: We are not using a torch applied modified membrane to reduce the risk of fire as there is exposed wood at the splits in the roof at perimeter.

Mr. Joe Salierno
Collier Construction
Re: 14 Market Street, Middletown, NY
October 17, 2016
Page 2

We believe based on the information provided that these repairs should improve roof conditions and bring your roof to a serviceable condition.

We recommend you budget for new roof replacement in the next 2 to 4 years at a cost of approximately \$10 to \$14 per square foot.

Much care has been taken in preparing this estimate and we have attempted to address all of the issues that are required to be completed to return the building to a watertight condition and maximize the life of the roof system. We trust it will meet with your approval.

If you have any questions or need additional information, please contact our office.

Very truly yours,

HAYDEN BUILDING MAINTENANCE CORP.



Jeff Stark
Senior Estimator/Project Manager

JS:mc
Enclosures



Gary Beninati
Director of Operations and Service

APPROVED & ACCEPTED BY:

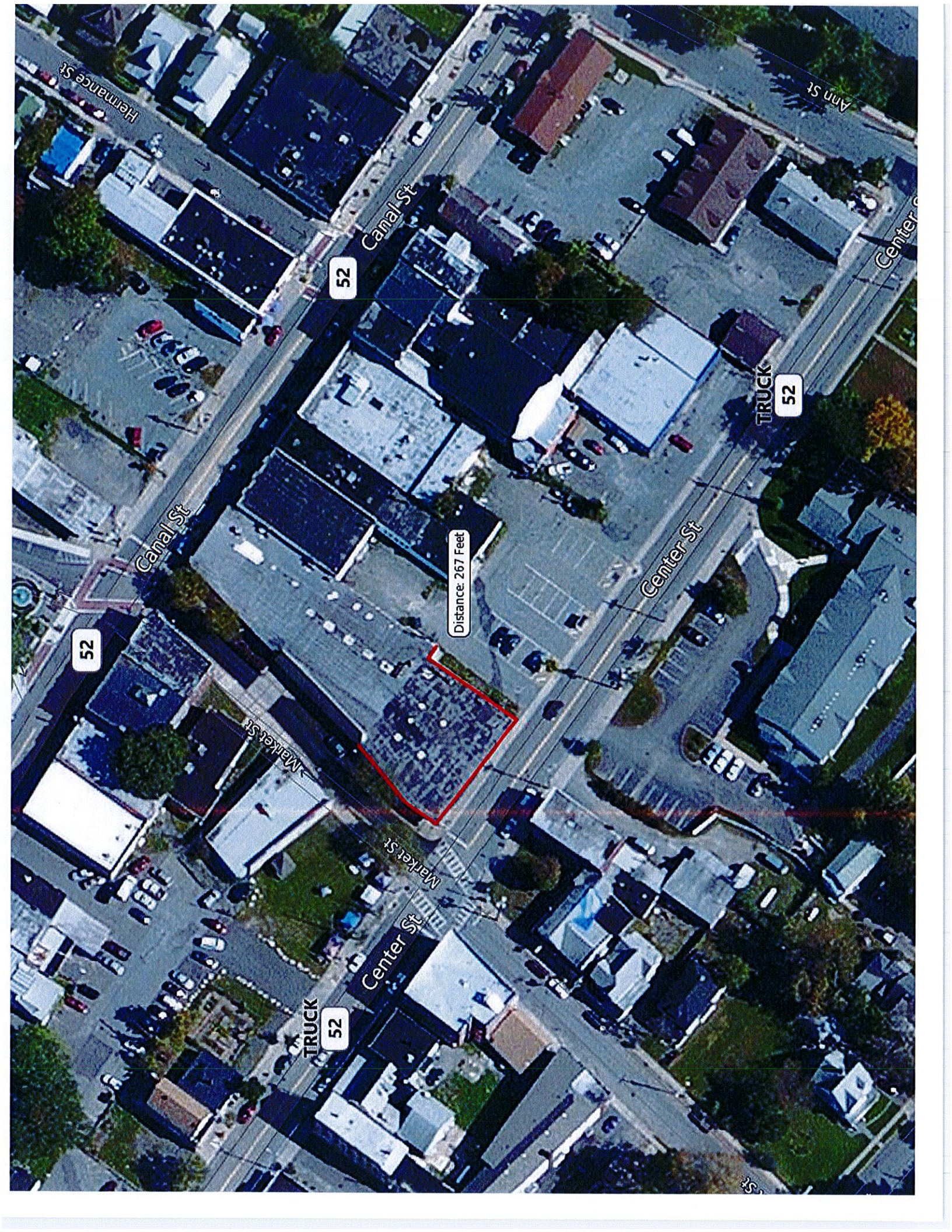
Signature

Print Name/Title

Date

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Hernance St

Ann St

Canal St

Center St

52

TRUCK 52

Canal St

Distance: 267 Feet

Center St

52

Market St

Market St

TRUCK 52

Center St

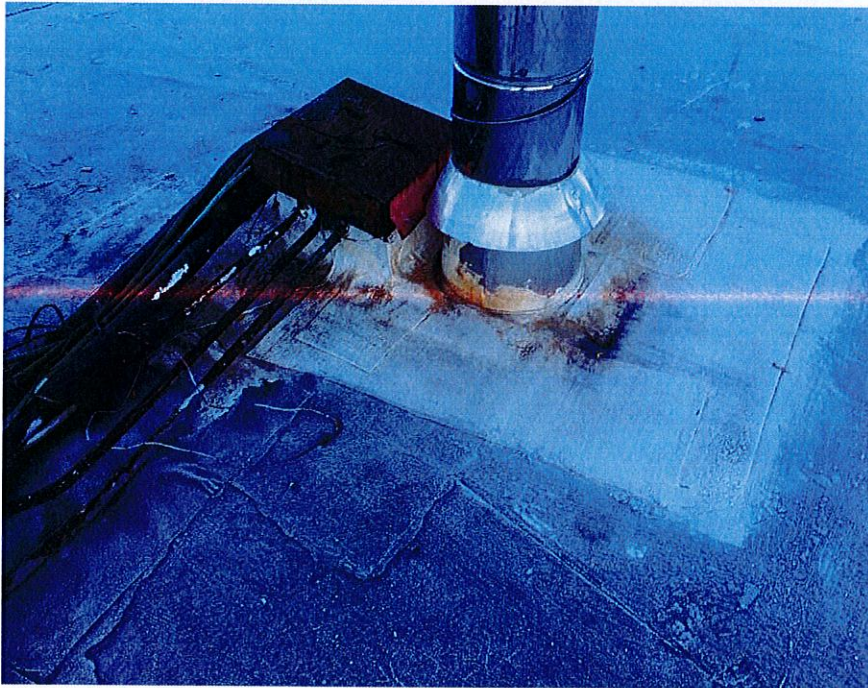
*14 Market Street
Ellenville, NY*

Picture 1



Comments: Overall

Picture 2



Comments: Overall

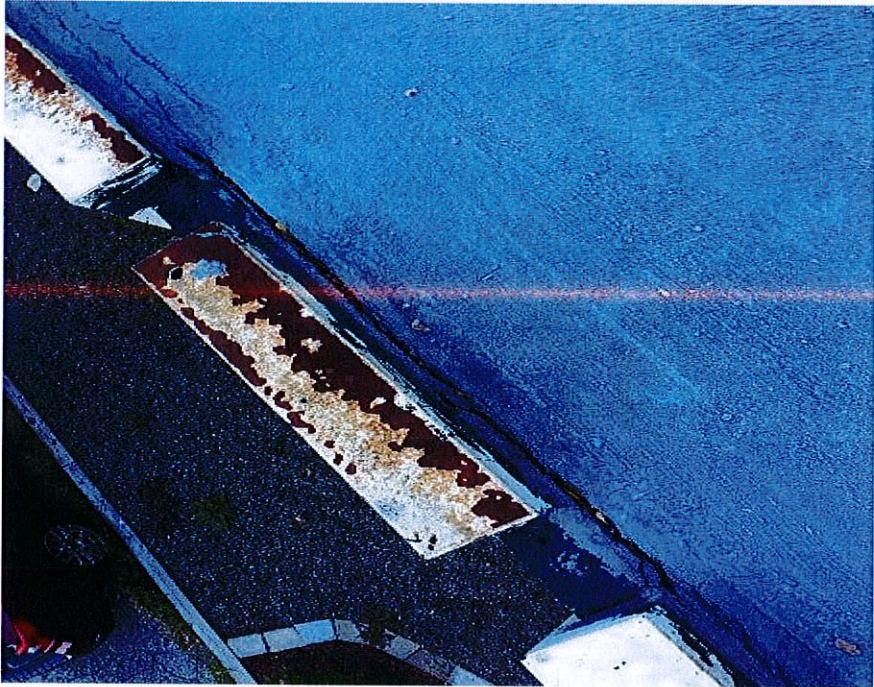
*14 Market Street
Ellenville, NY*

Picture 3



Comments: Improper installation of condensers

Picture 4



Comments: Overall

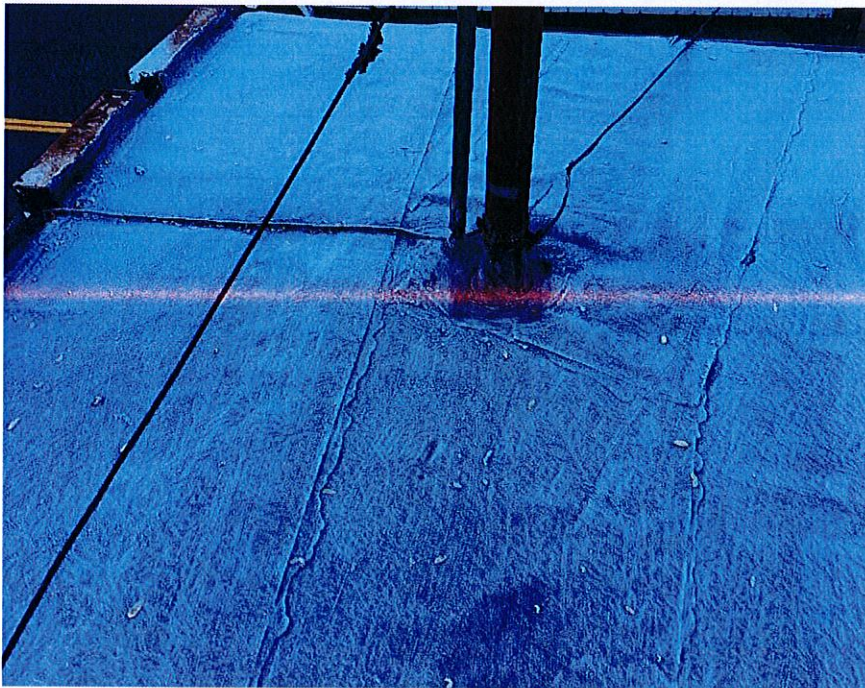
*14 Market Street
Ellenville, NY*

Picture 5



Comments: Roof edge west side of building

Picture 6



Comments: Overall

*14 Market Street
Ellenville, NY*

Picture 7



Comments: Sump at roof edge

Picture 8



Comments: Roof edge at southeast corner

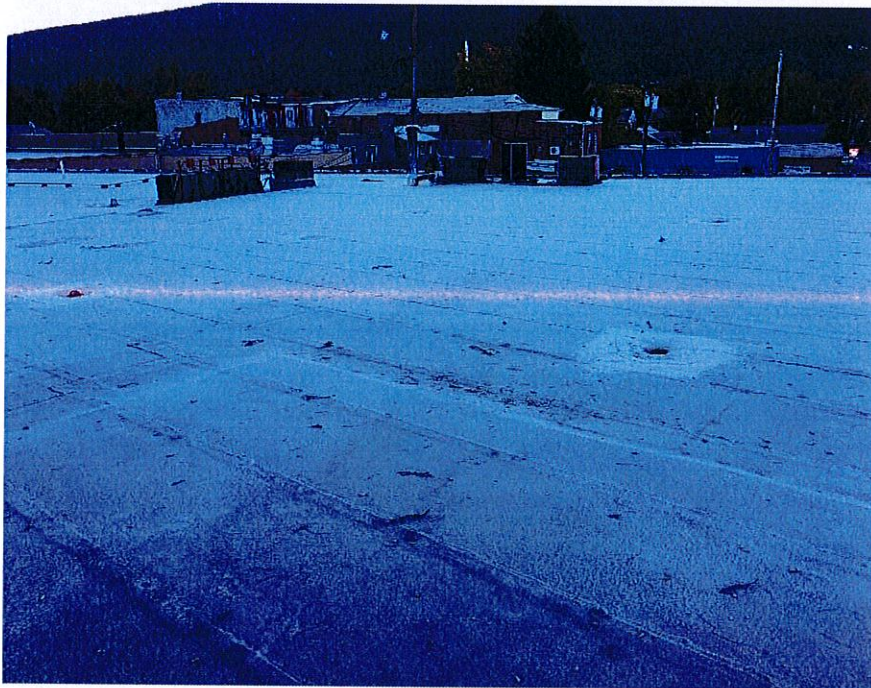
*14 Market Street
Ellenville, NY*

Picture 9



Comments: Roof edge at west side of building

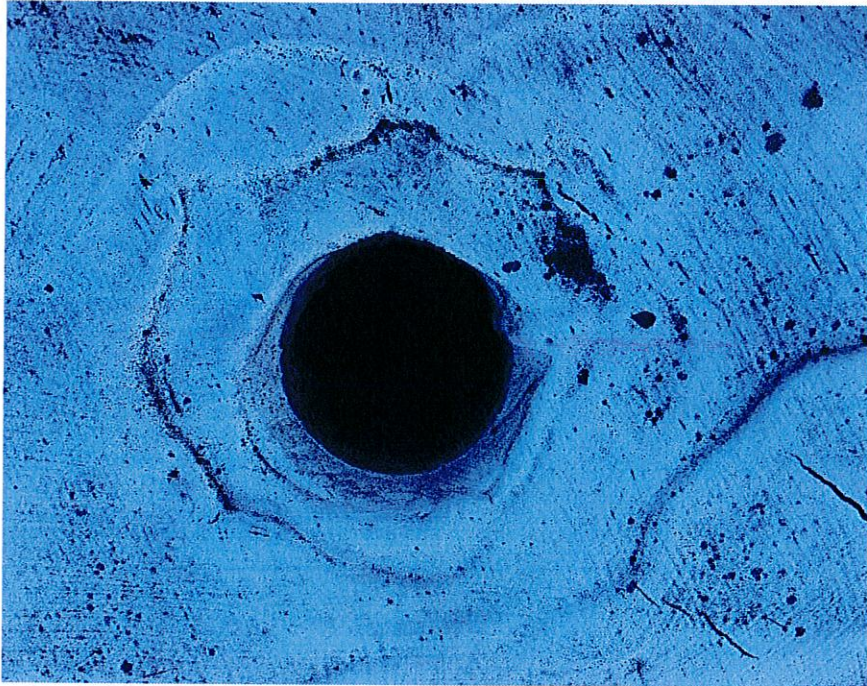
Picture 10



Comments: Overall

*14 Market Street
Ellenville, NY*

Picture 11



Comments: Roof drain typical (Five total)



Gaby's Cafe



Cocina Continental & Mexican Grill

141 CANAL ST.

ELLENVILLE, NY 12428

gabys.cafe@yahoo.com

(845) 210-1040

October 31, 2017

Ellenville Million Committee
c/o Suzanne Holt
244 Fair Street, PO Box 1800
Kingston, NY 12402

Dear members of the Ellenville Million Committee,

I am writing to share my personal and professional support for the renovation project proposed by Shadowland Stages, which will improve the building at 14 Market Street, Ellenville, NY as their new Shadowland Studio space.

As neighbors of Shadowland near this crucial intersection of Market and Center Streets, I recognize the valuable economic impact that the theatre has had at their main venue on Canal Street. Bringing more visitors, tourists, and residents to our area to spend money is a much-needed boost to business here.

We believe that Shadowland can have a similar impact at Market and Center Streets when the Shadowland Studio becomes safely equipped for increased programming. Their proposal to replace the roof of that building is a vital step toward this goal, protecting their investment in the building and our community.

We know that economic stimulation will result from public-private partnerships, and the more active Shadowland is, the more we can benefit from increased visitorship to our neighborhood. I respectfully urge you to consider their proposal as a way to benefit not only Shadowland as a beneficial non-profit organization, but the entire network of businesses in downtown Ellenville.

Respectfully yours,

Genaro Garcia

Gaby's Cafe and Cohen's Bakery

GLOBAL FLAVORS
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Bistro**
SMALL FOOTPRINT

165 Canal Street PO Box 731 Ellenville, NY 12428
845-647-3000

Ellenville Million Committee
c/o Suzanne Holt
244 Fair Street, PO Box 1800
Kingston, NY 12402

Dear members of the Ellenville Million Committee,

I am writing to share my personal and professional support for the renovation project proposed by Shadowland Stages, which will improve the building at 14 Market Street, Ellenville, NY as their new Shadowland Studio space.

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We have been in business for the last 14 years and want to see the Ellenville Community more successful in the years to come.

Respectfully yours,


Aroma Thyme Bistro