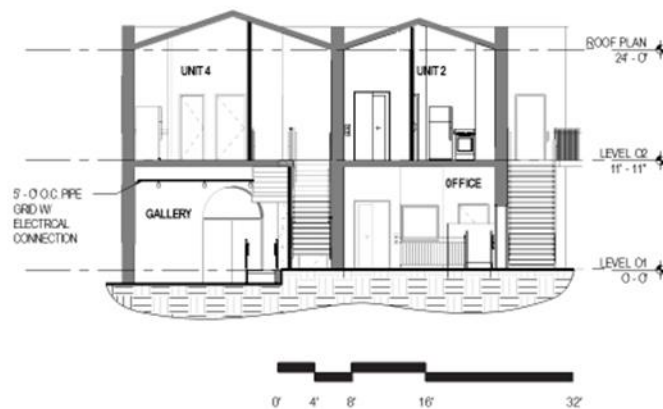


RESPONSE TO THE CITY OF PLACERVILLE FOR ADAPTIVE REUSE OF OLD CITY HALL

CONFIDENCE & EMIGRANT JANE BUILDINGS



NOTE:
1. DESIGN BASED ON AVAILABLE INFORMATION FROM EXISTING
PLANS. FIELD VERIFICATION WILL BE NECESSARY TO VERIFY
EXISTING CONDITIONS.

SECTION

ARCH | NEXUS

EL DORADO ARTS COUNCIL

February 26, 2019

February 26, 2019

Cleve Morris
City Manager
City of Placerville
3101 Center Street
Placerville, CA 95667

Dear Mr. Morris,

El Dorado Arts Council is pleased to submit this proposal for the adaptive reuse of the two buildings comprising Old City Hall in Placerville, located at 487 and 489 Main Street, Placerville, California.

In April 2017, El Dorado Arts Council issued a county-wide Cultural Master Plan, aimed at reaching a broad understanding of El Dorado County – its cultural and natural resources, its artists and arts audiences, its geography, history, and agriculture, and its community assets – in order to develop greater connectivity in this largely rural region through arts and culture. After an 18-month process that included extensive research and over 100 community interviews, it became apparent that “culture” in El Dorado County, in addition to the traditional fine arts, includes history, heritage, preservation, architecture, orchards, wineries and forestry—those elements that give the County its unique character.

Through the Master Planning process, it also became apparent that the development of a Cultural District on Main Street would provide a significant benefit to downtown Placerville, preserve long-treasured civic assets, and create access to cultural opportunities for both residents and visitors.

In the first phase for this vision of a Cultural District, Old City Hall (Confidence and Emigrant Jane) would be repurposed into artist live-work space, a gallery, arts flex space, and offices for El Dorado Arts Council to serve as the anchor cultural agency.

- Mission Statement: El Dorado Arts Council’s mission to promote, connect, and empower arts and culture throughout the county is achieved by targeted programs and services, a vibrant gallery exhibition series, and a focus on initiatives which support and sustain the cultural life of the region.
- Name: El Dorado Arts Council
- Address: 489 Main Street, Placerville, CA 95667
- Telephone: 530-295-3496
- Fax: N/A
- Email: terry@eldoradoartscouncil.org
- Website: www.eldoradoartscouncil.org
- Contact: Terry LeMoncheck, Executive Director

This proposed adaptive reuse of Old City Hall, as the first step towards a Cultural District, creates opportunities for partner collaborations and pilot programs; it serves to deepen arts and culture experiences; and it allows for collaboration with local agencies on enhancing economic development and cultural tourism.

Thank you for the opportunity to submit this proposal, and for your consideration of our concept.

Sincerely,



Terry LeMoncheck
Executive Director

RESPONSE TO THE CITY OF PLACERVILLE FOR ADAPTIVE REUSE OF OLD CITY HALL

El Dorado Arts Council

February 26, 2019

2. DESCRIPTION: PROPOSED REUSE

a. Proposed uses for each area of the buildings:

Our concept involves both buildings and in order for the concept to work properly, both buildings need to be viewed as one concept:

- The ground floor of Confidence will become the Confidence Gallery, where a rotating exhibition series will celebrate the unique culture of El Dorado County. In addition, the space will house small performances, talks, receptions, play readings, music events and other community activities designed to enliven downtown Placerville.
- The south end of the ground floor of Emigrant Jane will become Arts Council offices.
- The north end of the ground floor of Emigrant Jane will become an Arts Flex Space, available for rehearsals, table reads, film screenings, workshops, and other community use; the Flex Space will have its own entrance and restroom.
- The second floors of both buildings will become artist studio apartments. Residents of these live-work spaces will take shifts as gallery attendants in the Confidence Gallery downstairs.

Confidence Gallery Exhibition Series

The Confidence Gallery Exhibition Series represents a unique model for the region, with curated exhibitions that celebrate the heritage and natural treasures of El Dorado County, forging key cross-sector partnerships and creating an important new opportunity for cultural tourism. The Gallery Series features rotating exhibitions of painting and drawing, photography, sculpture, and mixed media. The Exhibition Series has been designed to showcase what is special about the region without being in competition with the retail galleries along Main Street.

In addition, El Dorado Arts Council presents talks, demonstrations, opening events, and performances in the gallery space. Some activities are free to the public, others have a ticket price or fee, but all represent a vibrant presence on Main Street—new cultural opportunities for residents and visitors alike.

Confidence Gallery will also serve as a location for community partnership events with organizations such as Placerville Downtown Association, El Dorado Winery Association, El Dorado Chamber, and others.

Recent and future exhibitions at Confidence Gallery:

- **Resilience** (11/16/18 – 1/10/19): This month-long residency in the forest brought noted artist Kim Abeles to Placerville to consider resilience in forest ecosystems. The project also engaged students at Independence High School and concluded with an installation at Confidence Gallery. The result was an artistic project that examined and reflected the idea of “resilience” in all its complexity - as a scientific phenomenon, as a philosophical concept, and as a way of living. In partnership with the Institute of Forest Genetics and Independence High School.

- **Wildcraft** (March 2019): A showcase of artisans and makers living across El Dorado County and their unexpected takes on traditionally handcrafted works in mediums as diverse as woodwork, ceramics, metalwork, fiber/textile arts, book arts, glassblowing/glass art, sculpture, engraving, leather-work, kinetic art, tinkering, and more. The exhibition will also serve as a celebration of El Dorado Arts Council's 35th year as the arts agency for El Dorado County.
- **Wild Hues** (early Spring 2019): Artist Judy Pettite will present an exhibition based on her work with natural pigments and a focus on local colors, using plants foraged or cultivated within a 100-mile radius of Placerville. For Pettite, the integration of materials and process is an essential part of being an artist in the 21st century, where concern and action on climate shifts create a richer experience for the artist and her viewers.
- **Faces of Wakamatsu** (late Spring 2019): In conjunction with the 150th Anniversary of the founding of Wakamatsu Tea and Silk Colony, this exhibition will display portraits of some of the original colonists who journeyed from Japan in 1869 and established the first Japanese colony in the United States. El Dorado Arts Council will also participate in the Wakamatsu 150 Festival by curating cultural events at the Farm, and a film series at the Placerville Library.
- **After Paradise** (Summer 2019): Acclaimed South Lake Tahoe artist Ian Ruhter will use the powerful medium of large-format silver gelatin images – the medium used by Ansel Adams – to capture the devastation of the Paradise wildfire. He will travel to Paradise with his unique “camera truck” – essentially a delivery truck he modified to function as the world's largest camera – and document the ravaged forest in compelling 42”x 60” images.
- **Convoy 1919** (Fall 2019): The 1919 Motor Transport Corps convoy was a long-distance convoy carried out by the US Army Motor Transport Corps that drove coast-to-coast over 3,000 miles on the historic Lincoln Highway from Washington, D.C., to Oakland, CA, and came through Placerville in September 1919. This exhibition will include vintage photographs, maps, and documents from that historic journey; a young Lt. Colonel Dwight D. Eisenhower was on board and the convoy inspired his vision for an interstate highway system.
- **Planet Marshall** (early 2020): Marshall Hospital, one of Placerville's most important civic assets, employs people from over 28 different countries. *Planet Marshall* will display art and cultural objects from all 28 countries, in appreciation of the hundreds of Marshall staffers who work every day to save lives and support the health of the community.

Previous exhibitions:

- **Out There: Images of Sky, Space, and Planets** (5/25/18 – 8/12/18): Pieces of the universe were on display on this exhibition of astronomical photography – the colors, the lights, the vast swaths of nothing with everything in between. In partnership with the Community Observatory on the Placerville campus of Folsom Lake College.
- **Native Roots** (3/16/18 – 5/20/18): Within the borders of El Dorado County there exists a vast array of biodiversity; from tiny flowers to tall pines, the abundant variety of plant life within the county's 1,786 square miles is astounding. This exhibition featuring botanical drawings by highly skilled botanical artists put a focus on plants that are native to the area, with an emphasis on

the rare and federally listed plants within the Pine Hill Preserve. In partnership with the El Dorado Chapter of the California Native Plant Society, the Pine Hill Ecological Preserve, and the Northern California Society of Botanical Artists.

- ***The Games of Winter*** (1/12/18 – 3/9/18): A curated exhibition of art, memorabilia, and promotional items from the 1960 Winter Olympics in Squaw Valley. In 1960, the world flocked to Squaw Valley in Lake Tahoe, California, to see world-class athletes competing in the snow and on the ice. Fifty-eight years later, that time was celebrated a show that coincided with the 2018 Winter Games. In partnership with Olympic Museum in Squaw Valley.
- ***take me to the apple breeder*** (9/1/17 – 11/26/17): Intersecting art, agriculture, and science, renowned Los Angeles-based artist Jessica Rath explored that very process in *take me to the apple breeder*, with porcelain sculptures based on the living collection of apples at Cornell University's Plant Genetics Resource Unit and large-scale photographs of the diverse tree architecture from the tandem experimental agriculture station. In partnership with Rainbow Orchards and other Apple Hill growers.
- ***Deep Blue Lead*** (6/6/17 – 8/26/17): Local photographer Caitlin Thompson worked with noted geologist George Wheeldon to explore the Deep Blue Lead, an ancient river channel that runs through El Dorado County, passing along the volcanic rocks near Lava Cap Winery, dipping under Smith Flat House, and following the metamorphic rocks and granite intrusions that contribute to the richness of the gold-bearing veins in the region. In partnership with Smith Flat House.
- ***Tea/Silk/Gold: The Enduring Legend of America's First Japanese Colony*** (3/10/17 – 5/29/17): An exhibition of Japanese arts and culture that celebrated Wakamatsu Tea and Silk Colony Farm, the first Japanese settlement in North America. Included a special collection of Japanese woodblock prints from the period 1931 to 1957, lent by Charles Downs, AIA, and never before seen by the public. In partnership with the American River Conservancy.
- ***Back to the Future: Fifty Years of Amazing Automotive Concept Art*** (9/30/16 – 11/27/16): Curated from the private collection of Patrick Kelley, the exhibition showcased vintage automobile design from the 1930's through the 1970's that had never been seen by the public. *Back to the Future* was a rare glimpse of iconic car design that included art from such design luminaries as Wayne Kady and George Camp.

Recent Talks, Demonstrations, Workshops, Openings, and Performances:

- ***The Lumberjack's Dove*** (2/24/19) See The Elephant presents visiting artist Gennarose Nethercott on her United States tour for an enchanting evening of live poetry reading from her recently published "The Lumberjack's Dove," accompanied by a shadow play; special guest performance by Gavin Sellers. Performance followed by a Q&A.
- ***Cloront: A Dream Play*** (1/17/19): A public reading of a new play written by students of El Dorado High School's Collaborative Playwriting class, followed by a Q&A with the playwrights and teaching artists.
- **Improv Workshops** (Mondays in January and February 2019): Aspiring improv performers hone their skills at acting workshops taught by Andrew Vonderschmitt.

- **Kim Abeles Artist Talk** (1/10/19): Kim Abeles discussed her experiences as an artist in residence at the Institute of Forest Genetics, and ideas gained exploring the theme “resilience” in the context of forest ecosystems and as it relates to our lives, along with a presentation on her community-based artworks that explore biography, geography and the environment.
- **Resilience Opening** (11/16/18): Opening reception for *Resilience* exhibition, with artist Kim Abeles in attendance.
- **Dance Workshops** (Ongoing) Dance/movement workshops for teens and adults with Tiffany Van Camp. Workshops include Introduction to Modern Dance, and Contemporary Dance and Improvisation.
- **Save the Graves Pop-up Performance** (10/31/18): Historical hyperbole of Placerville as told by Immigrant Jane, aka Jane Stuart, aka Jane Johnson, aka Mary Jane Shroyer, with William Cary setting the record straight.
- **Hangtown, A Ghost Play** (10/19—10/21/18 and 10/25—10/28/18): On a stormy night in Placerville, a woman accused of murder squares off with a detective who might just be guilty of a few crimes himself. Inspired by Placerville ghost lore, this spooky tale was written and produced by South Lake Tahoe’s Black Ice Theatre.
- **Applecore Fringe Festival** (9/7—9/9/18): Placerville’s very first Fringe Festival returned for a second year with innovative performances from all over the world and Placerville’s own backyard.

Previous Talks, Demonstrations, Workshops, Openings, and Performances:

- **Out There Astronomy Talk** (7/12/18): Photographer, aerospace engineer and amateur astronomer Teri Smoot gave a talk on her process for capturing the night sky, explaining how her images on display were generated and the physical significance of the objects themselves.
- **Poet Laureate Reading** (6/28/18): Poetry reading by El Dorado County Poet Laureate Taylor Graham. El Dorado Arts Council also presents “Laureate Trail” Poet Laureate readings throughout the County at public libraries.
- **Out There Opening** (5/25/18): Opening reception for *Out There: Images of Sky, Space and Planets*, with docents from the Community Observatory in attendance.
- **Native Roots Opening** (3/16/18): Opening reception for *Native Roots*, with representatives from the Northern California Chapter of the El Dorado Chapter of the California Native Plant Society, ecologists from the Pine Hill Ecological Preserve, and artists from the Northern California Society of Botanical Artists in attendance.
- **David Antonucci Author Talk** (2/22/18): David Antonucci, author of *Snowball's Chance: The Story of the 1960 Olympic Winter Games Squaw Valley & Lake Tahoe*, discussed the 1960 Winter Olympics, with a special focus on the games that took place in El Dorado County.

- **Veterans' Voices Book Launch** (1/16/18): Launch event for *For Them By Us*, anthology of writing from Veterans' Voices Writing Workshops.
- **The Games of Winter Opening** (1/12/18): Opening reception for *The Games of Winter*, with author David Antonucci and representatives from the Olympic Museum in attendance.
- **Jessica Rath Artist Talk** (10/12/17): Artist Rath gave a talk based on her exhibition *take me to the apple breeder* in which she discussed her artistic process, what lead her to create the show, and gave a brief history of the cultivation and botany of apples.
- **take me to the apple breeder Opening** (9/1/17): Opening reception for *take me to the apple breeder*, with artist Jessica Rath in attendance.
- **George Wheeldon Talks** (7/13/17 and 7/20/17): Noted local geologist Prof. George Wheeldon gave two talks on the Deep Blue Lead and how it helped form the Placerville region both culturally and geologically.
- **Deep Blue Lead Opening** (6/9/17): Opening reception for *Deep Blue Lead*, with artist Caitlin Thompson and geology Prof. George Wheeldon in attendance.
- **Ikebana Demonstration** (4/22/17): A demonstration to complement *Tea/Silk/Gold* in collaboration with Ikebana International, Sacramento Chapter 26. All flowers chosen for the arrangements were related to Japanese culture and donated by Flowers on Main.
- **Tea/Silk/Gold Opening** (3/10/17): Opening reception for *Tea/Silk/Gold*, with docents from Wakamatsu Farm in attendance, as well as collector Charles D. Downs.
- **Back to the Future Opening** (9/30/16): Opening reception for *Back to the Future* exhibition, with collector Patrick Kelley in attendance. Included a conversation with the collector.

El Dorado Arts Council Offices

El Dorado Arts Council has been designated by the El Dorado County Board of Supervisors to serve as the State-Local Partner to California Arts Council. In its capacity as the local arts and culture agency, the organization is a community resource for all things cultural in El Dorado County. Current activities housed at the offices include:

- Energy center for the development and implementation of all programmatic activities:
 - Gallery Exhibition Series
 - Confidence Lab Pop-Up Series
 - Veterans' Voices Writing Workshop
 - Poetry Programs
 - Poetry Out Loud
 - Poet Laureate
 - Laureate Trail
 - Arts Incubator

- Artists in the Schools
 - Jackson Elementary Visiting Artists Program
 - El Dorado High School Ensemble Theatre-making Program
- Artists Investigate the Environment
 - *Resilience* 2018
 - *After Paradise* 2019
- *ARTS 99* quarterly publication
- Interactive online cultural resource map/directory, El Dorado County
- Cultural Help Desk
 - Artist services: Fiscal management, fundraising and marketing consultation, umbrella insurance program, resource for artists (local and out of area)
 - Resources for visitors and the public: Where to go, what to see, how to get something done in the arts world

Arts Flex Space

At the north end of the Emigrant Jane building, a 477-square foot Arts Flex Space will serve the community in a number of ways—as a new avenue for artistic expression, a testing ground, and an opportunity for emerging artists and arts organizations, nonprofits, and community groups to schedule a space at a reasonable fee for activities such as:

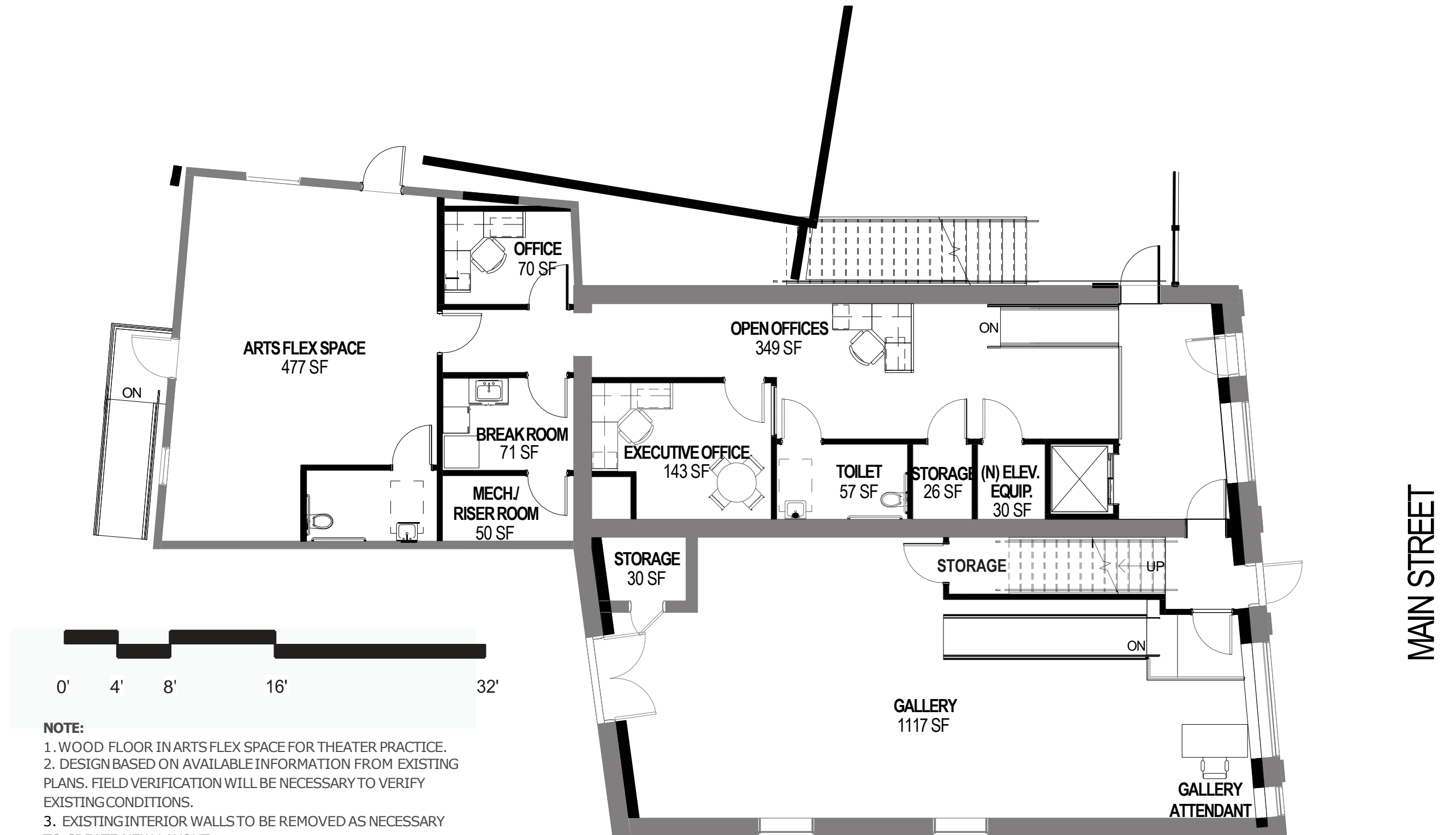
- Open calls and auditions
- Pilot programs
- New works
- Focus groups
- Small-scale performances such as monologues or one-act plays
- Rehearsals
- Table reads
- Poetry readings
- Books clubs
- Indie film series
- Workshops

The space will be self-contained, with its own restroom, and can be accessed through a separate entrance, allowing for evening and weekend use. The space will be flexible in nature and can be set up for theatrical uses, meetings, presentations, etc.

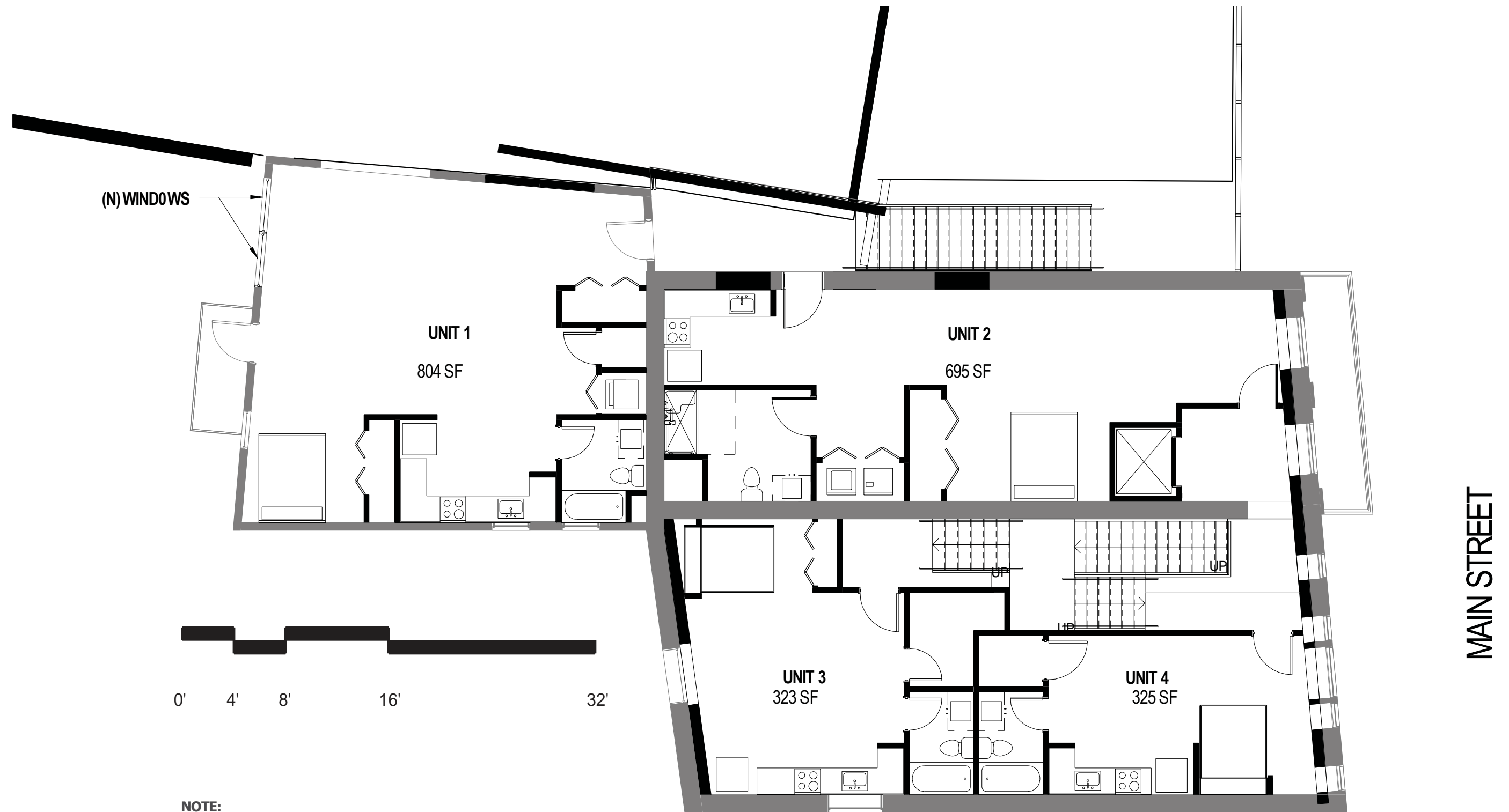
Artist Apartments

On the second floor of both Confidence and Emigrant Jane, four residential units for artists will be available. El Dorado Arts Council will manage the units and select the artists; as part of the lease agreement, the artists will serve as gallery attendants in the Confidence Gallery downstairs. The rent from these residential units will be paid directly to the City of Placerville as a building maintenance fund.

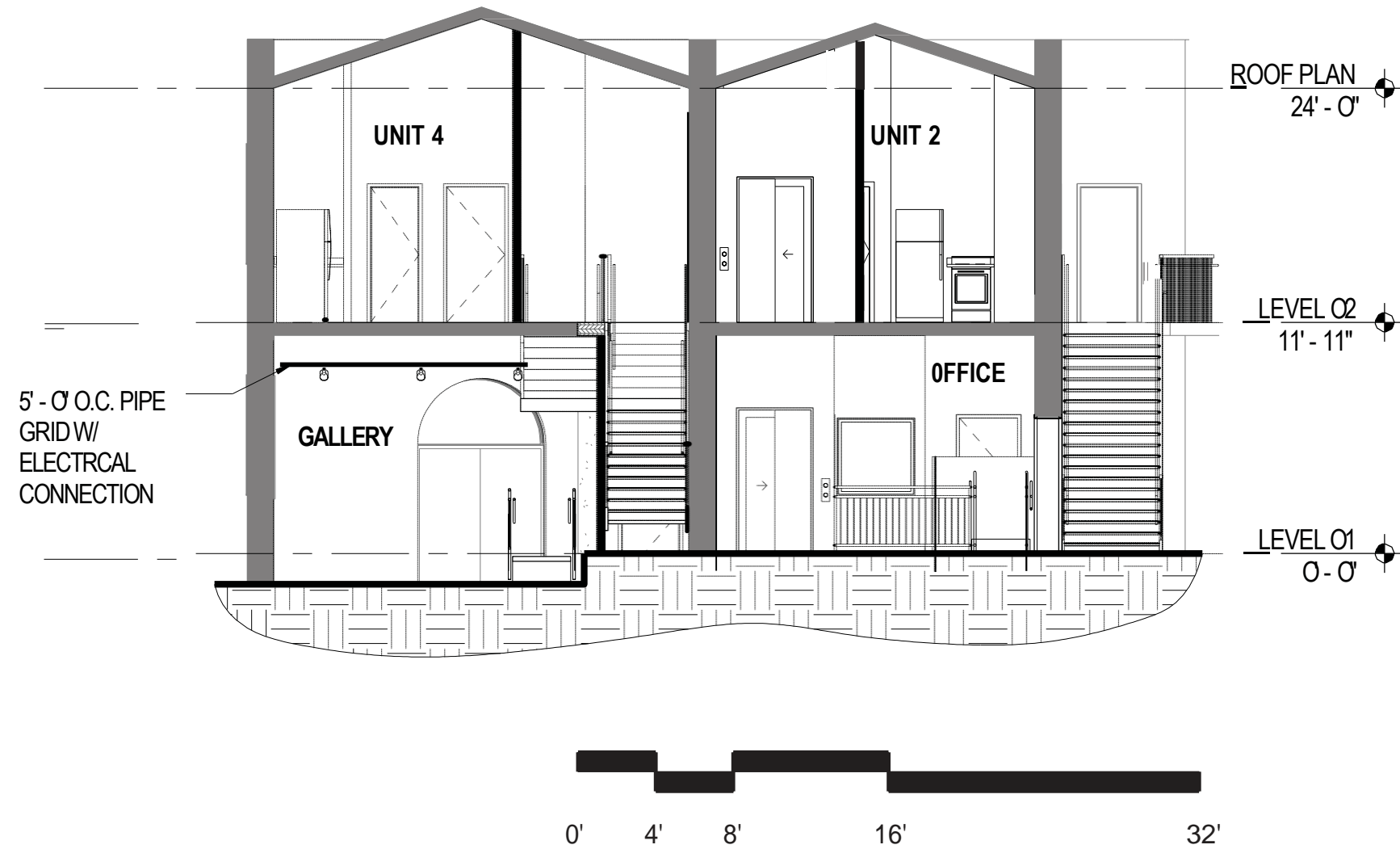
CONFIDENCE & EMIGRANT JANE BUILDINGS



**CONFIDENCE & EMIGRANT JANE BUILDINGS - LEVEL 01
GALLERY, OFFICE, AND ARTS FLEX SPACE**



NOTE:
 1. DESIGN BASED ON AVAILABLE INFORMATION FROM EXISTING PLANS. FIELD VERIFICATION WILL BE NECESSARY TO VERIFY EXISTING CONDITIONS.
 2. EXISTING INTERIOR WALLS TO BE REMOVED AS NECESSARY TO CREATE NEW LAYOUT.



NOTE:
1. DESIGN BASED ON AVAILABLE INFORMATION FROM EXISTING PLANS. FIELD VERIFICATION WILL BE NECESSARY TO VERIFY EXISTING CONDITIONS.

SECTION

b. Historic character of the buildings:

El Dorado Arts Council began the feasibility study for the Cultural District with Old City Hall in order to ascertain whether the programs required to support the District could be housed in this renovation. An important consideration during this process was the desire to bring these iconic structures back into contemporary use as a vibrant part of the daily lives of people, as good stewards of the buildings.

The historic exterior character of the buildings will remain the same. The concentration of professional services to date, provided by Architectural Nexus in Sacramento, has been on reviewing the condition of the buildings, the program requirements, and the funds required to bring them up to code.



A working partnership with Architectural Nexus included the following subcontractor services:

- Civil and site design
- Structural
- Mechanical
- Plumbing and fire suppression
- Electrical design

A component of the work done by Architectural Nexus was integration of the findings in the December 2015 Feasibility Study for the Rehabilitation of Old City Hall Building at 487-489 Main Street by Burne Engineering Services, Inc.

The Burne Report contemplates three alternatives to bring the existing buildings into compliance with the life safety requirements of the 2013 version of the California Existing Building Code and California Historical Building Code. Based on their own estimates and cost benefits, Burne identified three alternatives; their recommendation was that the building be retrofitted by rehabilitating and strengthening the existing URM (unreinforced masonry walls). The Architectural Nexus team of subcontractors was in agreement with this recommendation.

While it is usually impossible to predict what conditions will be found once changes—structural or otherwise— are under way, the following are some of the issues to consider:

- Old City Hall is comprised of a single building that is a two-story structure.
- No recorded drawings of the buildings exist.
- An elevator would need to be added to create accessibility for the housing on the upper level.
- ADA upgrades on the first level are needed.
- Structural upgrades per the Burne report would also need to be incorporated in this building.
- New walls and finishes would be needed throughout the building.

It should be noted that these recommendations for use meet the planned operational needs of El Dorado Arts Council, but still resonate with the heritage of the buildings.

c. Business climate in Historic Downtown Placerville.

The proposed adaptive reuse of Confidence and Emigrant Jane represents Phase 1 of a Cultural District on historic Main Street. The cultural connectivity created by the Cultural District will undoubtedly attract residents and out-of-town visitors alike, drawn to the diversity of cultural offerings but also eager to investigate the shops, galleries, restaurants, and other amenities nearby.

During the development of this proposal, the City of Placerville was contacted regarding whether any studies on visitor statistics had been done and were available. However, the City responded that, “This project was originally anticipated as part of the relocation of the Court House...The Old City Hall project was pulled out separate from the Court House Project due to delays in the relocation of the Court House. We are not aware of visitor statistics specific to downtown or this location. A study was planned for the Court House relocation but has also been postponed due to the delay in the relocation of the Court House.”

As can be seen in the information contained in Section 2a (“Proposed uses for each area of the building”), there will be daytime and evening activity in both Confidence and Emigrant Jane. Currently the organization is restricted to usage of Confidence of four days per week, but upon renovation the Gallery and the Arts Flex Space will be open seven days and potentially seven nights per week during all 12 months of the year.

In addition, El Dorado Arts Council proposes a partnership with Placerville Downtown Association to consider ways in which Third Saturday Artwalk can be reinvigorated with Confidence and Emigrant Jane serving as a hub for special activities on these dates. Consideration could be given to whether Saturday continues to be the best day of the week for Artwalk and what other activities could be planned. El Dorado Winery Association has initiated discussions with the Arts Council regarding the planned move of the “WINEderlust” Festival to Main Street, and ideas are being developed for a robust partnership for this event as well. These two events are only the beginning of potential partnerships now that El Dorado Arts Council has returned to a Main Street location.

El Dorado Arts Council has collected zip codes from gallery visitors since the inception of the Gallery Exhibition Series. The following chart represents the over 80 different visitor zip codes from around the region, the state, and beyond.

EL DORADO ARTS COUNCIL GALLERY VISITORS BY ZIP CODE

ZIP CODE	LOCATION
2809	Bristol, RI
03857	Newmarket, New Hampshire
10524	Putnam, New York
43026	Hillard, Ohio
45628	Fankfort, Ohio
81657	Vail, CO
84043	Lehi, UT
89511	Saddlehorn, NV
89703	Carson City, NV
90803	Long Beach, CA
91335	Reseda, CA
91767	Pomona, CA
91784	Upland, CA
92102	San Diego, CA
93101	Santa Barbara, CA
94002	Belmont, CA
94020	La Honda, CA
94024	Los Altos, CA
94028	Portola Valley, CA
94037	Montara, CA
94044	Pacifica, CA
94110	San Francisco, CA
94120	San Francisco, CA
94402	San Matero, CA
94568	Doughtery, CA
94577	San Leandro, CA
94587	Union City, CA
94588	Hayward, CA
94701	Berkeley, CA
94746	Necoxthla, Mexico
94925	Corte Madera, CA
95003	Aptos, CA
95060	Santa Cruz, CA
95119	San Jose, CA
95252	Valley Springs, CA
95472	Freestone, CA
95603	Auburn, CA
95608	Carmichael, CA
95613	Coloma, CA
95614	Cool, CA
95616	Davis, CA
95619	Diamond Springs, CA

EL DORADO ARTS COUNCIL GALLERY VISITORS BY ZIP CODE

ZIP CODE	LOCATION
95621	Citrus Heights, CA
95623	El Dorado, CA
95628	Fair Oaks, CA
95630	Folsom, CA
95632	Galt, CA
95633	Garden Valley, CA
95634	Georgetown, CA
95651	Lotus, CA
95662	Orangevale, CA
95665	Pine Grove, CA
95667	Placerville, CA
95670	Rancho Cordova
95672	Rescue, CA
95676	Robins, CA
95682	Shingle Springs, CA
95684	Somerset, CA
95685	Sutter Creek, CA
95687	Vacaville, CA
95709	Camino, CA
95726	Pollock Pines, CA
95762	El Dorado Hills, CA
95765	Roseville, CA
95818	Sacramento, CA
95819	Sacramento, CA
95821	Sacramento, CA
95822	Sacramento, CA
95826	Sacramento, CA
95841	Sacramento, CA
95842	Sacramento, CA
95912	Arbuckle, CA
95982	Sutter, CA
95991	Yuba City, CA
96001	Redding, CA
96097	Yreka, CA
96145	Tahoe City, CA
96150	South Lake Tahoe, CA
97202	Portland, OR
97227	Portland, Or
97504	Medford, OR
99202	Spokane, WA
H7M 1A2	Laval, Quebec, Canada
T7W1K4	Alberta, Canada

Confidence and Emigrant Jane, the Old City Hall buildings, are ideally suited for adaptive reuse – the process of reusing an existing building for a purpose other than which it was originally built or designed for. This can be a very effective strategy for optimizing the operational performance and management of built assets, especially civic treasures. While not every old building can qualify for adaptive reuse, Confidence and Jane lend themselves to a new identity while retaining the historic character so important to Main Street and the history of Placerville.

3. FINANCIAL CAPABILITY

The Request for Proposals indicates a number of financial documents to be included. On the following pages these documents are:

- a. Profit and loss statements for fiscal years 2017-18 and 2016-17.**
- b. Balance sheets for fiscal years 2017-18 and 2016-17.**
- c. A cash flow statement.**
- d. The most recent three completed years of federal tax returns.**

Note: The 990's included represent fiscal years 2016-17, 2015-16, and 2014-15, as the organization has filed an extension for fiscal year 2017-18.

EL DORADO ARTS COUNCIL
STATEMENT OF ACTIVITIES
For the Twelve Months Ending June 30, 2018

	Unrestricted	Temporarily Restricted	Total
REVENUES			
Donations and Memberships	42,816	9,043	51,859
Gallery and Event Income	4,050	0	4,050
Grants and Contracts	29,449	148,824	178,273
Assets from Merger	0	193,848	193,848
Interest	0	116	116
Unrealized Gain (Loss)	0	(102)	(102)
Realized Gain (Loss)	0	37	37
Net assets released from restrictions	188,636	(188,636)	0
Total Support and Revenue	264,951	163,130	428,081
EXPENSES			
Direct Program Services	191,725	0	191,725
General & Administrative	64,812	0	64,812
Fundraising	27,380	0	27,380
Total Expenses	283,917	0	283,917
Change in net assets	(18,966)	163,130	144,164
Net assets at beginning of year	8,894	6,461	15,355
NET ASSETS AT END OF PERIOD	\$ (10,072)	\$ 169,591	\$ 159,519

EL DORADO ARTS COUNCIL
STATEMENT OF ACTIVITIES
For the Twelve Months Ending June 30, 2017

	Unrestricted	Temporarily Restricted	Total
REVENUES			
Donations and Memberships	56,392	0	56,392
Gallery and Event Income	3,223	0	3,223
Grants and Contracts	199,759	100,000	299,759
Interest	4	0	4
Awards	275	0	275
Net assets released from restrictions	93,539	(93,539)	0
Total Support and Revenue	353,192	6,461	359,654
EXPENSES			
Direct Program Services	283,036	0	283,036
General & Administrative	58,465	0	58,465
Fundraising	35,506	0	35,506
Total Expenses	377,007	0	377,007
Change in net assets	(23,815)	6,461	(17,353)
Net assets at beginning of year	32,709	0	32,709
NET ASSETS AT END OF PERIOD	\$ 8,894	\$ 6,461	\$ 15,355

El Dorado Arts Council
Balance Sheet
As of June 30, 2018

						Jun 30, 18
ASSETS						
	Current Assets					
	Checking/Savings					
	Restricted Accounts					
	Edward Jones					102,069.77
	Endowment Fund					
	Available to Spend					3,920.00
	Restricted					10,871.32
	Total Endowment Fund					14,791.32
	Restricted Checking					
	ACF Restricted					225.66
	DMC Restricted					2,144.28
	New Assets Restricted					45,532.59
	STE Restricted					3,641.38
	Restricted Checking - Other					1,186.26
	Total Restricted Checking					52,730.17
	Total Restricted Accounts					169,591.26
	Unrestricted Accounts					
	General Checking					4,568.51
	Total Unrestricted Accounts					4,568.51
	Total Checking/Savings					174,159.77
	Accounts Receivable					
	Accounts Receivable					3,214.29
	Total Accounts Receivable					3,214.29
	Other Current Assets					
	Deposit-State Fund					723.93
	Due from Fiscal Sponsorships					233.75
	Petty Cash					103.57
	Prepaid Expenses					
	Prepaid Insurance					1,519.81
	Total Prepaid Expenses					1,519.81
	Total Other Current Assets					2,581.06
	Total Current Assets					179,955.12
	Fixed Assets					
	Accumulated Depreciation					-12,573.86
	Computer Equipment					8,275.44
	Leasehold Improvements					25,430.60
	Office Equipment					4,231.04
	Total Fixed Assets					25,363.22
	Other Assets					
	Security Deposit-772 Pacific Av					3,915.00
	Total Other Assets					3,915.00
	TOTAL ASSETS					209,233.34
	LIABILITIES & EQUITY					
	Liabilities					

El Dorado Arts Council
Balance Sheet
As of June 30, 2018

					Jun 30, 18
				Current Liabilities	
				Accounts Payable	
				Accounts Payable	17,661.88
				Total Accounts Payable	17,661.88
				Other Current Liabilities	
				Accrued Payroll Taxes	178.71
				Accrued PTO	6,062.61
				Accrued Wages	2,271.78
				Cash Reserve Loans	
				Due from Operating Account	-20,000.00
				Due to Restricted Fund	20,000.00
				Total Cash Reserve Loans	0.00
				Current Portion Long Term Debt	7,868.19
				Deferred Revenue	
				Deferred Revenue-CAC	8,664.32
				Total Deferred Revenue	8,664.32
				Due to EDAC	233.75
				Payroll Liabilities	3,456.48
				Total Other Current Liabilities	28,735.84
				Total Current Liabilities	46,397.72
				Long Term Liabilities	
				Capital Lease Payable	2,883.95
				Less Current Portion Long Term	-7,868.19
				Note Payable-Carter/Kelly	8,301.26
				Total Long Term Liabilities	3,317.02
				Total Liabilities	49,714.74
				Equity	
				Restricted Fund Balance	
				ACF Restricted Funds	225.66
				DMC Restricted Funds	2,144.28
				GCCA Equity	162,393.68
				STE Restricted Funds	3,641.38
				Restricted Fund Balance - Other	1,186.26
				Total Restricted Fund Balance	169,591.26
				Unrestricted Fund Balance	39,721.87
				Net Income	-49,794.53
				Total Equity	159,518.60
				TOTAL LIABILITIES & EQUITY	209,233.34

El Dorado Arts Council
Balance Sheet
As of June 30, 2017

					Jun 30, 17	
ASSETS						
	Current Assets					
		Checking/Savings				
			Restricted Accounts			
			Restricted Checking		6,461.38	
			Total Restricted Accounts			6,461.38
			Unrestricted Accounts			
			General Checking		11,040.86	
			Total Unrestricted Accounts			11,040.86
		Total Checking/Savings			17,502.24	
		Accounts Receivable				
			Accounts Receivable		5,100.00	
		Total Accounts Receivable			5,100.00	
		Other Current Assets				
			Deposit-State Fund		723.93	
			Petty Cash		225.00	
			Petty Cash-Gallery		99.00	
			Prepaid Expenses			
			Prepaid Insurance		1,685.42	
			Total Prepaid Expenses			1,685.42
		Total Other Current Assets			2,733.35	
	Total Current Assets				25,335.59	
	Fixed Assets					
		Accumulated Depreciation			-10,002.86	
		Computer Equipment			8,275.44	
		Leasehold Improvements			25,430.60	
		Office Equipment			4,231.04	
	Total Fixed Assets				27,934.22	
	Other Assets					
		Security Deposit-772 Pacific Av			3,915.00	
	Total Other Assets				3,915.00	
TOTAL ASSETS					57,184.81	
LIABILITIES & EQUITY						
	Liabilities					
		Current Liabilities				
			Accounts Payable			
			Accounts Payable		8,984.36	
			Total Accounts Payable			8,984.36
			Other Current Liabilities			
			Accrued Payroll Taxes		177.13	
			Accrued PTO		4,750.78	
			Accrued Wages		2,243.14	
			CFA Restricted Funds		6,461.38	
			Current Portion Long Term De		6,975.84	
			Payroll Liabilities		3,871.75	

El Dorado Arts Council
Balance Sheet
As of June 30, 2017

					Jun 30, 17
			Total Other Current Liabilities		24,480.02
			Total Current Liabilities		33,464.38
			Long Term Liabilities		
			Capital Lease Payable		2,579.65
			Less Current Portion Long Term		-6,975.84
			Note Payable-Carter/Kelly		12,761.57
			Total Long Term Liabilities		8,365.38
			Total Liabilities		41,829.76
		Equity			
			Restricted Fund Balance		2,298.93
			Unrestricted Fund Balance		30,409.61
			Net Income		-17,353.49
			Total Equity		15,355.05
			TOTAL LIABILITIES & EQUITY		57,184.81

El Dorado Arts Council
Statement of Cash Flows
July 1, 2018 through February 13, 2019

	<u>Jul 1, '18 - Feb 13, 19</u>
OPERATING ACTIVITIES	
Net Income	-60,166.73
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	2,914.29
Deposit-State Fund	194.93
Due from Fiscal Sponsorships	105.00
Petty Cash	-128.99
Prepaid Expenses:Prepaid Insurance	-1,250.39
Accounts Payable	-13,956.96
Accrued Payroll Taxes	-178.71
Accrued PTO	-148.41
Accrued Wages	-2,271.78
Cash Reserve Loans:Due from Operating Account	-20,999.25
Cash Reserve Loans:Due to Restricted Fund	20,999.25
Current Portion Long Term Debt	-3,224.12
Deferred Revenue:Deferred Revenue-CAC	14,253.06
Deferred Revenue:Deferred Revenue-EDC	15,968.50
Deferred Revenue:Deferred Revenue-EDCF	4,550.00
Due to EDAC	-105.00
Payroll Liabilities	727.08
Net cash provided by Operating Activities	<u>-42,718.23</u>
INVESTING ACTIVITIES	
Accumulated Depreciation	-1,793.01
Leasehold Improvements	25,430.60
Prepaid Rent-Main Street	-2,400.00
Net cash provided by Investing Activities	<u>21,237.59</u>
FINANCING ACTIVITIES	
Capital Lease Payable	-1,814.58
Less Current Portion Long Term	3,224.12
Note Payable-Carter/Kelly	-3,003.54
Restricted Fund Balance	-1,179.92
Restricted Fund Balance:ACF Restricted Funds	-225.66
Restricted Fund Balance:DMC Restricted Funds	2,634.60
Restricted Fund Balance:GCCA Equity	77,623.65
Restricted Fund Balance:STE Restricted Funds	-3,057.11
Unrestricted Fund Balance	-6,537.01
Net cash provided by Financing Activities	<u>67,664.55</u>
Net cash increase for period	<u>46,183.91</u>
Cash at beginning of period	<u>174,159.77</u>
Cash at end of period	<u><u>220,343.68</u></u>

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

- ▶ Do not enter social security numbers on this form as it may be made public.
 ▶ Information about Form 990 and its instructions is at www.irs.gov/form990.

Department of the Treasury
Internal Revenue Service**2016****Open to Public Inspection****A** For the 2016 calendar year, or tax year beginning **7/01**, 2016, and ending **6/30**, 2017

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C EL DORADO ARTS COUNCIL PO BOX 2400 PLACERVILLE, CA 95667		D Employer identification number 68-0049447
			E Telephone number 530 295-3496
			G Gross receipts \$ 359,655.
	F Name and address of principal officer: SAME AS C ABOVE		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If 'No,' attach a list. (see instructions)

I Tax-exempt status ☒ 501(c)(3) ☐ 501(c) () (insert no.) ☐ 4947(a)(1) or ☐ 527**J** Website: ▶ **ELDORADOARTSCOUNCIL.ORG****K** Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶ **L** Year of formation: **1984** **M** State of legal domicile: **CA****Part I Summary**

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: SEE SCHEDULE O		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	7
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	7
	5 Total number of individuals employed in calendar year 2016 (Part V, line 2a)	5	7
	6 Total number of volunteers (estimate if necessary)	6	17
	7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b Net unrelated business taxable income from Form 990-T, line 34	7b	0.	
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year	Current Year
	9 Program service revenue (Part VIII, line 2g)	74,466.	159,699.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	142,261.	159,811.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	4.	6.
	12 Total revenue — add lines 8 through 11 (must equal Part VIII, column (A), line 12)	28,328.	31,372.
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	245,059.	350,888.
	14 Benefits paid to or for members (Part IX, column (A), line 4)		
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	152,342.	160,177.
	16a Professional fundraising fees (Part IX, column (A), line 11e)		
	b Total fundraising expenses (Part IX, column (D), line 25) ▶ 15,749.		
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	102,124.	203,757.
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	254,466.	363,934.
19 Revenue less expenses. Subtract line 18 from line 12	-9,407.	-13,046.	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year	End of Year
	21 Total liabilities (Part X, line 26)	57,933.	57,185.
	22 Net assets or fund balances. Subtract line 21 from line 20	24,082.	41,830.
		33,851.	15,355.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer		Date	
	TERRY LEMONCHECK Type or print name and title		EXECUTIVE DIRECTOR	
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input checked="" type="checkbox"/> if self-employed PTIN
	JEANINE J. MAYS	JEANINE J. MAYS		P00405023
	Firm's name ▶ JEANINE J. MAYS, CPA			
	Firm's address ▶ 2533 MERRYCHASE DRIVE, STE 700 CAMERON PARK, CA 95682	Firm's EIN ▶ 20-0851206		
		Phone no. (530) 676-4455		

May the IRS discuss this return with the preparer shown above? (see instructions) ☒ Yes ☐ No**BAA For Paperwork Reduction Act Notice, see the separate instructions.**

TEEA0113L 11/16/16

Form **990** (2016)

990

OMB No. 1545-0047

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

- ▶ Do not enter social security numbers on this form as it may be made public.
 ▶ Information about Form 990 and its instructions is at www.irs.gov/form990.

2015**Open to Public Inspection**Department of the Treasury
Internal Revenue Service

A For the 2015 calendar year, or tax year beginning <u>7/01</u> , 2015, and ending <u>6/30</u> , 2016													
B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%; vertical-align: top;"> C EL DORADO ARTS COUNCIL PO BOX 2400 PLACERVILLE, CA 95667 </td> <td style="width:40%; vertical-align: top;"> D Employer identification number 68-0049447 E Telephone number 530 295-3496 G Gross receipts \$ <u>258,304.</u> </td> </tr> <tr> <td colspan="2"> F Name and address of principal officer: SAME AS C ABOVE </td> </tr> <tr> <td colspan="2"> H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If 'No,' attach a list. (see instructions) </td> </tr> <tr> <td colspan="2"> I Tax-exempt status <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527 </td> </tr> <tr> <td colspan="2"> J Website: ▶ <u>ELDORADOARTSCOUNCIL.ORG</u> </td> </tr> <tr> <td colspan="2"> K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶ L Year of formation: <u>1984</u> M State of legal domicile: <u>CA</u> </td> </tr> </table>	C EL DORADO ARTS COUNCIL PO BOX 2400 PLACERVILLE, CA 95667	D Employer identification number 68-0049447 E Telephone number 530 295-3496 G Gross receipts \$ <u>258,304.</u>	F Name and address of principal officer: SAME AS C ABOVE		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If 'No,' attach a list. (see instructions)		I Tax-exempt status <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		J Website: ▶ <u>ELDORADOARTSCOUNCIL.ORG</u>		K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶ L Year of formation: <u>1984</u> M State of legal domicile: <u>CA</u>	
C EL DORADO ARTS COUNCIL PO BOX 2400 PLACERVILLE, CA 95667	D Employer identification number 68-0049447 E Telephone number 530 295-3496 G Gross receipts \$ <u>258,304.</u>												
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Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: <u>THE PURPOSE OF THE ORGANIZATION IS TO ENCOURAGE AND PROMOTE THE DEVELOPMENT AND GROWTH OF THE VISUAL, PERFORMING, LITERARY, CULTURAL, AND OTHER ARTS AND CRAFTS IN EL DORADO COUNTY; TO COOPERATE WITH ALL LOCAL ARTS ORGANIZATIONS AND INDIVIDUALS; AND TO COORDINATE AND PROMOTE</u>													
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets. 3 Number of voting members of the governing body (Part VI, line 1a) 3 <u>8</u> 4 Number of independent voting members of the governing body (Part VI, line 1b) 4 <u>8</u> 5 Total number of individuals employed in calendar year 2015 (Part V, line 2a) 5 <u>5</u> 6 Total number of volunteers (estimate if necessary) 6 <u>0</u> 7a Total unrelated business revenue from Part VIII, column (C), line 12 7a <u>0.</u> b Net unrelated business taxable income from Form 990-T, line 34 7b <u>0.</u>													
Revenue		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">Prior Year</th> <th style="width:50%;">Current Year</th> </tr> <tr> <td>8 Contributions and grants (Part VIII, line 1h) <u>66,551.</u></td> <td><u>74,466.</u></td> </tr> <tr> <td>9 Program service revenue (Part VIII, line 2g) <u>176,918.</u></td> <td><u>142,261.</u></td> </tr> <tr> <td>10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) <u>4.</u></td> <td><u>4.</u></td> </tr> <tr> <td>11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) <u>28,121.</u></td> <td><u>28,328.</u></td> </tr> <tr> <td>12 Total revenue — add lines 8 through 11 (must equal Part VIII, column (A), line 12) <u>271,594.</u></td> <td><u>245,059.</u></td> </tr> </table>	Prior Year	Current Year	8 Contributions and grants (Part VIII, line 1h) <u>66,551.</u>	<u>74,466.</u>	9 Program service revenue (Part VIII, line 2g) <u>176,918.</u>	<u>142,261.</u>	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) <u>4.</u>	<u>4.</u>	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) <u>28,121.</u>	<u>28,328.</u>	12 Total revenue — add lines 8 through 11 (must equal Part VIII, column (A), line 12) <u>271,594.</u>	<u>245,059.</u>
Prior Year	Current Year													
8 Contributions and grants (Part VIII, line 1h) <u>66,551.</u>	<u>74,466.</u>													
9 Program service revenue (Part VIII, line 2g) <u>176,918.</u>	<u>142,261.</u>													
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) <u>4.</u>	<u>4.</u>													
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) <u>28,121.</u>	<u>28,328.</u>													
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Expenses														
	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3) 14 Benefits paid to or for members (Part IX, column (A), line 4) 15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) <u>140,515.</u> 16a Professional fundraising fees (Part IX, column (A), line 11e) b Total fundraising expenses (Part IX, column (D), line 25) ▶ <u>5,345.</u> 17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) <u>112,914.</u> 18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) <u>253,429.</u> 19 Revenue less expenses. Subtract line 18 from line 12 <u>18,165.</u>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">Prior Year</th> <th style="width:50%;">Current Year</th> </tr> <tr> <td><u>102,124.</u></td> <td><u>254,466.</u></td> </tr> <tr> <td><u>-9,407.</u></td> <td></td> </tr> </table>	Prior Year	Current Year	<u>102,124.</u>	<u>254,466.</u>	<u>-9,407.</u>							
Prior Year	Current Year													
<u>102,124.</u>	<u>254,466.</u>													
<u>-9,407.</u>														
Net Assets or Fund Balances		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">Beginning of Current Year</th> <th style="width:50%;">End of Year</th> </tr> <tr> <td>20 Total assets (Part X, line 16) <u>73,857.</u></td> <td><u>57,933.</u></td> </tr> <tr> <td>21 Total liabilities (Part X, line 26) <u>30,599.</u></td> <td><u>24,082.</u></td> </tr> <tr> <td>22 Net assets or fund balances. Subtract line 21 from line 20 <u>43,258.</u></td> <td><u>33,851.</u></td> </tr> </table>	Beginning of Current Year	End of Year	20 Total assets (Part X, line 16) <u>73,857.</u>	<u>57,933.</u>	21 Total liabilities (Part X, line 26) <u>30,599.</u>	<u>24,082.</u>	22 Net assets or fund balances. Subtract line 21 from line 20 <u>43,258.</u>	<u>33,851.</u>				
Beginning of Current Year	End of Year													
20 Total assets (Part X, line 16) <u>73,857.</u>	<u>57,933.</u>													
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22 Net assets or fund balances. Subtract line 21 from line 20 <u>43,258.</u>	<u>33,851.</u>													

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer <u>TERRY KLAS</u> Type or print name and title.	Date <u>TREASURER</u>
Paid Preparer Use Only	Print/Type preparer's name <u>JEANINE J. MAYS</u> Firm's name ▶ <u>JEANINE J. MAYS, CPA</u> Firm's address ▶ <u>2533 MERRYCHASE DRIVE, STE 700</u> <u>CAMERON PARK, CA 95682</u>	Preparer's signature <u>JEANINE J. MAYS</u> Date <u>2-4-17</u> Check <input checked="" type="checkbox"/> if self-employed PTIN <u>P00405023</u> Firm's EIN ▶ <u>20-0851206</u> Phone no. <u>(530) 676-4455</u>

May the IRS discuss this return with the preparer shown above? (see instructions) ☒ Yes ☐ No

BAA For Paperwork Reduction Act Notice, see the separate instructions.

TEEA0113L 10/12/15

Form 990 (2015)

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

- ▶ Do not enter social security numbers on this form as it may be made public.
▶ Information about Form 990 and its instructions is at www.irs.gov/form990.

2014

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

A For the 2014 calendar year, or tax year beginning 7/01, 2014, and ending 6/30, 2015	
B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C EL DORADO ARTS COUNCIL PO BOX 2400 PLACERVILLE, CA 95667 F Name and address of principal officer: TREASURER SAME AS C ABOVE I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527 J Website: ▶ ELDORADOARTSCOUNCIL.ORG K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶ L Year of formation: 1984 M State of legal domicile: CA
D Employer identification number: 68-0049447 E Telephone number: 530 295-3496 G Gross receipts \$ 303,514. H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If 'No,' attach a list. (see instructions) H(c) Group exemption number ▶	

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: <u>THE PURPOSE OF THE ORGANIZATION IS TO ENCOURAGE AND PROMOTE THE DEVELOPMENT AND GROWTH OF THE VISUAL, PERFORMING, LITERARY, CULTURAL, AND OTHER ARTS AND CRAFTS IN EL DORADO COUNTY; TO COOPERATE WITH ALL LOCAL ARTS ORGANIZATIONS AND INDIVIDUALS; AND TO COORDINATE AND PROMOTE</u>	
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.	
	3 Number of voting members of the governing body (Part VI, line 1a)	3 8
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4 8
	5 Total number of individuals employed in calendar year 2014 (Part V, line 2a)	5 5
	6 Total number of volunteers (estimate if necessary)	6 0
	7a Total unrelated business revenue from Part VIII, column (C), line 12	7a 0.
b Net unrelated business taxable income from Form 990-T, line 34	7b 0.	
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year 65,857. Current Year 66,551.
	9 Program service revenue (Part VIII, line 2g)	147,367. 176,918.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	5. 4.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	31,621. 28,121.
	12 Total revenue — add lines 8 through 11 (must equal Part VIII, column (A), line 12)	244,850. 271,594.
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	
	14 Benefits paid to or for members (Part IX, column (A), line 4)	
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	143,203. 140,515.
	16a Professional fundraising fees (Part IX, column (A), line 11e)	
	b Total fundraising expenses (Part IX, column (D), line 25) ▶	
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	103,656. 112,914.
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	246,859. 253,429.
Net Assets or Fund Balances	19 Revenue less expenses. Subtract line 18 from line 12	-2,009. 18,165.
	20 Total assets (Part X, line 16)	Beginning of Current Year 25,276. End of Year 73,857.
	21 Total liabilities (Part X, line 26)	183. 30,599.
	22 Net assets or fund balances. Subtract line 21 from line 20	25,093. 43,258.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer		Date	
	TERRY KLAS Type or print name and title.		TREASURER	
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input checked="" type="checkbox"/> if self-employed PTIN
	JEANINE J. MAYS	JEANINE J. MAYS		P00405023
	Firm's name ▶ JEANINE J. MAYS, CPA			
	Firm's address ▶ 2533 MERRYCHASE DRIVE, STE 700 CAMERON PARK, CA 95682	Firm's EIN ▶ 20-0851206	Phone no. (530) 676-4455	

May the IRS discuss this return with the preparer shown above? (see instructions) ☒ Yes ☐ No

BAA For Paperwork Reduction Act Notice, see the separate instructions.

TEEA0113L 05/28/14

Form 990 (2014)

4. FINANCIAL PLAN

a. Financing of required structural improvements and proposed tenant improvements.

The current cost estimate for architectural design, civil and site, structural, mechanical, plumbing and fire suppression, and electrical improvements, and tenant improvements of Confidence and Emigrant Jane is \$3.6 million; these estimates were developed in 2018 in collaboration with Architectural Nexus, their subcontractors, and the Joan Madison Collaborative.

In order to respond to the RFP, El Dorado Arts Council has developed the financial elements and the organizational structure of a capital campaign, to include individual and institutional giving. A prominent member of the community has agreed to serve as Campaign Chair.

Because El Dorado Arts Council is a 501(c)(3) not-for-profit organization, it has the ability to raise funds not otherwise available to a government entity or corporation.

b. Fundraising and building improvement timeline.

The estimated timeframe for the entire project is three years, based on the current research and knowledge we have to date.

- The fundraising timeframe is projected to be two years, beginning upon selection.
- The total build timeframe is projected to be one year.

However, if building renovations can be done in phases as funds are secured, and is feasible from both an architectural and an overall cost point of view, there could be overlap between the two-year fundraising phase and the one-year build phase. Therefore, the timeframe for the entire project could be three years or less. The artist apartments on the second floor would be renovated first if possible, in order to initiate the revenue stream to the City for the building maintenance fund.

In consideration of the fundraising that will be accomplished by El Dorado Arts Council, a long-term lease will be created.

c. Funding of ongoing maintenance and operations.

- Maintenance: Once the programmatic issues were agreed upon, the next test of the process was the ability to maintain and operate. The revenue stream for the City has always been a driving force in the development of the maintenance fund. The ongoing maintenance will be handled by the revenue stream created by (1) rent from the four apartments on the second floor of both buildings, and (2) the rent paid by El Dorado Arts Council. The City will be responsible for maintenance of the exterior of the buildings and standard systems such as electrical and plumbing.
 - It is anticipated that no less than \$4,200 per month will be received by the City of Placerville (calculated on 2019 dollars). Competitive lease rates for the apartments will be reviewed when renovations are complete.
 - Fifty percent of revenue generated by uses of the Gallery and the Arts Flex space by outside groups will be received by the City.
- Operations: El Dorado Arts Council will manage and operate both buildings that comprise Old City Hall (Confidence and Emigrant Jane. The current staff and operational budget will be sufficient to manage and operate the increased programs that are planned; a budget offset will

be created by the artist residents serving a gallery attendants. El Dorado Arts Council will set the rental rates and select the artist residents.

As El Dorado Arts Council considered the most appropriate adaptive reuse for these buildings, we incorporated the “Guiding Principles for Court House and Surrounding Buildings Reuse,” including:

- Preservation of the historic elements of the buildings.
- Relevant use as a vibrant presence that will enhance Downtown and serve the Placerville community.
- Sustainability in implementation, operations, and maintenance.

Ultimately, restoring Confidence and Emigrant Jane with El Dorado Arts Council in residence is the first step towards establishment of a healthy and vibrant Cultural District that will complement the current Main Street businesses and enhance the community with arts and culture.

5. OWNERSHIP OF BUILDINGS:

As El Dorado Arts Council reviewed the options for ownership of both Confidence Hall and Emigrant Jane, it became readily apparent that the best scenario would be for the City of Placerville to retain ownership of the buildings, and for El Dorado Arts Council to lease the buildings on a long-term basis. Confidence Hall and Emigrant Jane are civic treasures, and El Dorado Arts Council strongly believes that these buildings should remain in the hands of the City as two of its many assets. The City of Placerville will continue to own the buildings on an ongoing and long-term basis, with a long-term lease with El Dorado Arts Council, who would manage and operate the programs and services based therein. By agreement, El Dorado Arts Council would raise the funds to restore both buildings, in consideration of which the City and the Arts Council would agree to a long-term lease for the offices and gallery on the first floor.

6. REFERENCES

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