



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2022-2023

LFIR # 1915

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

The construction of FST's Artists Theatre Wing, an 11 story multi-use building, which includes: • 3 new theatres to serve the Gulf Coast region and attract tourists and future residents to the region. • 30 - 2 bedroom/2 bath apartments rented at under-value for workforce housing for artists, arts workers, teachers, and first responders. The arts industry is the third largest employer in Sarasota County. Affordable housing has become a crisis for attracting new workers from throughout the country to Florida. • 45 extended stay studio units for the over 250 guest artists FST employs each year. • 200 parking spaces.

This is a multi-functional building that can be utilized to support needed operations during a state of an emergency. Extended Stay Studio Units will be made available to first responders and utility crews. In addition, the theaters and the on-site commercial kitchen will be opened as gathering locations for community needs.

5. State Agency to receive requested funds

State Agency contacted?

6. Amount of the Nonrecurring Request for Fiscal Year 2022-2023

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	1,500,000
Total State Funds Requested	1,500,000

7. Total Project Cost for Fiscal Year 2022-2023 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	1,500,000	7%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	0	0%
Other	20,500,000	93%
Total Project Costs for Fiscal Year 2022-2023	22,000,000	100%

8. Has this project previously received state funding?

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future funding likely to be requested?

a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.



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10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?

Yes

If yes, indicate the amount of funds received and what the funds were used for.

FST received two rounds of PPP funds for a total of \$1,831,400 and \$271,823 in CARES Act funding via Sarasota County. All of these fund went towards salaries and benefits. \$5,000 in CARES Act funding via Manatee was applied towards protection equipment and Merv 13 filters for all public spaces. \$2,826,558 in Shuttered Venue Operators Grant funding is being applied toward salaries, benefits, maintenance, utilities, capital upgrades to equipment to new safety standards, and advertising.

11. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Operational Costs: Other		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Construction: \$1,050,000 - Milling for foundation and perimeter structure. \$400,000 - Window and flood mitigation materials. \$25,000 - Structural engineer. \$10,000 - Flood mitigation on-site structural engineer. \$15,000 - Flood mitigation specialist.	1,500,000
Total State Funds Requested (must equal total from question #6)		1,500,000

12. Program Performance

a. What specific purpose or goal will be achieved by the funds requested?

The construction of FST's Artists Theatre Wing, an 11 story multi-use building, which includes: • A new mainstage theatre. • 2 new cabaret theatres. • Affordable Housing to support artists, arts workers, teachers, and first responders. • 30 - 2 bedroom/2 bath units for year round artists, arts workers, teachers, and first responders. • 45 extended stay studios for the over 250 guest artists FST employs each year from throughout the U.S. Studios will be made available to other arts organizations and the public. • Safe and secure parking: 50 spaces for downtown business/100 for FST patrons and staff/50 for housing residents.

b. What activities and services will be provided to meet the intended purpose of these funds?

These funds will be applied towards direct construction cost of the Artists Theatre Wing. Florida Studio Theatre is one of the major cultural resources in the Gulf Coast region. Nestled in the heart of downtown Sarasota, Florida Studio Theatre serves more than 235,000 attendees per year through its six main programs: Mainstage, Stage III, Cabaret, Children's Theatre, Education, and New Play Development. With this project there is an opportunity to expand existing programming to meet the growing demand, improve the quality of life for FST artists, as well as the local workforce, and expand economic impact in the region.

c. What direct services will be provided to citizens by the appropriation project?



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FST will continue to offer programming to the public at the lowest prices in the nation reaching a broad based community attracting both tourists and new residents.

For the housing component, FST will work with local government and the Sarasota Cultural Alliance to identify tenants who meet the criteria for under market housing. Over 100 workforce employees will be able to live near their workplace in downtown Sarasota.

Parking - 200 parking spaces that will alleviate pressure on downtown public parking both during FST operations and during the day for other local businesses.

- This is a multi-functional building that can be utilize to support needed operations during a state of an emergency. Extended Stay studio units will be made available to first responders and utility crews. The Parking Garage can be utilized for staging. In addition, the theatres and the on-site commercial kitchen can be opened as gathering locations to meet community needs.

d. Who is the target population served by this project? How many individuals are expected to be served?

At FST the mission is to make theatre affordable and accessible to as many people as possible. With that goal in mind, FST has grown to have one of the largest audiences in the country reaching over 235,000 people a year (largest attendance of any professional theatre in the State of Florida). Over the years the campus has spread to accommodate this ever-expanding audience. With this project there is an opportunity to expand the existing program to over 335,000 annually. In addition, FST will be able to attract the highest caliber of talent for the over 250 guest artists employed each year and assist with attracting the highly skilled talent needed to support the industry with the 30 affordable housing units.

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

Florida Studio Theatre's current budget is \$8.6 million. According the 2017 Americans for the Arts Prosperity 5 Study, FST's current total economic impact is over \$15 million. The Artist Plaza project will conservatively increase FST's annual operating budget to \$11.1 million with an overall economic impact of over \$18.6 million annually.

The project's artistic goals will be monitored and measured using tools developed over 40 years of operations including:

- A comparative analysis of attendance figures.
- Annual comprehensive audience survey responses.
- Daily performance and financial reports from stage management, house management, box office, and concessions.
- Affordable housing goals will be measured through occupancy rates.
- Parking goals will be measured through occupancy rates and earned income.
- Over 350 construction jobs will be created.
- FST anticipates an increase from 94 annual FTE to over 120 FTE.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for the contract?

All state standards will be followed for contracts. Standard contract penalties are sufficient.

13. The owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

Florida Studio Theatre, Inc., owns the land that the Artist Theatre Wing will be build upon.



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14. Requestor Contact Information

a. First Name Last Name

b. Organization

c. E-mail Address

d. Phone Number Ext.

15. Recipient Contact Information

a. Organization

b. Municipality and County

c. Organization Type

- ☐ For Profit Entity
- ☒ Non Profit 501(c)(3)
- ☐ Non Profit 501(c)(4)
- ☐ Local Entity
- ☐ University or College
- ☐ Other (please specify)

d. First Name Last Name

e. E-mail Address

f. Phone Number

16. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number