



**renaissance:** the act of changing in a positive way; a movement or period of vigorous artistic and intellectual activity

## LOCAL HEROES

This is public art created to inspire youth, and encourage and recruit volunteer **First Responders** in our community. Active personnel portray the characters in the mural by Mark Stutzman.



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Supplemental | A&E Recent History, Education, Oakland Criteria

Endorsement by the Mayor of the Town of Oakland



Name: Oakland Renaissance Arts & Entertainment District  
Jurisdiction: Town Of Oakland  
Legislative District: District 1a  
Location: Garrett County  
Area: Approx. 90 Acres  
Contact: Ms. Karen Reckner  
Executive Director  
Garrett Co Arts Council  
P.O. Box 633  
Oakland, Md 21550  
301-334-6580  
Garrettarts@earthlink.net  
Www.garrettarts.org

Chief Elected Official Endorsement

Margaret "Peggy" J. Jamison . 3/21/2017

Signature From Mayor Jamison  
Ms. Margaret "Peggy" J. Jamison, Mayor  
Oakland Town Hall  
15 S. Third Street  
Oakland, Md 21550  
301-334-2691

Date

**MAYOR**  
PEGGY JAMISON

**COUNCIL MEMBERS**  
JAY MOYER,  
Council President  
JACK RILEY  
ELMER REDINGER  
SHERWIN TEAGARDEN  
KATHY SHAFFER  
WAYNE MOWBRAY

**MAYOR AND TOWN COUNCIL**  
**OAKLAND CITY HALL**  
15 SOUTH THIRD STREET  
OAKLAND, MARYLAND 21550  
301-334-2691  
FAX 301-334-4401  
townofoak@gmail.com

EXECUTIVE COORDINATOR  
GWEN M. EVANS

DIRECTOR OF ADMIN & FINANCE  
TRACY D. HARVEY

CHIEF OF POLICE  
WILLIAM C. THOMAS

WATER SUPERINTENDENT  
DEAN B. KEEFER

WASTEWATER SUPERINTENDENT  
JEROME J. MOATS

DIRECTOR OF GENERAL SERVICES  
BILL G. ASHBY

March 22, 2017

Mr. Mike Gill, Secretary  
MD Department of Business and Economic Development  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill:

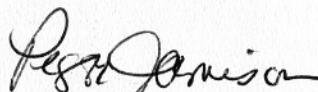
Please accept the Town of Oakland's application for a designated Arts and Entertainment District to further enhance Oakland's already established group of Artists, Craftsmen and Entertainers. Our Committee has worked hard on this application, and we hope we are able to become one of the State's designated A & E districts to further strengthen the revitalization of our Town and the surrounding area.

Our Arts and Entertainment Committee has carefully chosen the boundaries for our application to enhance our access to available properties, include our current areas for Arts and Entertainment, and remain in our Priority Funding Area. Within our proposed district, we currently have The Gallery Shop, Smoke N Mirrors Photography and Studio, Our Town Theatre, and the Artist and Dreamers shop. These assets are anchored around Heritage Square which boast three separate museums including the Oakland B & O Museum, the Transportation Museum, and the Garrett County Historical Museum. We are proud of our many signature events that support arts and entertainment, such as our annual WinterFest event, our annual Little Yough Summer Concert Series, our annual Autumn Glory Festival and Heritage Craft Festival, and our Great Small Town Christmas celebration. In addition, we are proud of the local talent in our area which is evident with our Community Concert Band, the Choral Society, the Highland Pipes and Drums, as well as current local artists Mark & Laura Stutzman, Muriel Franc and from the past Asa Stanton.

On behalf of the Mayor and Town Council of Oakland, I am excited to certify the support of the entire elected body. At a recent public meeting held on March 6, 2017 at 5:00 pm, the Town Council pledged its unanimous support of this important venture. They approved a resolution which acknowledged the income tax subtraction and certified the incentives for eligible artists.

On behalf of the Town of Oakland, I would respectfully request that you look favorably on our application. As the Chief Elected Official of Oakland, I earnestly believe that the award of this designation will be critical in moving the Town of Oakland forward into its next successful chapter of enhancing the arts, strengthening our economy, and ensuring the preservation our heritage for many years to come.

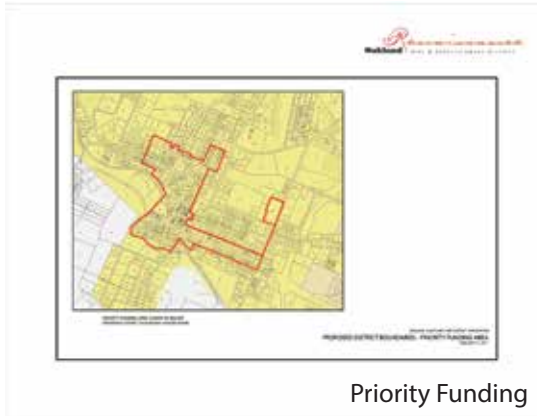
Respectfully Submitted,

  
Peggy Jamison  
Mayor of Oakland

PJ/gme

# 1 Maps & Building Inventory

- Master Guide to Maps & Boundaries** 1-1
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Priority Funding



Performance Venues



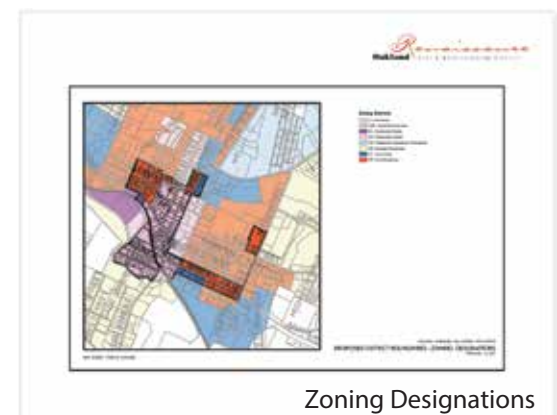
Existing A&E & Tourist Facilities



Proposed Capital Improvements



Existing Arts Facilities & Organizations



Zoning Designations



Transportation Facilities



Handicap Accessibility



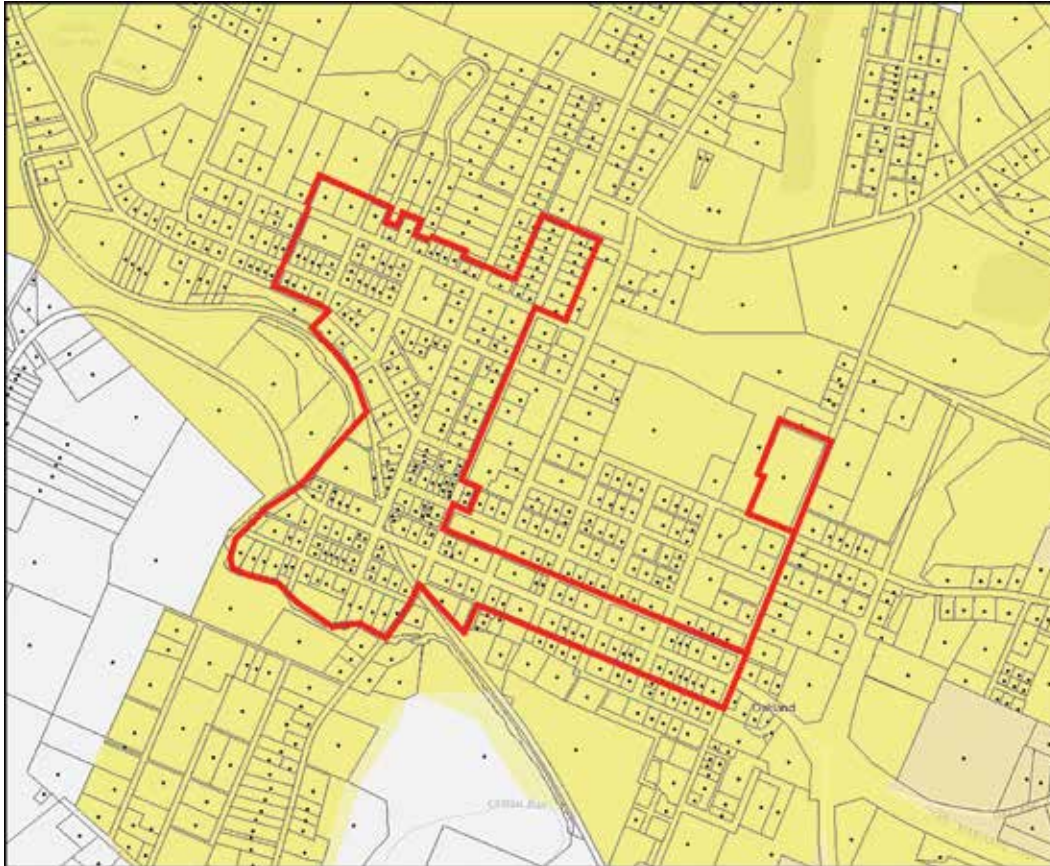
Tax Map #1



Tax Map #2



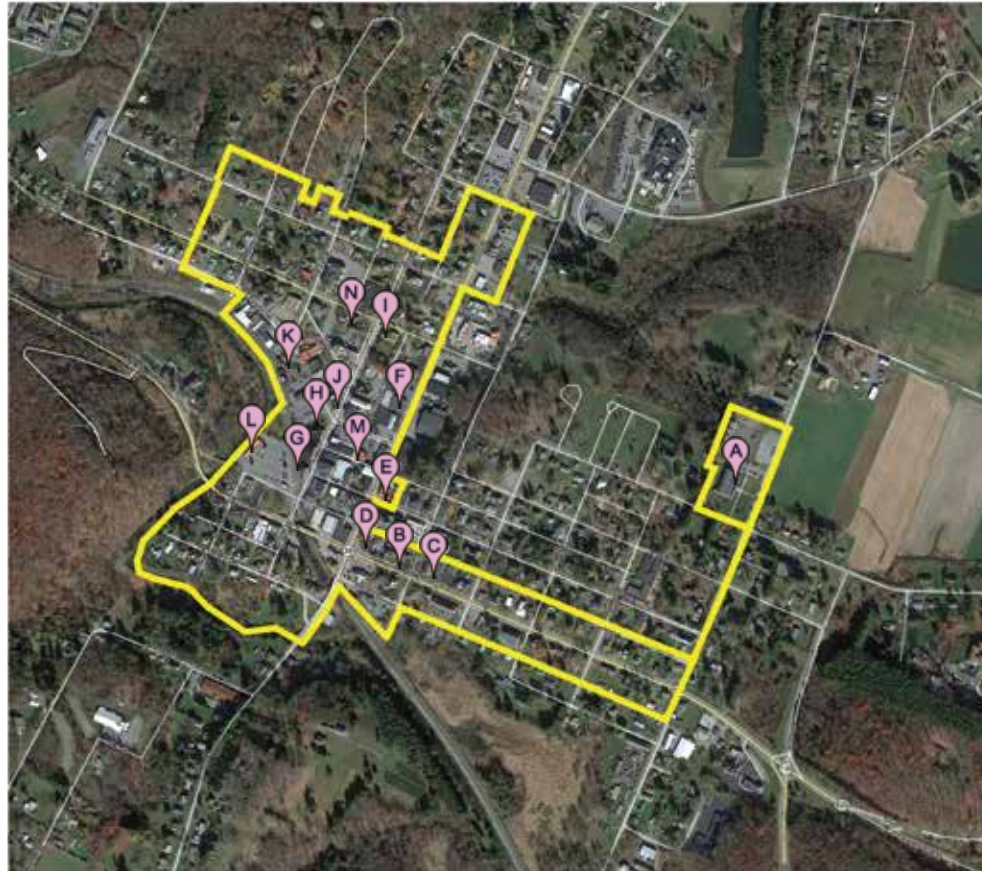
Tax Map #3



PRIORITY FUNDING AREA SHOWN IN YELLOW  
PROPOSED DISTRICT BOUNDARY SHOWN IN RED

OAKLAND, MARYLAND A&E DISTRICT APPLICATION  
PROPOSED DISTRICT BOUNDARIES - PRIORITY FUNDING AREA  
FEBRUARY 11, 2017

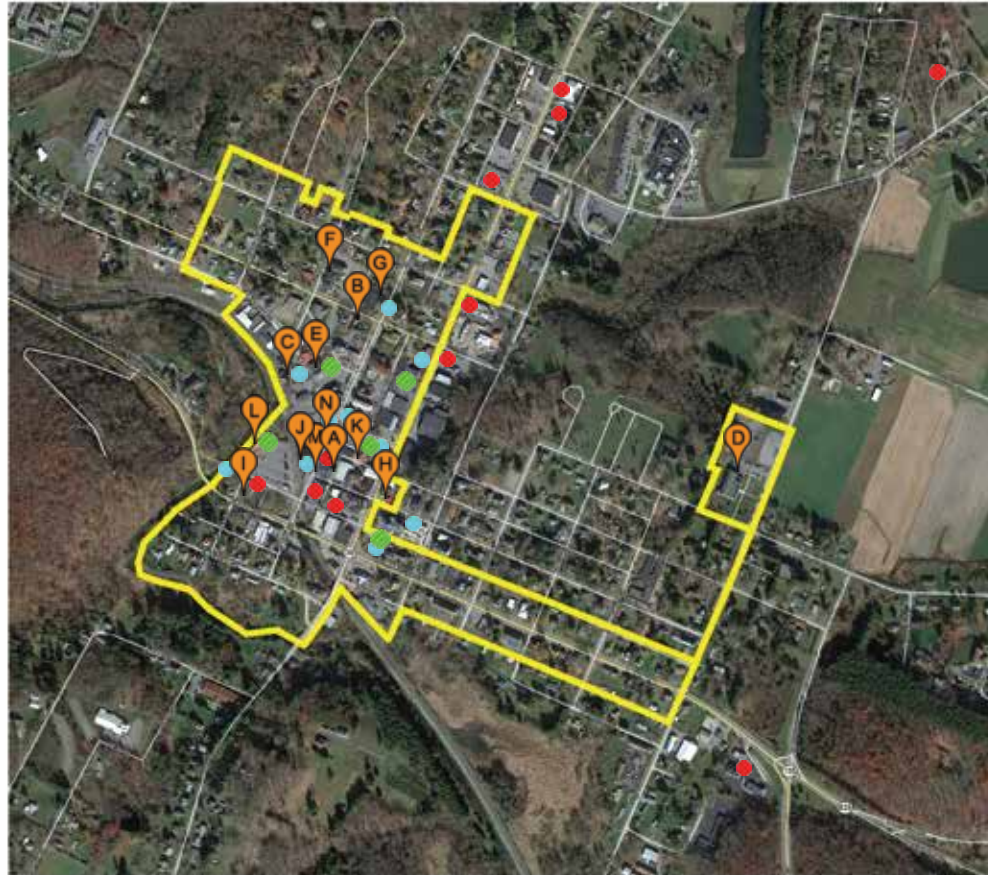




**LEGEND:**

- A - OAKLAND COMMUNITY CENTER
- B - ST. PAUL'S UNITED METHODIST CHURCH
- C - ST. PETER'S ROMAN CATHOLIC CHURCH
- D - OAKLAND VETERAN'S PARK - OUTDOOR
- E - SMOKE AND MIRRORS PHOTOGRAPHY STUDIO
- F - OAKLAND VOLUNTEER FIRE DEPARTMENT HALL
- G - 2ND STREET POCKET PARK - OUTDOOR
- H - GARRETT COUNTY HISTORIC SOCIETY PARK AND GAZEBO
- I - ST MARK'S LUTHERAN CHURCH
- J - ST. MATTHEW'S EPISCOPAL CHURCH
- K - B&O TRAIN STATION AND MUSEUM STAGE - OUTDOOR
- L - OAKLAND FARMER'S MARKET PAVILION AND ROTARY PARK - OUTDOOR
- M - THE REPUBLICAN NEWSPAPER FRONT PAGE STAGE - OUTDOOR
- N - OUR TOWN THEATER

OAKLAND, MARYLAND A&E DISTRICT APPLICATION  
**PERFORMANCE VENUES**  
 FEBRUARY 22, 2017



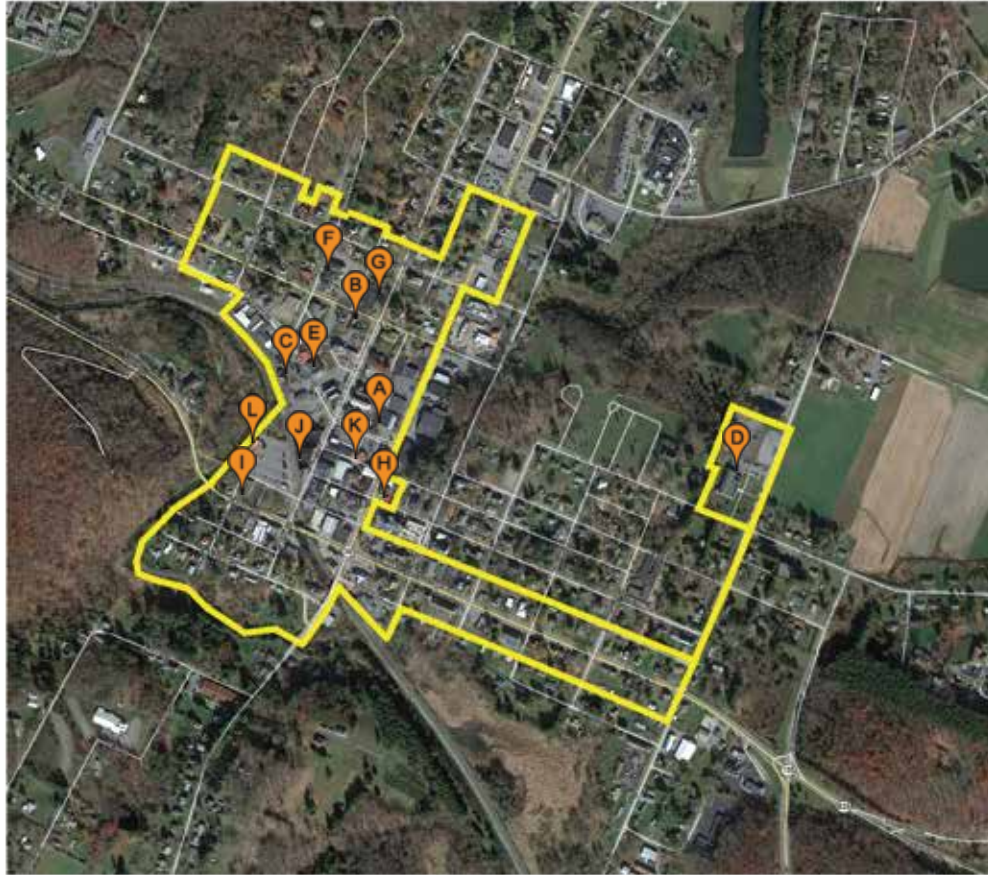
**LEGEND:**

- A - GARRETT COUNTY ARTS COUNCIL, INC. and GALLERY SHOP
- B - OUR TOWN THEATER and COSTUME SHOP
- C - HISTORIC B&O TRAIN STATION, MUSEUM and STAGE
- D - GARRETT COLLEGE OUTREACH and OAKLAND COMMUNITY CENTERS
- E - GARRETT COUNTY HISTORICAL MUSEUM
- F - MARY BROWNING SENIOR CENTER
- G - RUTH ENLOW PUBLIC LIBRARY - CONCERTS, WORKSHOPS, LECTURES
- H - SMOKE AND MIRRORS PHOTOGRAPHY
- I - QWORKSTATION CREATIVE COMMUNITY AND MEDIA GROUP
- J - ARTISTS AND DREAMERS - ART SUPPLIES AND CLASSES
- K - FRONT PAGE OUTDOOR STAGE
- L - FARMER'S MARKET PAVILION - OUTDOOR EVENT VENUE
- M - POCKET PARK AND EVENT OPEN SPACE
- N - REPLICA DEER PARK HOTEL AND GAZEBO - EVENT SPACE

**INDICATED ON MAP WITH ICON (SEE NARRATIVE):**

- PUBLIC ART AND MURALS
- INFORMATION PANELS AND KIOSKS
- HOTEL, MOTEL, RESTAURANT

OAKLAND, MARYLAND A&E DISTRICT APPLICATION  
EXISTING ARTS, ENTERTAINMENT  
AND TOURIST FACILITIES  
FEBRUARY 22, 2017



0 500 1000 Feet

**LEGEND:**

- A - GARRETT COUNTY ARTS COUNCIL, INC. and GALLERY SHOP
- B - OUR TOWN THEATER and COSTUME SHOP
- C - HISTORIC B&O TRAIN STATION, MUSEUM and STAGE
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- L - OAKLAND FARMER'S MARKET PAVILION - OUTDOOR EVENT VENUE

OAKLAND, MARYLAND A&E DISTRICT APPLICATION  
**EXISTING ARTS FACILITIES  
 AND ORGANIZATIONS**  
 FEBRUARY 22, 2017



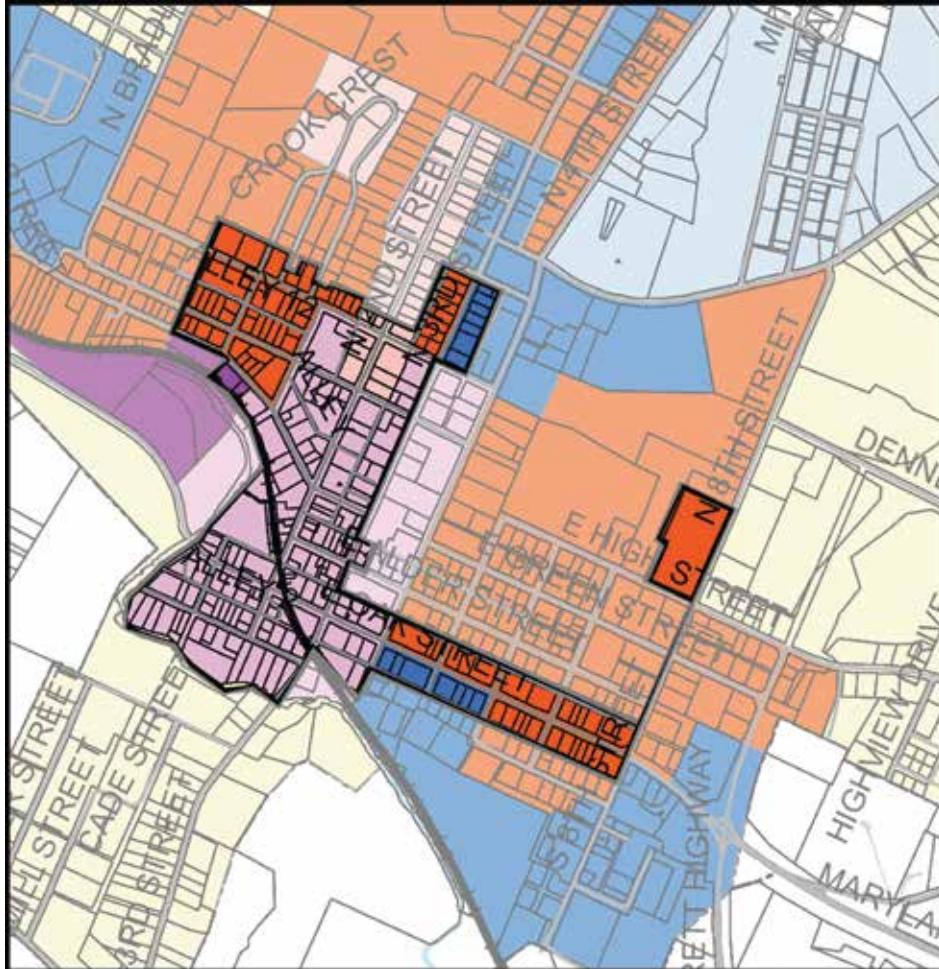
**LEGEND:**

- A - PLANNED NEW ARCHWAY TO TOWN PARKING LOT
- B - PLANNED RENOVATION ASA MCCAIN WALKING BRIDGE
- C - PLANNED INTERSECTION IMPROVEMENTS AT CENTER AND THIRD STREETS (SHA)

**NOT SHOWN ON MAP:**

- PLANNED REMOVAL OF DOWNTOWN PARKING METERS TO ENCOURAGE VISITATION
- PLANNED WATER LINE REPLACEMENT 2ND STREET AND WATER STREET

OAKLAND, MARYLAND A&E DISTRICT APPLICATION  
**PROPOSED CAPITAL IMPROVEMENTS**  
FEBRUARY 22, 2017



- Zoning Districts**
- C- Commercial
  - CBA- Central Business Area
  - EC- Employment Center
  - PD- Preservation District
  - RIP- Residential, Institutional, Professional
  - SR- Suburban Residential
  - TC- Town Center
  - TR- Town Residential

MAP SOURCE: TOWN OF OAKLAND

OAKLAND, MARYLAND A&E DISTRICT APPLICATION  
**PROPOSED DISTRICT BOUNDARIES - ZONING DESIGNATIONS**  
 FEBRUARY 11, 2017



**LEGEND:**

A - GARRETT COUNTY / COMMUNITY ACTION TRANSIT

B - OAKLAND MUNICIPAL PARKING LOT

**NOT INDICATED ON MAP:**




UBER

TOUCH OF CLASS LIMOUSINE SERVICE

OAKLAND, MARYLAND A&E DISTRICT APPLICATION  
TRANSPORTATION FACILITIES  
FEBRUARY 20, 2017



**LEGEND**

-  ACCESSIBLE BUILDING
-  DESIGNATED HANDICAPPED PARKING
-  HANDICAPPED ACCESSIBLE STREET CROSSINGS

**ARTS AND ENTERTAINMENT BUILDINGS AND FACILITIES WITH HANDICAPPED ACCESSIBILITY:**

- ARTS COUNCIL/GALLERY SHOP
- RUTH ENLOW LIBRARY
- OUR TOWN THEATER
- GCHS TRANSPORTATION MUSEUM
- MOUNTAIN FRESH FARMERS MARKET
- OAKLAND ARMORY
- B&O TRAIN MUSEUM
- ST. PETER'S RC CHURCH HALL

OAKLAND, MARYLAND A&E DISTRICT APPLICATION  
**HANDICAP ACCESSIBILITY**  
FEBRUARY 11, 2017

OAKLAND, MARYLAND ARTS & ENTERTAINMENT DISTRICT APPLICATION  
 PROPERTY AND BUILDING INVENTORY  
 FEBRUARY 28, 2017

## PRIVATE PROPERTIES

BUILDING ADDRESS	MAP/PARCEL	ZONING	VALUATION	OCCUPIED?	USE	ACRES	CURRENT/PLANNED A&E USE
3 South 1st St	0110 / 2486	TR	505,800	yes	masonic lodge	0.76	
6 North 1st St	0110 / 1965	TR	85,400	yes	residence	0.23	
12 North 1st St	0110 / 1743	TR	68,500	yes	residence	0.11	
16 North 1st St	0110 / 1939	TR	126,200	yes	residence	0.17	
12 North 2nd St	0110 / 1993	PD	292,400	yes	residence	0.24	
16 North 2nd St	0110 / 1877	PD	18,700	no	lot	0.33	
21 North 2nd St	0110 / 2037	PD	433,000	yes	funeral home	0.65	
22 North 2nd St	0110 / 1746	PD	247,900	yes	residence	0.26	artist occupied / studio
100 North 2nd St	0110 / 2003	PD	132,900	yes	residence	0.14	
105 North 2nd St	0111 / 1811	PD	159,900	yes	residence	0.3	
19 South 2nd St	0110 / 2049	CBA	2,353,400	yes	bank		
3 South 2nd St	0110 / 2112	CBA	124,200	yes	professional office	0.12	
4 South 2nd St	0110 / 2485	CBA	683,900	yes	church	0.51	indoor event venue
16 South 2nd St	0110 / 2032	CBA	202,300	yes	apartments	0.21	
32 South 2nd St	0110 / 2111	CBA	351,600	yes	private school	0.41	
102 South 2nd St	0112 / 2048	CBA	575,900	yes	bank offices	0.24	
105 South 2nd St	0112 / 2043	CBA	341,800	yes	museum	0.7	outdoor event venue
106 South 2nd St	0112 / 2092	CBA	192,500	yes	restaurant	0.1	upper story opportunity
108 South 2nd St	0112 / 2107	CBA	283,100	yes	mixed use	0.14	Arts Council Gallery
110 South 2nd St	0112 / 2071	CBA	136,200	yes	insurance office	0.06	
111 South 2nd St	0112 / 2102	CBA	304,100	yes	retail	0.3	vacant upper floors
114 South 2nd St	0112 / 2067	CBA	222,400	no	storefront	0.08	vacant storefront and upper story
119 South 2nd St	0112 / 2101	CBA	123,600	yes	retail	0.05	art shop / vacant upper floors
123 South 2nd St	0112 / 2070	CBA	20,300	no	pocket park	0.09	outdoor event venue
203 South 2nd St	0112 / 2064	CBA	358,400	yes	Hospice office	0.06	



208 South 2nd St	0112 / 2046	CBA	171,600	yes	office	0.08	
212 South 2nd St	0112 / 2073	CBA	20,300	no	unknown	0.04	
212 South 2nd St	0112 / 1722	CBA	1,700	no	unknown	0.05	
301 South 2nd St	0112 / 2100	CBA	91,500	yes	hair studio	0.08	
308 South 2nd St	0112 / 2116	CBA	122,500	yes	restaurant	0.1	
313 South 2nd St	0112 / 1710	CBA	123,900	yes	mixed use	0.14	
314 South 2nd St	0112 / 1914	CBA	114,800	yes	office	0.12	
319 South 3rd St	0112 / 2115	CBA	131,100	yes	apt house	0.17	
320 South 2nd St	0112 / 1780	CBA	67,000	yes	residence	0.125	
321 South 2nd St	0112 / 1821	CBA	91,100	yes	residence	0.11	
4 North 3rd St	0110 / 2001	CBA	119,500	yes	professional office	0.18	
10 North 3rd St	0110 / 1744	CBA	170,100	yes	professional office	0.3	
20 North 3rd St	0110 / 1956	CBA	323,000	yes	pharmacy	0.6	
102 North 3rd St	0111 / 1987	TR	90,400	yes	residence	0.15	
103 North 3rd St	0111 / 0749	TC	181,100	yes	auto and retail	0.27	
108 North 3rd St	0111 / 1959	TR	108,100	yes	residence	0.25	
111 North 3rd St	0111 / 0748	TC	173,600	yes	carryout food	0.47	
114 North 3rd St	0111 / 1724	TR	87,900	yes	residence	0.25	
120 North 3rd St	0111 / 1944	TR	86,700	yes	residence	0.25	
121 North 3rd St	0111 / 0747	TC	155,300	yes	insurance office	0.25	owner displays local art in office
124 North 3rd St	0111 / 1742	TR	110,900	yes	offices	0.25	potential rental studio
125 North 3rd St	0111 / 0746	TC	137,400	yes	offices	0.28	potential rental studio
130 North 3rd St	0111 / 1709	TR	85,500	yes	residence	0.25	
131 North 3rd St	0111 / 0745	TC	108	yes	offices	0.22	potential rental studio
136 North 3rd St	0111 / 2020	TR	119,300	yes	residence	0.25	
137 North 3rd St	0111 / 0744	TC	82,000	yes	offices	0.25	potential rental studio
140 North 3rd St	0111 / 1941	TR	25,500	no	lot / garage	0.25	
141 North 3rd St	0111 / 0743	TC	84,200	yes	residence	0.13	
3 South 3rd St	0110 / 2109	CBA	221,300	yes	professional office	0.12	
23 South 3rd St	0110 / 2083	CBA	126,700	yes	VFD parking	0.38	outdoor event venue
23 South 3rd St	0110 / 2483	CBA	229,400	yes	fire department	0.27	indoor event venue
31 South 3rd St	0110 / 1910	CBA	95,300	yes	non profit	0.17	

39 South 3rd St	0110 / 2105	CBA	1, 463,000	yes	non profit	0.33	
105 South 3rd St	0112 / 2029	CBA	146,800	yes	non profit	0.09	
109 South 3rd St	0112 / 1906	CBA	102,300	yes	retail storage	0.04	
111 South 3rd St	0112 / 2103	CBA	240,800	yes	mixed use	0.05	tattoo studio
114 South 3rd St	0112 / 0759	CBA	239,400	yes	mixed use	0.08	art & photo gallery/studio
203 South 3rd St	0112 / 2097	CBA	600,100	yes	District Court	0.16	vacant spaces - A&E opportunity
207 South 3rd St	0112 / 2096	CBA	15,800	no	parking	0.11	
212 South 3rd St	0112 / 0762	CBA	28,400	no	church parking	0.13	event parking
213 South 3rd St	0112 / 2098	CBA	9,400	no	parking	0.06	
221 South 3rd St	0112 / 2099	CBA	575,300	yes	commercial	0.24	vacant spaces - A&E opportunity
312 South 3rd St	0112 / 0920	CBA	248,500	yes	retail storage	0.56	
312 South 3rd St rear	0112 / 0921	CBA	19,500	no	parking	0.36	
208 South 4th St	0112 / 0889	CTR	826,800	yes	church hall	0.75	event space and parking
314 South 4th St	0112 / 1938	CBA	9,100	no	lot	0.13	
200 East Alder St	0112 / 2113	CBA	395500	yes	mixed use	0.13	
205 East Alder St	0112 / 2039	CBA	286800	yes	mixed commercial	0.29	
210 East Alder St	0112 / 2058	CBA	239600	yes	retail /shops	0.24	
213 East Alder St	0112 / 2120	CBA	120300	partial	retail shopfronts	0.25	vacant storefronts for rent
216 East Alder St	0112 / 2080	CBA	135900	yes	restaurant	0.11	
220 East Alder St	0112 / 2061	CBA	118100	yes	insurance office	0.14	
223 East Alder St	0112 / 2591	CBA	132400	yes	jewelry shop	0.05	
223 East Alder St	0112 / 2077	CBA	16900	no	parking	0.12	
228 East Alder St	0112 / 2060	CBA	9900	no	lot	0.07	
228 East Alder St rear	0112 / 2059	CBA	8400	no	parking	0.06	
229 East Alder St	0112 / 2594	CBA	103100	yes	retail	0.05	
230 East Alder St	0112 / 2031	CBA	132900	no	commercial	0.05	vacant storefront and upper story
232 East Alder St	0112 / 2076	CBA	154800	yes	mixed use	0.02	photo studio upstairs
300 East Alder St	0112 / 0760	CBA	169000	yes	mixed use	0.1	
### East Alder St	0112 / 1897	CBA	3700	no	parking	0.05	
121 East Center St	0110 / 1782	CBA	95,600	yes	theater	0.06	indoor arts and theater venue
204 East Center St	0110 / 1876	PD	26,600	no	home being built	0.33	
216 East center St	0110 / 1991	CBA	90,500	yes	residence	0.12	

217 East Center St	0110 / 1868	CBA	26,100	no	parking	0.24	
3 West Center St	0110 / 1988	TR	68,500	yes	residence	0.16	
11 West Center St	0110 / 1759	TR	76,000	yes	residence	0.17	
15 West Center St	0110 / 1708	TR	28,500	no	lot	0.17	
19 West Center St	0110 / 1717	TR	49,700	yes	residence	0.17	
23 West Center St	0110 / 2015	TR	43,200	yes	residence	0.17	
215 East Green St	0112 / 2114	CBA	129,700	no	newspaper	0.24	Front Page Stage and parking
215 East Green St rear	0112 / 2042	CBA	11,300	yes	newspaper	0.08	
4 East Liberty St	0110 / 2017	TR	119,400	yes	residence	0.26	
17 East Liberty St	0110 / 2052	EC	142,100	yes	retail	0.34	
18 East Liberty St	0110 / 1866	TR	95,100	yes	residence	0.13	
27 East Liberty St	0110 / 2028	EC	115,100	yes	retail	0.12	
100 East Liberty St	0110 / 2026	CBA	102,300	yes	commercial printer	0.31	
104 East Liberty St	0110 / 2752	CBA	45,000	yes	retail	0.08	
108 East Liberty St	0110 / 2093	CBA	132,400	yes	retail	0.26	
112 East Liberty St	0110 / 2091	CBA	898,300	yes	non profit	0.41	Historic Society Museum
116 East Liberty St	0110 / 2078	CBA	120,300	yes	warehouse	0.33	
### East Liberty St	0110 / 2045	CBA	32,000	yes	bank parking	0.23	outdoor event and parking space
### East Liberty St	0110 / 2768	CBA	23,300	yes	museum parking	0.16	outdoor event and parking space
125 East Liberty St	0110 / 2044	CBA	123,200	yes	non profit	0.2	
126 East Liberty St	0110 / 1957	CBA	19,000	yes	church	0.1	indoor event space
129 East Liberty St	0112 / 2025	CBA	70,500	yes	parking	0.43	outdoor event and parking space
130 East Liberty St	0110 / 2484	CBA	576,300	yes	church	0.15	indoor event space
3 West Liberty	0110 / 1984	TR	100,900	yes	residence	0.23	
13 West Liberty St	0110 / 1729	TR	118,500	yes	residence	0.23	
19 West Liberty St	0110 / 2089	TR	83,900	yes	residence	0.11	
23 West Liberty St	0110 / 1707	TR	55,900	yes	residence	0.11	
311 East Crook St	0111 / 0742	TC	29,100	yes	garage/storage	0.07	
218 East Green St	0110 / 2056	CBA	261,200	yes	bank	0.31	

23 East Oak St	0112 / 1860	CBA	19,500	no	lot	0.45	
29 East Oak St	0112 / 1716	CBA	33,400	no	house	0.25	
32 East Oak St	0112 / 1859	CBA	51,500	no	house	0.22	
104 East Oak St	0112 / 2068	CBA	93,600	yes	professional offices	0.16	graphic art studio on premises
104 East Oak St	0112 / 2069	CBA	5,800	no	parking	0.06	
105 East Oak St	0112 / 1922	CBA	19,400	no	lot	0.25	
111 East Oak St	0112 / 1979	CBA	104,900	yes	residence		
116 East Oak St	0112 / 2065	CBA	51,200	no	vacant lot	0.57	opportunity for redevelopment
117 East Oak St	0112 / 2106	CBA	101,500	yes	commercial	0.21	
121 East Oak St	0112 / 2019	CBA	35,100	yes	residence	0.04	studio conversion opportunity
216 East Oak St	0112 / 2079	CBA	20,500	no	parking lot	0.21	
216 East Oak St	0112 / 1990	CBA	96,000	yes	warehouse	0.25	conversion to A&E opportunity
225 East Oak St	0112 / 2057	CBA	246,600	yes	mixed commercial	0.42	
305 East Oak St	0112 / 0890	CBA	703,700	yes	bank	0.48	
306 East Oak St	0112 / 0764	CBA	3,200	no	church parking	0.01	event parking
316 East Oak St	0112 / 2600	CBA	38,200	no	church parking	0.24	event parking
317 East Oak St	0112 / 0891	CBA	197,200	yes	offices	0.26	
318 East Oak St	0112 / 0765	CBA	722,100	yes	church	0.5	indoor event space
323 East Oak St	0112 / 0892	CBA	229,100	yes	offices	0.26	
403 East Oak St	0112 / 0893	TC	54,100	yes	residence	0.25	
409 East Oak St	0112 / 0894	TC	110,700	yes	residence	0.19	
415 East Oak St	0112 / 0895	TC	731,800	yes	townhouses	0.56	
420 East Oak St	0112 / 1932	CBA	95,700	yes	residence	0.12	
422 East Oak St	0112 / 0887	TR	96,900	yes	residence	0.12	
502 East Oak St	0112 / 0886	TR	84,200	yes	residence	0.25	
507 East Oak St	0112 / 0896	TC	253,300	yes	medical office	0.59	
508 East Oak St	0112 / 0885	TR	9,980	yes	residence	0.25	
513 East Oak St	0112 / 0897	TC	77,700	yes	residence	0.18	
517 East Oak St	0112 / 0898	TC	0	yes	Verizon	0.18	
522 East Oak St	0112 / 0884	TR	154,500	yes	residence	0.5	
525 East Oak St	0112 / 0899	TC	0	yes	Verizon	0.25	
601 East Oak St	0112 / 0900	TR	130,000	yes	residence	0.25	
604 East Oak St	0112 / 0883	TR	144,000	yes	residence	0.54	
611 East Oak St	0112 / 09801	TR	110,900	yes	residence	0.25	

615 East Oak St	0112 / 0902	TR	64,100	yes	residence	0.13
618 East Oak St	0112 / 0882	TR	157,800	yes	residence	0.45
619 East Oak St	0112 / 0903	TR	99,400	yes	residence	0.12
621 East Oak St	0112 / 0904	TR	65,900	yes	residence	0.24
702 East Oak St	0112 / 0881	TR	145,400	yes	residence	0.25
705 East Oak St	0112 / 0905	TR	52,200	yes	residence	0.27
708 East Oak St	0112 / 0880	TR	83,000	yes	residence	0.14
709 East Oak St	0112 / 0906	TR	65,000	yes	residence	0.27
712 East Oak St	0112 / 0879	TR	97,500	yes	residence	0.16
715 East Oak St	0112 / 0907	TR	34,000	yes	residence	0.12
718 East Oak St	0112 / 0878	TR	90,300	yes	residence	0.33
719 East Oak St	0112 / 0908	TR	85,900	yes	residence	0.16
723 East Oak St	0112 / 0910	TR	76,100	yes	residence	0.16
726 East Oak St	0112 / 0877	TR	94,100	yes	residence	0.38
729 East Oak St	0112 / 0912	TR	85,400	yes	residence	0.19
736 East Oak St	0112 / 0876	TR	152,200	yes	residence	0.25
737 East Oak St	0112 / 0913	TR	87,200	yes	residence	0.38
1 West Pennington St	0110 / 1757	TR	160,800	yes	residence	0.69
6 West Pennington St	0110 / 1978	TR	219,200	yes	residence	1.03
21 West Pennington St	0110 / 1976	TR	219,700	yes	residence	0.69
3 East Pennington St	0110 / 1962	TR	60,900	yes	residence	0.1
8 East Pennington St	0110 / 1890	TR	164,600	yes	residence	0.4
16 East Pennington St	0110 / 1893	TR	127,500	yes	residence	0.2
17 East Pennington St	0110 / 1713	TR	83,800	yes	residence	0.17
21 East Pennington St	0110 / 1870	TR	56,000	yes	residence	0.17
24 East Pennington St	0111 / 1901	TR	108,600	yes	residence	0.4
XX East Pennington St	0110 / 1963	TR	18,800	no	lot	0.34
25 East Pennington St	0110 / 1752	TR	89,800	yes	residence	0.17
104 East Pennington St	0111 / 1975	TR	90,600	yes	residence	0.21
108 East Pennington St	0111 / 1902	TR	96,700	yes	residence	0.12
112 East Pennington St	0111 / 1848	TR	72,700	yes	residence	0.12
116 East Pennington St	0111 / 1837	TR	132,400	yes	residence	0.18
119 East Pennington St	0110 / 1982	CBA	109,700	yes	residence	0.24

artist occupied / studio

122 East Pennington St	0111 / 1967	TR	237,600	yes	residence	0.18
128 East Pennington St	0110 / 1999	PD	95,700	yes	residence	0.11
216 East Pennington St	0111 / 1745	TR	98,000	yes	residence	0.1
205 East Water St	0112 / 1703	CBA	38,400	yes	residence	0.51
206 East Water St	0112 / 2583	CBA	73,500	yes	residence	0.25
209 East Water St	0112 / 2000	CBA	35,900	yes	residence	0.43
215 East Water St	0112 / 2016	CBA	2,400	no	lot	0.35
216 East Water St	0112 / 1966	CBA	60,900	yes	residence	0.25
Lot 23 Pennington Addition	0110 / 1798	CBA	20,700	yes	parking	0.12
## First Street	0112 / 2587	CBA	15,500	no	vacant lot	0.2
## Second St	0112 / 2004	CBA	22,000	no	vacant lot	0.25

**Total Acres** 45.665

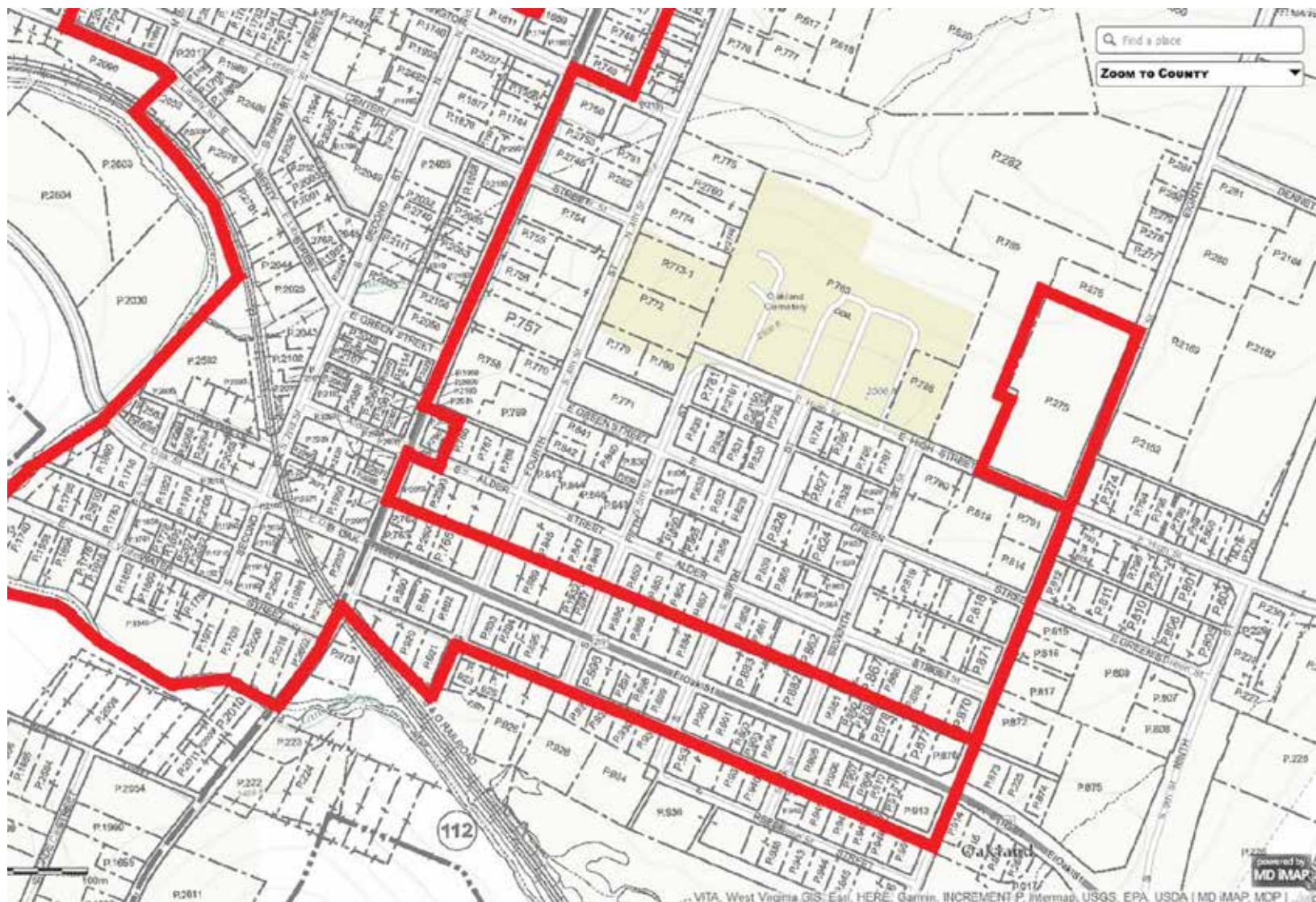
GOVERNMENT PROPERTIES							
BUILDING ADDRESS	MAP/PARCEL	ZONING	VALUATION	OCCUPIED?	USE		CURRENT/PLANNED A&E USE
104 East Center St	0110 / 2487	CBA	n/a	yes	Government	1.64	available for event space
6 North 2nd Street	0110 / 2482	PD	n/a	yes	Enlow Library	0.47	available for exhibit space
22 South 2nd St	0110 / 2740	CBA	n/a	yes	US Post Office	0.42	
15 South 3rd St	0110 / 2035	CBA	n/a	yes	Town Govt	0.49	Town Hall parking and market pavilion event space
109 South 3rd St	0112/ 2592	CBA	n/a	yes	Town Govt	2.37	
## South 3rd St at Water St	0112 / 2602	CBA	n/a	no	Town Govt lot	0.29	
14 North 8th St	0111 / 0275	TR	n/a	yes	Town Govt	4	Armory - event venue
410 East Green St	0110 / 2055	CBA	n/a	yes	Board of Ed	0.45	
10 East Liberty St	0110 / 1706	TR	n/a	yes	County Govt	0.1	

14 East Liberty St	0110 / 1705	TR	n/a	yes	County Govt	0.11	
117 East Liberty St	0110 / 2761	CBA	n/a	yes	Railroad Station	0.69	outdoor event space / stage
108 East Oak St	0112 / 2094	CBA	n/a	no	town parking	0.18	parking for events
## East Oak St - corner South	0112 / 0763	CBA	n/a	no	SHA lot	0.12	memorial park - event space
## East Water St	0112 / 1863	CBA	n/a	no	Town Govt lot	0.52	
<b>Total Acres</b>						<b>11.85</b>	

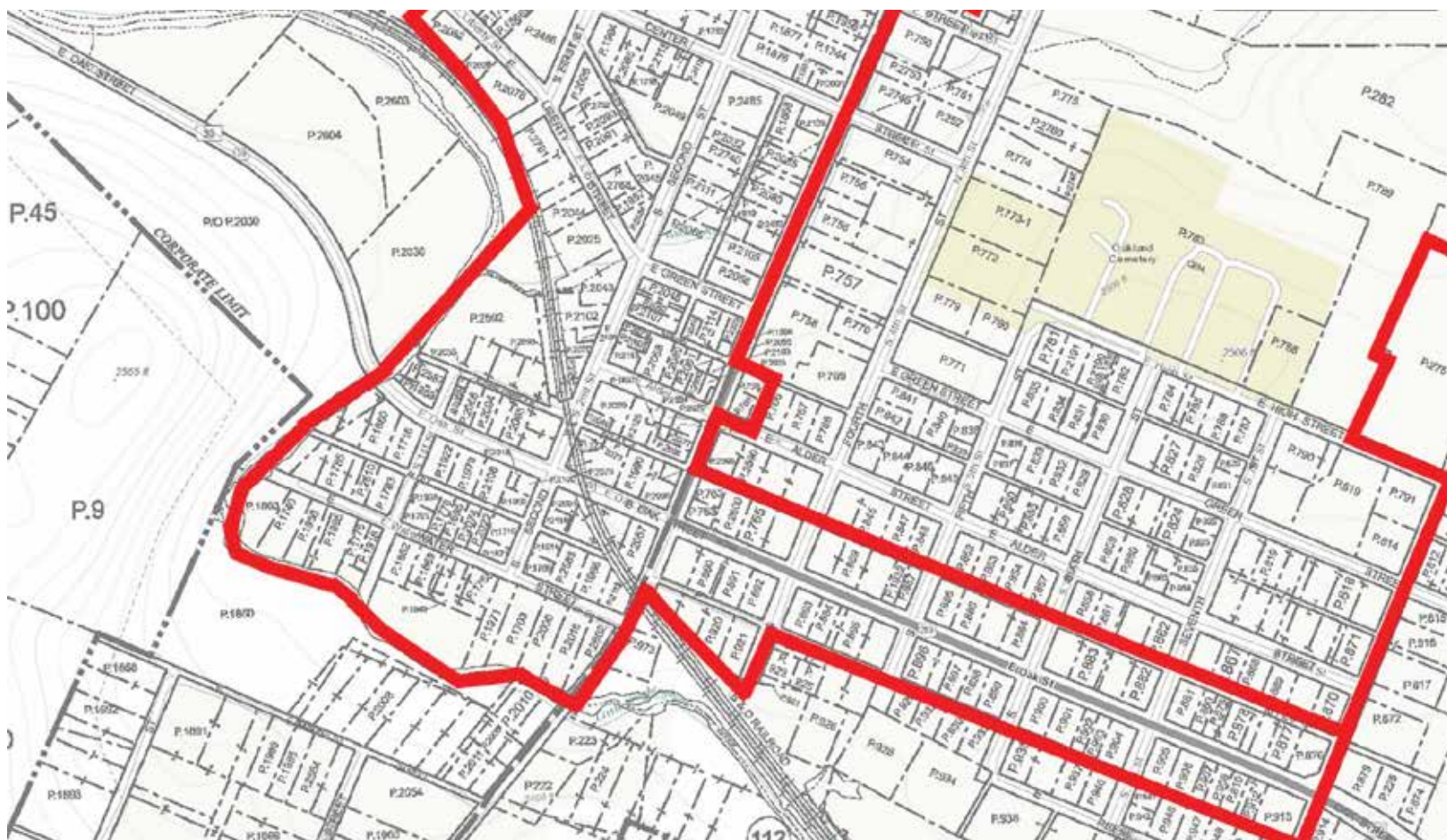




Tax Map – Parcels within A&E boundaries



Tax Map – Parcels within A&E boundaries



# 2 Narrative

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## Introduction To Narrative

The town of Oakland is located in the southern portion of Garrett County and is the seat of county government. Easily accessible from Interstate 68, the town is a two to three and a half hour drive from major metropolitan areas including Baltimore, Washington, DC, and Pittsburgh, PA. Western Maryland's key tourism destination Deep Creek Lake is just a 10 minutes away therefore making the town a popular destination for the year-round guests.

Accessibility to the town is gained via Interstate 68 in the north and US Rt. 50 to the south. Rt. 219 travels north-to-south and Rt. 135 travels east-to-west within the county. Both are major arteries into Oakland.

### *History and the Arts:*

The development of the town of Oakland centered around the arrival of the B&O Railroad in 1851. John W. Garrett, president of the B&O whom the county is named in honor, felt the climate and beautiful country in the highlands would lend itself to considerable visitation. The railroad owners built large resort hotels. Boarding houses and vacation cottages were also plentiful during the late 1800s and early 1900s. The Garrett family were lovers of music and art. They created a legacy of philanthropy, scholarship, and patronage of the arts. Along with the influx of visitors came the growth of cultural activities available for both the resort guests and residents alike.

From 1851 through 1900, at least three early opera houses were located in Oakland along with the 5-cent Nickelodeon Theatre. The Rasche Family, from

Water Street, had a popular orchestra that played the opera houses and theatre, entertaining the mountain top visitors with outstanding musical productions. The U.S. Navy Band performed during the Victorian summers at the nearby Deer Park Hotel. And in honor of numerous stays by our US Presidents, the "Cleveland Grand March" and "Deer Park Waltz" were written and performed. Other exciting performances occurred when nationally known acts such as Annie Oakley, Buffalo Bill Cody and others arrived by train and performed in the community. Lew Wallace worked on his novel Ben-Hur while relaxing on the veranda of The Glades Hotel, near the railroad station.

During the late 1880's and continuing through the World War I era, just a mile away in Mountain Lake Park an annual Chautauqua occurred. The program took place at the Bashford Amphitheater, a performing arts facility that seated more than 4,000 people. At the time of construction, it was famous for having the largest circular unsupported roof without interior posts. The history of Chautauqua continues in the area today through a partnership of the Maryland Humanities Council and Garrett Lakes Arts Festival.

The Bashford Amphitheater also hosted the Mountain Top Choral Festivals created by local artists Felix and Lucille Robinson. Mountain Lake Park Camp Meetings featured music, art, and famous guest lecturers such as William Jennings Bryan, Billy Sunday, and President William Taft. It was during this same period that Third Street was home to the Maryland Theater, a venue that featured minstrels, vocal artists, and drama.



JOHN WORK GARRETT



BUFFALO BILL | Illustration for Broadway's 1999 production of *Annie Get Your Gun*, by local artist, Mark Stutzman. The model for "Bill" was Oakland's Mainstreet manager, Glenn Tolbert

## Introduction To Narrative *(cont.)*



In nearby Aurora, WV an artist residency colony was developed and is being revitalized today.

From the mid to late twentieth century, every small community had a band. Many of these were comprised of young men from the town, where the boys were given the opportunity to learn to play a musical instrument and meet new friends. Oakland's Mickey's Boys Band was one of the largest and most popular in the region. The tradition continues today with the Garrett Community Concert Band, an all volunteer group that performs regularly throughout the year.

Garrett County Playhouse operated under the direction of Gene & Barbara Yell, a professor of drama at the University of New Mexico. Mr. Yell was a summer resident of the Oakland area. Seeds for the organization were driven by the Oakland Centennial pageant of 1949. Members of centennial celebration saw both the enthusiasm and market for theatrical productions and led the revival. The Playhouse ran for thirteen successful seasons and operated in several venues including the local favorite Blue Barn Theater.

The closing of the Garrett County Playhouse led to the formation of Garrett Lakes Arts Festival, spearheaded by folks associated with the Playhouse. Today, Garrett Lakes Arts Festival (GLAF) is celebrating their 31st season. GLAF consistently brings world-class performing arts to the mountaintop. This year's program includes performances by the Maryland Symphony Orchestra, Peabody Ragtime Ensemble, The Ballet Theatre of Maryland and more.

Documentation and artifacts related to Oakland's artistic past are available for enjoying at the Garrett County Historical Museum located on Second Street. The museum has a themed Arts and Recreation Room dedicated to the cultural uniqueness of our area.



*Painting by local artist Chartles "Chip" Evans depicts WWII serviceman waiting at the B&O Station*

## Introduction To Narrative *(cont.)*



Looking North on 2nd Street from The Gallery Shop

Our community continues to be a popular mountaintop destination. The large resort hotels have been replaced by vacation rental homes, bed and breakfasts, and mom-and-pop motels however the tradition of cultural excellence continues. In addition to the organizations mentioned above, **Our Town Theatre** is celebrating its 20th anniversary. The all-volunteer community theatre holds numerous plays, open mic nights, concerts, children's activities and various other programs. Their costume shop, located next door, has an extensive selection and rents costumes and props to the general public at a very reasonable rate.

Garrett County Arts Council has been operating a retail gallery downtown since 2000. In November, 2016, **The Gallery Shop** moved to a newly renovated, larger storefront on Second Street. Since the beginning, the work of more than 380 local artists has been exhibited and sold. Currently, at any given time, 150 artists have their work for sale in the space.

The town of Oakland's **Little Yough Summer Music Festival** is entering the 21st year. Held outdoors in the Mountain Fresh Pavilion along the banks of the Little Yough River, the performances are free and concerts take place throughout the summer on Friday evenings. The B&O Station provides a striking background and a sweet reminder of our railroad heritage when the occasional train passes ... whistle blaring. Guest artists to have improvised through that included Sally Taylor, Livingston Taylor, Janice Ian, and other nationally known acts. Several other festivals and events occur and nearly each one has some art component as a key part of the celebration.



OTT Located on Center Street

Little Yough Music Festival



## Introduction To Narrative *(cont.)*

The **Oakland Community Center** is located on the eastern edge of the district. This facility has a large gathering space and numerous small rooms. Throughout the year concerts, dances, parties, craft and antiques shows and various community activities take place in this venue. The town owns the property and recently invested in acoustic improvements to the main large portion of the building. **Garrett County Council Arts Council** uses the smaller rooms for their hands-on workshops. Garrett College has their southern outreach center in a portion of the building and frequently offer personal interest arts classes. The large lawn and parking area, as well as adjoining property, have outdoor festival potential. By including this site in the district, the opportunity to use the Community Center for an extension of the downtown summer music festivals or other performing arts activities where artists may take advantage of the income tax exclusion is a plus.



Oakland Community Center located at 14 N 8th Street

Traveling throughout the community, numerous public art pieces can be viewed. There are a series of murals celebrating our history. The most recent mural, erected last summer, is dedicated to our public safety personnel. The town and surrounding area have various barn quilts celebrating our history and continuing agricultural enterprises. The barn quilts also tie Garrett County to a grassroots national movement that can be seen in many states and several other countries.



*Mural by local artist Mark Stutzman, celebrating John W. Garrett*

Since early December, 2016, two new arts related businesses have located to the town. This demonstrates a vibrant community, dedicated to supporting the arts and developing economic growth. The award of an Arts & Entertainment designation will strengthen the appeal and support the efforts already shown by the town.

## Description of Proposed Oakland, Maryland A&E District Boundaries

Starting at the intersection of Route 219/North 3 rd Street and East Crook Street,

Travel northwest 180' on East Crook Street to "Alley 8"

Boundary follows southwest edge of road ROW and includes all properties that adjoin to the southwest

Turn left and travel southwest on "Alley 8" 575' to Pennington Street

Boundary follows southeast edge of alley ROW and includes all properties that adjoin to the southeast

Turn right on Pennington Street and travel northwest 1,400 feet to a platted ROW Proctor Street

Boundary follows the backyard line of all parcels adjoining to the northeast on this section of Pennington Street

Turn left on Proctor Street and travel southwest 520' to Liberty Street

Boundary follows southeast boundary of this ROW and includes all parcels that adjoin to the southeast

Turn left and travel southeast on Liberty Street 420' then turn right and south 224' to the CSX railroad ROW

Boundary follows the northeast boundary of Liberty Street road ROW and includes parcels that adjoin to the northeast and then southeast at the turn in the boundary that goes to the CSX ROW

Follow the CSX railroad ROW southeast 600' to a point adjacent to the Historic B&O train station

Boundary follows northeast boundary of railroad ROW and include properties that adjoin to the north and northeast

Turn right and travel southwest along the bank of the Youghiogheny River 690' to a point intersecting with Oak Street/Route 39 bridge over the river

Boundary follows eastern and northern bank of this river and all properties that adjoin it to the east and southeast



Continue to travel along the eastern bank of the Youghiogheny River 1830' to the South 3 rd Street road bridge crossing the river

Boundary follows eastern and northern bank of this river and the parcel lines that adjoin it to the north and east

Turn left and travel northeast on South 3 rd Street 320' to the intersection with Poplar Street

Boundary follows western edge of road ROW and includes properties that adjoin it to the west and northwest

Turn right and travel south east 2,090' on Poplar Street to the intersection with South 8 th Street

Boundary follows the northeast edge of road ROW and includes all properties that adjoin it to the northeast

Turn left and travel north on South 8 th Street and across Oak Street 340' to the intersection with "Alley 3"

Boundary follows the northwestern edge of this ROW and includes all properties that adjoin it to the northwest

Continue along South 8 th Street 975' to the Oakland Armory

No other parcels in the district border this section of South 8 th Street until the line meets with the property lines of the Armory parcel. This section of boundary is only the road ROW.

Reverse direction and proceed back to the intersection of "Alley 3" and South 8 th Street

Turn right and travel northwest along "Alley 3" 2,100 feet to the intersection with South 3 rd Street

Boundary follows southwestern edge of this ROW and includes all adjoining parcels to the southwest

Turn right and travel north on South Third Street to the intersection with East Pennington Street

All properties that adjoin to the northwest are included. Two distinct parcels to the southeast are also included in the district in this section located to the east of South Third Street at 114 South 3 rd Street (photography studio)

At the intersection of East Pennington Street, turn right on East Pennington and travel 190' to an unnamed alley on the left

Boundary follows the northeast edge of this ROW and includes all properties that adjoin it to the northeast

Turn left on this unnamed alley and travel northeast 570' to East Crook Street

Boundary follows the northwest edge of this ROW and includes all properties that adjoin to the northwest

Turn left on East Crook Street and travel west 200' to the beginning

Boundary follows the southwest edge of this ROW and includes all properties that adjoin to the southwest

Notes:

- Boundary has not been surveyed. Measurements acquired from aerial imagery.
- All parcels interior to the boundary lines are included in the district
- When the boundary is a road, except as otherwise indicated above the edge of the road ROW is the boundary

## Narrative

The proposed area for Oakland's A&E District includes 90 acres. All of the area included is within a Priority Funding Area. Taking these boundaries into consideration, the proposed district includes the present business corridor of town, allows various opportunities for growth and redevelopment, and encompasses art venues already in existence.

- the area to be served, identifying each governmental unit, i.e. town, county, etc. to be affected by the proposed district;

The Oakland Renaissance Arts & Entertainment District would be governed by the Town of Oakland. While the main area to be served will be to the town, Oakland is the county seat. Therefore activity within the district will have a direct impact not only on our neighboring communities but to the county overall and especially to our large influx of tourists.

### Affordable Housing

- the potential for affordable housing (rental or purchase), studio and performance space; transportation /walking plans for the proposed district (may include signage, parking, shuttle buses, walking maps, etc.);

There currently are many options within the designated Arts and Entertainment corridor for affordable housing and business space. Various apartments over retail storefronts, apartments or free standing homes within walking distance to storefronts, or vacant lots for new development exist within the district. Areas of desired revitalization include Water Street and Liberty Street.

The main arteries to the town are Rt. 219, running north to south and Rt. 135, from east to west.

Within the town limits, Rt. 219 becomes Third Street. Rt. 135 becomes Oak Street. Both of these access routes are within the district boundaries.

### Transportation

Garrett Transit Service (GTS) is the public transportation provider for Garrett County and is based within the district boundaries. GTS provides transportation for head start, early head start, adult day care centers, home meal delivery, after school programs, senior centers as well as for the general public. Fares are very reasonable and all drivers hold a commercial drivers license and are trained in first aid and CPR. Buses are equipped with wheel chair lifts and securement devices and all drivers are trained accordingly. GTS is available to provide shuttle service to the community for large events such as the annual Autumn Glory Festival. For trips outside the region, Bay Runner Shuttle and Megabus also service the community on a daily basis making stops in the northern end of the county. A private Limousine and Uber are both available.

The town has a large public parking lot that is free of charge and handicap accessible. Parking lots are also available at two of our museums. In Spring, 2017 the town will remove all meters from the street parking. For the last year, those meters have been covered by the town.

With the assistance of a grant from Mountain Maryland Gateway to the West Heritage Area, the town has created a walking map of the Main Street area. Future goals would be to expand the existing signage with an emphasis on the A&E District and key anchor attractions. The town is currently working on plans for a pedestrian gateway to guide visitors into the downtown corridor. The gateway would close one existing vehicular entrance to the parking lot, create a safe access across the existing railroad crossing, generate interest and guide foot traffic, and create an area showcasing heritage and local businesses.



**Real Estate Detail:** Oakland is a very affordable location to live. The estimated median value of a home in Oakland in 2015 was \$168,448 which was 56% the value of a home in Maryland at the same time (\$299,800). Every home in the proposed A&E District also benefits from a "home professional" zoning designation, which allows qualifying artists the ability to create work in and from their homes. The balance of commercial properties and residences in the proposed District demonstrates a compact and walkable community.

# Narrative

## ADA ACCESSIBILITY

- ADA Accessibility features of the proposed district (individual enterprises as well as transportation and common areas);

The sidewalks, parking lots, town park, public restroom facilities, access to historical and most private businesses throughout the town are ADA compliant. Garrett Transit Service provides ADA compliant public transportation. All public and government offices (town hall, library, college outreach center, etc.) meet ADA standards. Adjoining the town parking lot, there is an access pier to the Little Youghioghney River that allows handicap accessibility to the fishing stream.

## ECONOMIC DEVELOPMENT

- a description of how the proposed district will coordinate economic development and Smart Growth initiatives with other economic development activities in the area (include other designations received, such as Main Street, Heritage Areas, etc.);

Garrett County Department of Economic Development specifically states objectives and initiatives centered around the arts in their current strategic plan.

**Goal 1.** Infrastructure and Facilities: Garrett County invests in infrastructure (roads, electricity, telecommunication, water/sewer) and in community, business and recreational facilities which facilitate sustainable growth.

**Objective 2.** Developing facilities and infrastructure that enhance the county's arts, heritage, and recreation capacity

**Initiative C.** Create at least one Arts and Entertainment District, which includes a venue for the sale of local food, products, crafts, and restaurants.

The proposed district is part of the Mountain Maryland Gateway to the West Heritage Area. Garrett County cares about its heritage resources, not only for the history they portray, but also because they have tangible social and economic benefits. The heritage program assists with enhancing preservation and developing heritage tourism infrastructure and services in the county. This Arts and Entertainment District will address at least two of the key themes identified in the plan:

**Historic Recreation**-Garrett County has a legacy as one of Maryland's most significant recreation areas, even before the 20th century. Garrett's natural beauty and resources inspired people from all walks of life including rich and powerful from nearby urban area. Identifying the area as a home to world class artists will attract not only new visitors but new artists who wish to live and work in an area that recognizes the importance the arts can bring to a community.

**Cultural Uniqueness**-The cultural uniqueness theme considers the climate and terrain of Maryland's western frontier, which creates a type of isolation that has appealed to many and varied cultural groups as a core influence. For example, the Amish and Mennonite communities in the area searched for religious freedom. The Appalachian mountain cultures also developed unique foods, styles of music, art, and other cultural characteristics that deserve recognition.



*Amish barn wood carving, attributed to Sam Slabaugh, depicting Civil War imagery*

**The proposed A&E District is:**

- a Target Investment Zone
- a Priority Funding Area
- a Main Street Community within Mountain Maryland Gateway to the West Heritage Area
- Tree City USA
- a Sustainable Community
- adjoins a National Register Historic District
- is a Sister City to a community in Estonia

**GOALS**

- an explanation of goals and objectives of the proposed district and their expected outcomes;

In addition to addressing the goals outlined above in regard to the county's economic development, an OaklandBASE [Building A Stronger Economy] revitalization initiative and application for this A&E designation shows our desire build the vitality of our community. We hope to fill the empty properties within the town by creating a live/work environment. Two key areas of town, Liberty and Water Streets, will be marketed with the goal of expanding the downtown business district to these adjoining areas of affordable properties in need of renovation.

The increase in arts related businesses and activities will hopefully spread the existing energy throughout our community. We would like to develop a vibrant nightlife in the downtown area and arts venues could lead the way for that initiative. The vibrancy of the business climate will increase the draw for tourism visitation to the town and surrounding area and has the potential to grow our population base.

- details of proposed activities and time frames for completion;

**TIME LINE**

- July, 2017      **Receive the Arts and Entertainment designation.**
  - September, 2017      **Advisory Board will develop a job description for the staff position. Job will be advertised, interviews conducted and staff hired.**
  - November, 2017      **Create and begin implementation of community outreach education related to the benefits and goals of an A&E District**
  - November, 2017      **Develop application procedures and guidelines for securing incentives**
  - February, 2018      **Establish a marketing plan**
- This will include:**
- Developing a logo
  - Creating a relocation packet that includes the benefits and tax incentives within the A&E district, listing of available properties, economic development statistics, etc.
  - Ensure information is provided to and listed on web sites of the various stakeholder organizations
  - create an advertising campaign
  - develop signage for district including window decals or other display to be used by participating artists and businesses.
- April, 2018      **Promote the A&E district through local tourism offices, realtors, etc.**
  - On-going      **Support existing community events and create new art opportunities at these events.**
- Create new arts-centered festivals and events

## Benefits

- a description of how the arts and entertainment designation will benefit the proposed district and, if applicable, the surrounding area;

Because our history is centered around tourism and the arts, we will once again be able to say we are a community dedicated to cultural activity. When we receive the designation, we can then promote this idea and do so with the backing and support from the state. This designation will give credibility to our desire to welcome tourists, provide various creative outlets for their enjoyment, and increase the number of guests to our community. With the increase in interest, we hope to see new businesses, and more people motivated to make the Oakland area their home. A successful district will establish the area as an arts destination, heritage attraction, and grow the number of working arts and crafts studios and art centered events in the town. The continuation of strong partnerships with business, government, education and other public entities that have demonstrated a stake in this endeavor will assure a successful outcome.

## Economic Coordination

- a description of how the proposed district complements the county/municipal economic development plan;

As the town hopes to increase the business, recreational, and cultural vibrancy within the A&E district, those plans fit perfectly into the goals and objectives of the county's Department of Economic Development. As outlined in a previous question, the creation of an A&E district is specifically mentioned in the county plan. The Mayor and Town Council of Oakland have endorsed the concept of offering incentives to potential new businesses, land owners, tenants, or existing businesses that are willing to invest in the town as part of the revitalization effort.

A recent survey completed by Oakland BASE (Building a Stronger Economy) has identified several types of businesses that area residents and visitors feel are needed. Several of these were entertainment and art related.

## Tourism

- a description of how the proposed district will impact tourism;

Tourism is big business in Garrett County and an important part of the local economy. Tourism accounts for one in five jobs in the county. Local foods and arts are some of the most often purchased retail items. Based on geographic location, Garrett County draws from three major metropolitan areas - Baltimore, Washington, DC, and Pittsburgh. Oakland's location close to Deep Creek Lake allows visitors to easily take advantage of the events and visit the local businesses.

The leaders of the district will work closely with the county Direct Marketing Organization (DMO) to promote the opportunities available. The excitement already existing will only increase if this region is recognized at the state level. Providing more opportunities will not only increase interest in Oakland but in the county overall.

## Economic Impact

- a description of how the proposed district will impact the economy.

Throughout Garrett County the arts are becoming an economic driver. There is more interest in our non-profit arts organizations, new galleries and performance venues. Up and coming artists are becoming active.

New and expanding ventures are beginning a renaissance of sorts in the town. Since late November, the new and expanding ventures are spurring a renaissance in the Oakland.



Since late November, 2016, the Garrett County Arts Council has opened a new, expanded retail gallery, a photographer has relocated from Morgantown, WV and purchased a building with studio space on the ground level and living quarters above, and a painter has opened an art supply store on Second Street. A successful arts and entertainment district will increase this type of development and attract more people to the county. The need for related services such as restaurants, other retailers, and service related businesses will expand.

This designation will help enhance the town and the goals of BASE to revitalize the community and increase the draw of tourism to the area. Oakland will market the district to encourage artists, art related venues, studios, art schools, and others to relocate within the boundaries and be able to leverage the tax benefits associated with the Arts & Entertainment designation. This anticipated growth will also increase the economic impact of visitor spending not only in the arts related businesses but in other area entities as well.

Numerous other Garrett County organizations have shown their support for this designation including but not limited to Garrett County Arts Council, Garrett County Chamber of Commerce, Garrett County Economic Development, Mountain Maryland Gateway to the West Heritage Area, and the Board of Garrett County Commissioners. This designation will complement the goals of making our county a vital destination for visitors, new business, and both full and part-time residents.



# 4 Artists and A&E District Enterprises & Assets

**Historic To Recent** 4-1

**Performance Venues (In/Near District)** 4-2

**Artists (Near the District)** 4-3

**Artists (Near the District)** 4-4

**Artists (Near the District) | Art Businesses (Near/In the District)** 4-5

**Festivals (In/Near District) Informal Artist Gatherings (In/Near District)** 4-6

**Restaurants/Lodging (In/Near District)** 4-7

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**Town Resolution & Attorney Letter**

**County Resolution**

**Evidence of Hearing** 4-9

**Artists Annual Report Form**

**Artist's Real Property Tax Credit Form**

**PFA Priority Funding Area Certification & Map**

**Feasibility, Visioning & Press**

AIA & OaklandBASE 4-10 | Survey Analysis 4-11

Incentives: OaklandBASE and A& E 4-12

Press/ Media 4-13

**Handouts and Promotional Samples** (sleeve)



# Artists and Arts & Entertainment District Enterprises



Books by mystery writer Martha Grimes

## Historic to Present

### 1850 to 1900

- Schartzer's Opera House
- Hinebaugh's Opera House
- Rasche Family Orchestra, Opera House Musicians
- Lew Wallace, Civil War General and Ben Hur Author

### 1900 to 1950

- Aza Stanton, Artist
- Milburn Melhop, Illustrator and Actor
- Martha Grimes, Author, Winner of Edgar Grand Master Award & Nero Awards
- Muriel Franc & Family, Musicians, Dancers
- Kathryn Sincell-Corwell, Musician and Co-Creator Garrett Classical Music Series with GLAF
- Dr. Erick Friedman, Virtuoso Violinist, Grammy Award Winner, and Co-Creator Garrett Classical Music Series with GLAF
- Jane Lang and Paul Sprenger, Arts Philanthropists

### Present Treasures

- Louis DiCarlo, Mountain Lake Park, Stained Glass Gallery
- Gino Mauricci, Bittinger, Clarinetist, Instrument Repair
- Laura & Mark Stutzman, Mountain Lake Park, Eloqui, Art & Design Studio, Local to International Projects, including United State Postage Stamps, Book Illustrations, Photography
- Roger Skipper, Skipper Custom Instruments, Oakland, Musician, Luthier, Writer

### Performance Venues | IN THE DISTRICT

- Garrett County Arts Council Gallery (Second Street) | Performance Space
  - Garrett County Historical Society Gazebo (Second Street) | Historic Gazebo
  - Oakland Pocket Park Grounds (Second Street) | Site for Films & Concerts
  - Oakland Community Center | Garrett College Southern Outreach Center (SOC) (Eighth Street) | Voice and Instrument Lessons and Concerts
  - Oakland Farmer's Market Pavilion & Rotary Park | Home of Little Yough Summer Music Festival
  - Oakland Railroad Station Stage (Liberty Street) | Outdoor Stage
  - Our Town Theatre and Backstage (Center Street), Main Stage and Home of Our Town Theatre's Costume, Prop and Scene Shops
  - Ruth Enlow Library (Second Street) | Site of Concerts and Writing, Storytelling Workshops
  - St. Mark's Lutheran Church (Second Street) | Site of Garrett Choral Society Rehearsals and Performances and Concerts by Local Musicians
  - St. Matthew's Episcopal Church (Second Street) | Site of Recitals by Students of Elizabeth Wotring-Nelson
  - The Front Page Stage (Behind The Republican Newspaper, Second Street) | Outdoor Stage
  - Veterans Park (Third Street) | Sculpture Garden
  - St. Peter's Catholic Church Parish Hall (East Oak Street/Route 219) | Site of Concerts
- (Ghost Walk Stations with QR Codes, planned by Our Town Theatre)

### Performance Venues | NEAR THE DISTRICT

- Broad Ford Park** | Oakland Town Council, Site of July 4 Concert by Garrett Choral Society & Garrett Community Concert Band, Southern Garrett High School Theatre Department's Haunted Hayrides
- Elks Lodge #2481** | Oakland, Site of Mr. Garrett County Contest, Lions Club Remedy Dance
- Moonshadow Cafe** | Accident, Site of Concerts, Gallery, and Arts



Our Town Theatre



St. Matthews Episcopal Church



Front Page Stage

# Artists and Arts & Entertainment District Enterprises



Little Yough Music Festival at Mountain Fresh Pavilion Downtown

## Performance Venues | NEAR THE DISTRICT

Connections, Open Mic Nights

Black Bear Tavern, McHenry, Site of Music Performances

Garrett College Auditorium and Grounds, McHenry, Garrett Lakes

Arts Festival Performances and Chautauqua; Site of

Rehearsals & Performances by Garrett Community Concert Band

TOTL - Theatre on the Lake, McHenry, The Barn at Ridgeview Valley,

Summer Repertory Theatre, Schools in Garrett County Board of Education, Theatre Productions and Concerts



GLAF | Beatlemania

## Artists | IN THE DISTRICT

Bruffy, Dave | Smoke N Mirrors Photography, Lessons in Photography

Durham, Clinton | Qworkstation Creative Community, Photographer, Graphic Artist

Durham, Paul | Qworkstation Creative Community, Photographer

Elmlinger Christie | Sew Eclectic, Whimsical Fiber Creations

Elmlinger, Joshu | Composer

Gilbert, Linda | Artist and Proprietor of Artists and Dreamers, Art Supply Store

Heidenreich, Jim | Muralist and Painter

Hogue, Harold | Musician, Lessons in Brass, Strings, Guitar, Bass Guitar

Lauver, Mari | Qworkstation Creative Community, Fine Artist and Photographer

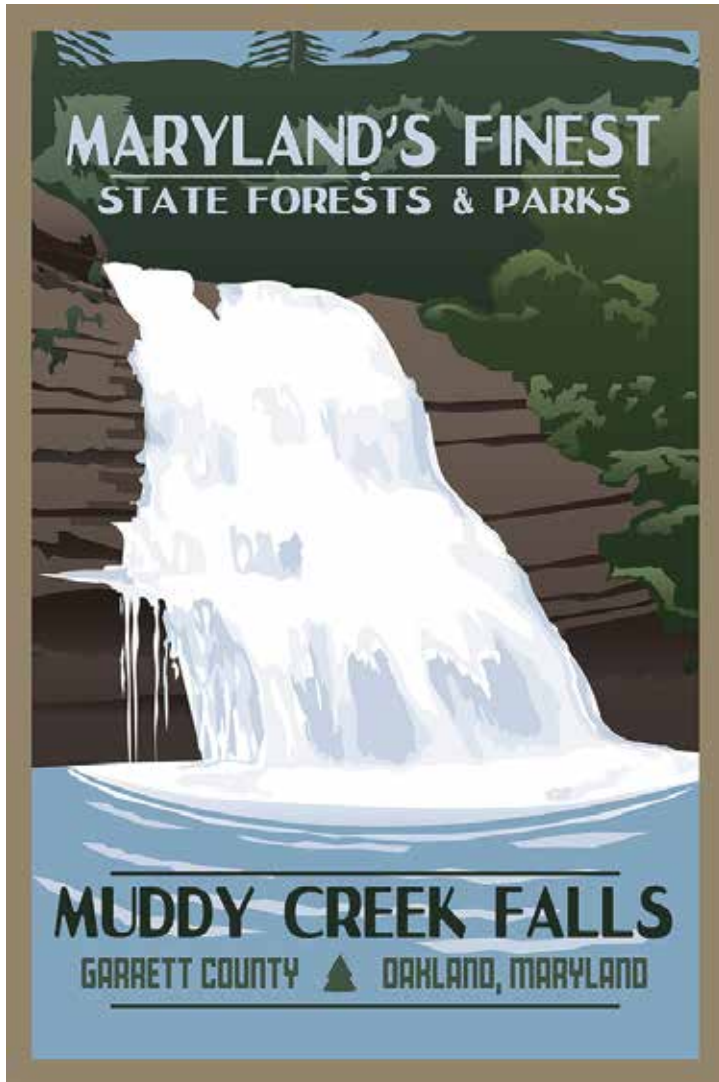
McEwen, John | Writer and Photographer

McEwen, Mary | Writer

Oxford, Brian | Qworkstation Creative Community, Photographer and Videographer

## Artists | NEAR THE DISTRICT

Andrew, Dolores	Oakland	Painter
Arnson, Alan	Accident	Artisan
Arnson, Sue	Accident	Multiple Media
Ashby, Joanne	Oakland	Fabric Artisan
Bauer, Mary Lou	Swanton	Painter
Becker, Sara	Deep Creek	Painter
Bednarzik, Barbara	Deep Creek	Painter
Bellow, Mike	Oakland	Photographer
Blizzard, Caroline	Oakland	Photographer
Brobst, Jesse	Oakland	Pen & Ink
Browning, Bob	Oakland	Musician
Carney, Bob	Oakland	Photographer
Chaney, Joan	McHenry	Fabric Artisan
Coene, Maggi	Oakland	Fabric Artisan
Cooper, Clare	Oakland	Musician, Lessons in Violin, Cello
Crawford, Terah	McHenry	Musician, Songwriter
Deep Creek Pottery	McHenry	Potter



Clinton Durham [In the District]

**Artists | NEAR THE DISTRICT (cont.)**

Dennis, Mike	Swanton	Wood Artisan
Diller, Rebecca E.	Oakland	Photographer, Jeweler
Dunham, Marge	Oakland	Fabric Artisan
Dunham, Neil	Oakland	Wood Artisan
Elsey, Sharon L.	Oakland	Painter
Englander, Barb	Oakland	Fabric Artisan
Fetchko, John	McHenry	Glass Artisan
Folmsbee, Nancy	Accident	Multiple Media
Flinn, Marianne	Oakland	Musician, Lessons, Piano, Keyboard, Organ
Frick, Joshua	Oakland	Metal work
Gibbs, Kathleen	Oakland	Photographer, Jeweler
Gilbert, Lin	Oakland	Painter
Gordy, Rose	Oakland	Writer
Greaser, Bev	Oakland	Photographer
Hall, Michael	Accident	Musician
Harvey, James H.	Kitzmiller	Wood Artisan
Herdering, Linda	Accident	Photographer
Hershman, Renita	Swanton	Musician
Hill, Andrew	Oakland	Musician
Hill, Melodee	Oakland	Writer
Hill, Richard	Oakland	Musician, Graphic Artist
Jacoby, Fred	Oakland	Musician
Johnson, Georgia	Oakland	Basket Artisan
Johnson, Victoria	McHenry	Fabric Artisan
Jones, Dr. Jim	Oakland	Musician, Opthamologist
Kauffman, Alma	Gortner	Rag Rug Weaver
Kauffman, Ellen	Gortner	Photographer
Kauffman, Frannie	Gortner	Rag Rug Weaver
Lee, Chip	Oakland	Photographer
Lyon, Joan	Accident	Potter
Maley, Carol	McHenry	Fabric Artisan
Matthews, Steven	Swanton	Pen & Ink



James Groves (painting)



Betsy Viola (hats)



Lori Skidmore (pottery)

## Artists NEAR THE DISTRICT (cont.)

McClive, Rebecca	Oakland	Painter
Michaels, Kenneth	Oakland	Wood Artisan
Mickle, Mary	McHenry	Musician, Lessons in Piano, Voice
Moynahan, Denise	Oakland	Pen & Ink, Writer
Neville, Jim	Mountain Lake Park	Musician
Omholt, Barbara	McHenry	Jeweler
Peachey, Katie	Gortner	Rag Rug Weaver
Peacock, Frederick	Oakland	Painter
Peachey, Katie	Gortner	Rag Rug Weaver
Pratt, Sonia	Oakland	Painter
Reed, Michael	McHenry	Photographer
Rinard, Kendra	Oakland	Musician, Lessons in Piano, Brass, Woodwinds
Rippeon, Wendy	Accident	Fabric Artisan
Robinette, Debora	Oakland	Wood Artisan
Schooles, Susan L.	Oakland	Painter
Silkey, Evelyn	Swanton	Painter
Simcoe, Annie Morris	Accident	Paper arts
Simpson, Mike & Judy	Oakland	Wood Artisans
Sines, Joshua	Oakland	Metal work
Smith, Katharine	Oakland	Photography
Snyder, Pam	Oakland	Potter
Spencer, Jack	Oakland	Writer
Stanton, Sandra	Oakland	Multiple Media
Stonesifer, Karina	Oakland	Jeweler

# Artists and Arts & Entertainment District Enterprises



THE GALLERY SHOP



QWORKSTATION



ARTISTS AND DREAMERS

## Artists | NEAR THE DISTRICT (cont.)

Stonesifer, Terri	Oakland	Glass Artisan
Accident	Potter, Pen & Ink	Stumpf, Samantha
Swartzentruber, Ida	Gortner	Quilter
Turrentine, Julie	Swanton	Glass Artisan and Musician
Turrentine, Moe	Swanton	Musician, Conductor of Garrett Community Concert Band
Walch, Dr. Charles	Oakland	Musician, Surgeon
Wall, David	Oakland	Musician, Lessons in Brass, Flute
Warnick, Marcia	Swanton	Photographer
Weimer, Kim	Oakland	Musician, Teacher
Winters, Bonetta	Oakland	Painter
Wotring-Nelson, Elizabeth	Oakland & Aurora, WV	Musician, Lessons in Voice
Yoder, Cora	Gortner	Quilter
Yoder, Naomi	Gortner	Quilter
Yoder, Malinda	Gortner	Quilter
Yonke, Robert	Swanton	Painter

## Art Businesses | IN THE DISTRICT

- Artists and Dreamers, Art Supply Store, Lessons
- Smoke N Mirrors Photography, Lessons
- The Gallery Shop, Garrett County Artists, Lessons
- Qworkstation Creative Community, Photography and Graphic Arts

## Art Businesses | NEAR THE DISTRICT

- Balanced Body Dance Studio, McHenry, Ballroom Dance
- Brenda's Body Shop, Mountain Lake Park, Ballet, Hip Hop, Jazz Lessons and Aerobic, Dance (Internationally traveled)
- Four Storm Artists Gallery and Hawks Flight Studio, Oakland
- Jessica's Dance Creations and Gymnastics Gym, Mountain Lake Park, Ballet
- Laura and Mark Stutzman, Mountain Lake Park, Eloqui, Art and Design Studio
- Lou DiCarlo, Mountain Lake Park, Stained Glass Gallery
- Skipper Custom Instruments, Oakland, Handmade Guitars, Mandolins, Banjos,  
Violins, Ukeleles, Double Basses

# Artists and Arts & Entertainment District Enterprises



42ND ANNUAL AUTUMN GLORY PARADE



ANNUAL WINTERFEST ICE CARVING

## Festivals

### Festivals | IN THE DISTRICT

- Winter Fest (February)
- Little Yough Summer Music Festival (June - September)
- Oakland Pocket Park Film Fest (June-August)
- Autumn Glory Festival; State Banjo and Fiddle Contests (October)
- Lions Club Halloween Parade and Party (SOC) (October)
- Joy of Christ Celebration (SOC) (December)
- A Great Small Town Christmas (December)
- OTT Annual Christmas Market (December)

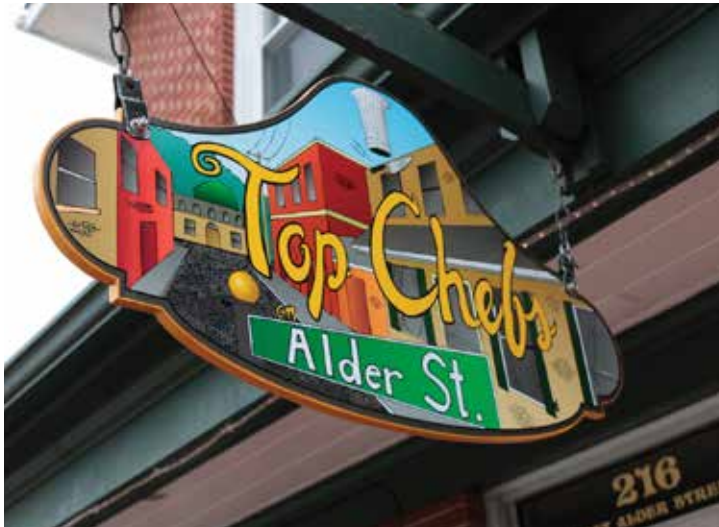
### Festivals | NEAR THE DISTRICT

- Garrett Lake Arts Festival, Garrett College, Garrett County Schools (Year-round)
- Art in the Park, Deep Creek Lake State Park (July)
- Chautauqua, Maryland Humanities Council, Garrett College (July)
- Deep Creek Lake Art and Wine Festival, Garrett County Fairgrounds (September)
- Festival of Trees, Garrett County Fairgrounds (November)
- Samantha Funding the Arts, Cornhole Festival

### Informal Gatherings of Artists and Musicians | IN & NEAR THE DISTRICT

- Arts Connection Meet ups (Sponsored by GCAC and held in a variety of venues)
- Old-Time Music Jams (Private homes)
- Rock and Roll and Blues Music Jams (Private homes)
- House Concerts with Traveling Musicians (Private homes)
- Winter Sewing Circle (Amish quilters in private homes, Pleasant Valley Community Center in Gortner)

# Artists and Arts & Entertainment District Enterprises



TOP CHEF | Located at 216 Alder Street



THE CORNISH CAFE | Located at 106 S. Second Street

## Restaurants | WITHIN THE DISTRICT

Dottie's Grill, Alder St

Cornish Cafe, Second St

Top Chefs on Alder, Alder St

Subway, Third St

Pizza Hut, Third St

Sheetz, Third St

Bubba's Wings, Third St

\*New To Be Announced, Coming Summer 2017

## Restaurants | NEAR THE DISTRICT

Wendy's Hometown Restaurant, Third St

Fox's Pizza, Third St

Denny's, Third St

El Canelo Mexican, Third St

Dairy Queen, Third St

Taco Bell, Third St

Burger King, Oak St

Deer Park Inn

Cornish Manor

## Lodging | WITHIN THE DISTRICT

None

## Lodging | NEAR THE DISTRICT

Oak Mar Motel, Third St

Oakland Motel, Third St

Cherry Creek Inn, Third St

Airbnb - Crook Crest Rd.

Vrbo-Herrington Manor Rd.

\* New hotel, Construction to begin Summer 2017, Third St

\*New B&B to open Summer 2017, Fourth St

# Artists and Arts & Entertainment District Enterprises

## Local Standards

The town will require businesses operating within the district to:

- be a member of the CDMA (annual business association membership)
- register as a qualifying artist (one time registration)
- file an annual statistical report showing number of jobs, customer count, income, change in contact info, etc.
- display A&E logo
- encourage use of district logo in promotional marketing (following the style guide provided)

Specific administrative policies and processes for the district requirements will be developed as a priority task after we receive state approval.





**MAYOR AND TOWN COUNCIL  
OAKLAND, MARYLAND**

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF OAKLAND, APPROVING THE SUBMITTAL OF AN APPLICATION TO THE STATE OF MARYLAND FOR AN ARTS AND ENTERTAINMENT DISTRICT AND AGREEING TO CERTAIN BENEFITS FOR THE DISTRICT, WITHIN CERTAIN BOUNDARIES SHOWN ON THE MAP ATTACHED TO THIS RESOLUTION.**

**WHEREAS**, Oakland is applying to the Secretary of Business and Economic Development of the State of Maryland for designation of the Oakland Arts and Entertainment District (the “District”) within certain boundaries shown on the map attached to this resolution, and

**WHEREAS**, under state law, the designation of an arts and entertainment district; (i) provides an income tax subtraction modification for qualifying residing artists under Article 10-207 (v) of the Tax – General Article; (ii) a property tax credit under Article 9-240 of the Tax – Property Article; and (iii) an exemption from the admissions and amusement tax under Article 4-104 of the Tax; General Article.

**NOW, THEREFORE BE IT RESOLVED THAT** the Mayor and Town Council of Oakland agrees to the following:

1. The geographic boundaries of the Oakland Arts and Entertainment District shall be as depicted on the attached map titled “Oakland A & E District Boundary Map – Exhibit 1” and including parcels listed on the attached sheet – “Exhibit 2”; and
2. The Mayor and Town Council of Oakland fully approves and supports the designation of the District; and
3. The Mayor and Town Council of Oakland understands that the income tax subtraction modification under 10-207(v) of the Tax – General Article for qualifying residing artists in the District might affect its income tax receipts; and
4. If the Secretary approves the District designation, Oakland shall provide the following incentives to eligible persons in the District:
  - (a) During the entire designation period approved by the Secretary, exemption from the Admission and Amusement Tax gross receipts from any admissions or amusement charge levied by an arts and entertainment enterprise or qualifying residing artists in the District; and,
  - (b) During the entire designation period approved by the Secretary, a real property tax credit further described in Article 9-240 of the Tax – Property Article against the Oakland property tax imposed on the eligible Assessment of an eligible building. The real property tax credit amount shall be the increase of the assessed value attributable to renovations of property within the district creates live-work space or space for the arts and entertainment enterprises for a period not to exceed 10 years.

ADOPTED AND APPROVED THIS 6<sup>th</sup> day of March, 2017.

MAYOR AND TOWN COUNCIL OF  
OAKLAND

Gwen M. Evans  
Gwen M. Evans, Town Clerk

Margaret J. Jamison  
Margaret J. Jamison, Mayor

Jay Moyer  
Jay Moyer, President of the Town Council

Jack Riley  
Jack Riley, Council member

absent  
Sherwin Teagarden, Council member

absent  
Elmer Redinger, Council member

Kathy Shaffer  
Kathy Shaffer, Council member

Wayne Mowbray  
Wayne Mowbray, Council member

Effective: This 6<sup>th</sup> day of March, 2017.

MAR 03 2017

LAW OFFICES  
OF  
GEPPERT, McMULLEN, PAYE & GETTY  
A PROFESSIONAL CORPORATION  
21 PROSPECT SQUARE  
CUMBERLAND, MARYLAND 21502

GREGORY H. GETTY  
J. MATTHEW GILMORE  
JOHN J. McMULLEN, JR.  
MICHAEL A. LLEWELLYN

(301) 777-1515  
FAX (301) 777-0532

ROBERT S. PAYE  
OF COUNSEL

February 28, 2017

Honorable Margaret Jamison  
Mayor of Oakland  
15 South Third Street  
Oakland, MD 21550

Re: Resolution R2017-03  
Arts and Entertainment District Designation

Dear Mayor Jamison:

I have been asked to review Resolution R2017-03, entitled "Town of Oakland, Support of An Arts and Entertainment District Designation" (hereinafter referred to as "Resolution 2017-03") to ensure that the Resolution does not conflict with existing Town law.

I reviewed the Town's Charter and specifically the provisions of Section C6-101, which covers Tax Rate; discount. Section C6-101 specifically allows for discounts or other adjustments on taxes as may seem appropriate in accordance with governing law, which includes the tax exemptions referenced in Resolution 2017-03. I am aware of no other provision of the Town Charter or Code that is in conflict with Resolution 2017-03.

If you have any further questions regarding this matter, please contact our office.

Very truly yours,

GEPPERT, McMULLEN, PAYE & GETTY

By   
Michael A. Llewellyn

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**THE BOARD OF GARRETT COUNTY COMMISSIONERS**  
203 South Fourth Street - Courthouse - Room 207, Oakland, Maryland 21550  
www.garrettcountry.org · countycommissioners@garrettcountry.org  
301-334-8970      301-895-3188      FAX 301-334-5000

**Board of Commissioners**

Paul C. Edwards  
James C. Hinebaugh, Jr.  
S. Larry Tichnell

**County Administrator**

R. Lamont Pagenhardt  
County Attorney  
Gorman E. Getty III

**RESOLUTION NO. 2015 – 5**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GARRETT COUNTY, MARYLAND, A BODY POLITIC AND CORPORATE AND A POLITICAL SUBDIVISION OF THE STATE OF MARYLAND (THE "COUNTY"), TO AUTHORIZE THE MUNICIPALITY TO MAKE APPLICATION TO THE SECRETARY OF BUSINESS AND ECONOMIC DEVELOPMENT OF THE STATE OF MARYLAND (THE "SECRETARY"), PURSUANT TO THE PROVISIONS OF § 4-703 OF THE ECONOMIC DEVELOPMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND (THE "STATE CODE"), SEEKING A DESIGNATION BY THE SECRETARY OF AN ARTS AND ENTERTAINMENT DISTRICT WITHIN GARRETT COUNTY, MARYLAND, AND, WITH THE CONSENT OF ANY MUNICIPAL CORPORATION LOCATED IN GARRETT COUNTY, TO MAKE APPLICATION FOR AND ON BEHALF OF SUCH MUNICIPAL CORPORATION. THIS RESOLUTION REPLACES RESOLUTION NO. 2015-1.**

**Explanation**

The provisions of § 4-701, et seq., of the State Code authorize a political subdivision to apply to the Secretary to designate an Arts and Entertainment District within the political subdivision and, with the consent of a municipal corporation located within Garrett County to make application for the designation of an Arts and Entertainment District within the boundaries of the municipal corporation.

The designation of an Arts and Entertainment District by the Secretary provides benefits in the form of an income tax modification for qualified artists residing within the District, pursuant to the provisions of § 10-207(v) of the Tax – General Article of the Annotated Code of Maryland, a property tax credit, pursuant to the provisions of § 9-204 of the Tax – Property Article of the Annotated Code of Maryland, and an exemption from the Admissions and Amusement Tax, pursuant to the provisions of § 4-104 of the Tax – General Article of the Annotated Code of Maryland. The County understands that the application for and the designation of an Arts and Entertainment District may affect its tax receipts, but believes that the designation of an Arts and Entertainment District represents an action in the best interest of Garrett County, in furtherance of the development of resources associated with the economic development of Garrett County.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of Garrett County, Maryland, as follows:

1. The Explanation set forth above is incorporated as a substantive provision of this Resolution.
2. A County Municipality is hereby authorized to make application to the Secretary for the designation of an Arts and Entertainment District within Garrett County, and to make application for the designation of a District within each consenting municipal corporation.
3. In the event that the Secretary accepts the application by said Municipality for the designation of an Arts and Entertainment District, the County shall provide incentives to eligible persons in the District, as follows:

- (a) During the entire period approved by the Secretary, an exemption from the Admission and Amusement Tax gross receipts from any admissions or amusement charge made by an arts and entertainment enterprise or qualifying residing artists in the District, pursuant to § 4-104 of the Tax – General Article; and
- (b) During the entire designation period approved by the Secretary, a real property tax credit further described in § 9-240 of the Tax – Property Article against the Garrett County property tax imposed on the eligible assessment of an eligible building, which shall be equal to fifty percent (50%) of the tax resulting from the increase in assessment for eligible Arts and Entertainment District projects in the existing area and only for that portion of the property rehabilitated for a certified arts use. Said credit shall run for a period of ten (10) years.

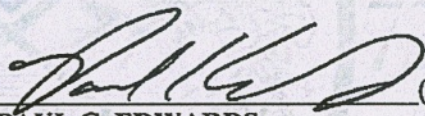
4. This Resolution shall be effective upon its adoption.

**BE IT FURTHER RESOLVED** that the Board of County Commissioners of Garrett County, Maryland, is authorized and directed to make or cause to be made and to execute and deliver on behalf of Garrett County, such certificates and statements on any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete this application.

**ADOPTED** this 27<sup>th</sup> day of April 2015, by the Board of County Commissioners of Garrett County, Maryland, by its Chairman, Paul C. Edwards, and attested by R. Lamont Pagenhardt, County Administrator.

**BOARD OF COUNTY COMMISSIONERS  
OF GARRETT COUNTY, MARYLAND**

(SEAL)

By  (SEAL)  
**PAUL C. EDWARDS**  
Chairman

ATTEST:

  
\_\_\_\_\_  
**R. LAMONT PAGENHARDT**  
County Administrator

# Evidence of Public Hearing



Karen Reckner addresses the Oakland Town Council during the public hearing held at Town Hall on March 6, 2017

The sign-in sheet shows 14 in attendance:  
 Karen Reckner  
 Michelle Ross  
 Tracy harvey  
 Jack Riley  
 Jay Moyer  
 Wayne Mobrayu  
 Bob Carney  
 Laura Stutzman  
 Bob Boal  
 Liz Reese Gilbert  
 Mikey Virtz  
 Gwen Evans

Oakland Renaissance  
 Art Entertainment District  
 Public Meeting  
 March 6, 2017  
 Oakland City Hall

Name	Organization (if representing)	Phone
Karen Reckner	Gunnitz Co. Arts Council	301-334-6580
Michelle Ross	Oakland Business Coordinator	301-334-2691
Tracy Harvey	Oakland Business Coordinator	301-616-5707
Jack Riley	fragsack1@gmail.com	301-334-2691
Jay Moyer	City Council	301-334-4046
Wayne Mobrayu	City Council	301-616-0917
Bob Carney	Mayor - Oakland	301-616-2691
Laura Stutzman	City Council	248-321-0652
Bob Boal	City Council	301-387-4700
Liz Reese Gilbert	GARRET BOARD OF LEADERS	301-334-4086
Mikey Virtz	Blome, Inc.	301-334-9501
Gwen Evans	OTT	301-334-8134
	OTT	301-334-4086
	OTT	301-334-2691
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**UCTION**

**PUBLIC NOTICES**

**PUBLIC NOTICE**

The Mayor and Town Council of Oakland hereby gives notice that a public meeting/hearing will be held, on March 6, 2017 at 5:00 PM at the Oakland Town Council meeting room, 15 South Third Street, Oakland, Maryland. The purpose of the public meeting/hearing is to discuss the benefits of having a designated Arts and Entertainment District in Oakland, review the proposed area which will define the district in Oakland, and hear comments from the general public on the proposed application for an Arts and Entertainment District. The Mayor and Town Council will also consider Resolution R2017-03, which pertains to the Arts and Entertainment District. The public is invited to attend this meeting.

The resolution, R2017-03 in its entirety is available for review at Oakland City Hall, 15 South Third Street, Oakland, Maryland during normal office hours, Monday through Friday. Questions may be directed to Oakland City Hall at 301-334-2691.

By Authority:  
 Mayor and Town Council  
 Oakland, Maryland

2/23-3/2(2)



# Town of Oakland, Maryland

15 S. Third Street  
Oakland, MD 21550  
301-334-2691

www.agreatsmalltown.com

## ARTS AND ENTERTAINMENT DISTRICT Artist's Annual Report

<b>BUSINESS NAME:</b>	
<b>BUSINESS OWNER NAME:</b>	
<b>BUSINESS ADDRESS:</b>	
<b>PHONE:</b>	
<b>EMAIL:</b>	
<b>BUSINESS WEBSITE:</b>	
<b>CIRCLE ONE:</b>	Art <u>OR</u> Entertainment Medium

1. Please list any Arts and Entertainment District Incentives your business is taking advantage of:

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2. Which of the following festivals or special events held in the District have had a positive impact on your business?

Little Yough Summer Music Festival

Pocket Park Movies

Winter Fest

Wonderful Wednesdays  
Farmer's Market

A Great Small Town Christmas

Autumn Glory Festival

3. Do you have any specific recommendations to help improve the Arts and Entertainment District?

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Please remit the form to:  
Town of Oakland  
15 S. Third Street  
Oakland, MD 21550



# Town of Oakland, Maryland

15 S. Third Street  
Oakland, MD 21550  
301-334-2691

[www.agreatsmalltown.com](http://www.agreatsmalltown.com)

## ARTS AND ENTERTAINMENT DISTRICT Real Property Tax Credit Form

<b>BUSINESS NAME:</b>	
<b>BUSINESS OWNER NAME:</b>	
<b>MAILING ADDRESS:</b>	
<b>PHYSICAL ADDRESS:</b>	
<b>PHONE:</b>	
<b>EMAIL:</b>	

**1. Describe any improvements to the property:**

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**2. Value Added to the Property:** \_\_\_\_\_

*Please remit the form to:*  
Town of Oakland  
15 S. Third Street



**MAYOR**  
PEGGY JAMISON

**COUNCIL MEMBERS**  
JAY MOYER,  
Council President  
JACK RILEY  
ELMER REDINGER  
SHERWIN TEAGARDEN  
KATHY SHAFFER  
WAYNE MOWBRAY

**MAYOR AND TOWN COUNCIL**  
**OAKLAND CITY HALL**  
15 SOUTH THIRD STREET  
OAKLAND, MARYLAND 21550  
301-334-2691  
FAX 301-334-4401  
townfoak@gmail.com

EXECUTIVE COORDINATOR  
GWEN M. EVANS

DIRECTOR OF ADMIN & FINANCE  
TRACY D. HARVEY

CHIEF OF POLICE  
WILLIAM C. THOMAS

WATER SUPERINTENDENT  
DEAN B. KEEFER

WASTEWATER SUPERINTENDENT  
JEROME J. MOATS

DIRECTOR OF GENERAL SERVICES  
BILL G. ASHBY

March 20, 2017

To Whom It May Concern:

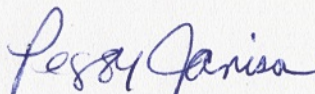
RE: Priority Funding Area (PFA) Certification

Attached is a PFA Map which was printed from the Maryland Department of Planning's website for Priority Funding Areas. The attached map depicts corporate limits of the Town of Oakland and its Priority Funding Areas.

As the Mayor of Oakland, I hereby certify that this is a true and accurate map of the Town of Oakland's Priority Funding Areas, and I further certify that the areas selected for the Arts and Entertainment District for Oakland falls within the certified Oakland Priority Funding Area.

Thank you for your attention to this issue. Please feel free to call me should you have any questions or need additional information.

Sincerely,



Peggy Jamison  
Mayor of Oakland

PJ/gme

Attachment

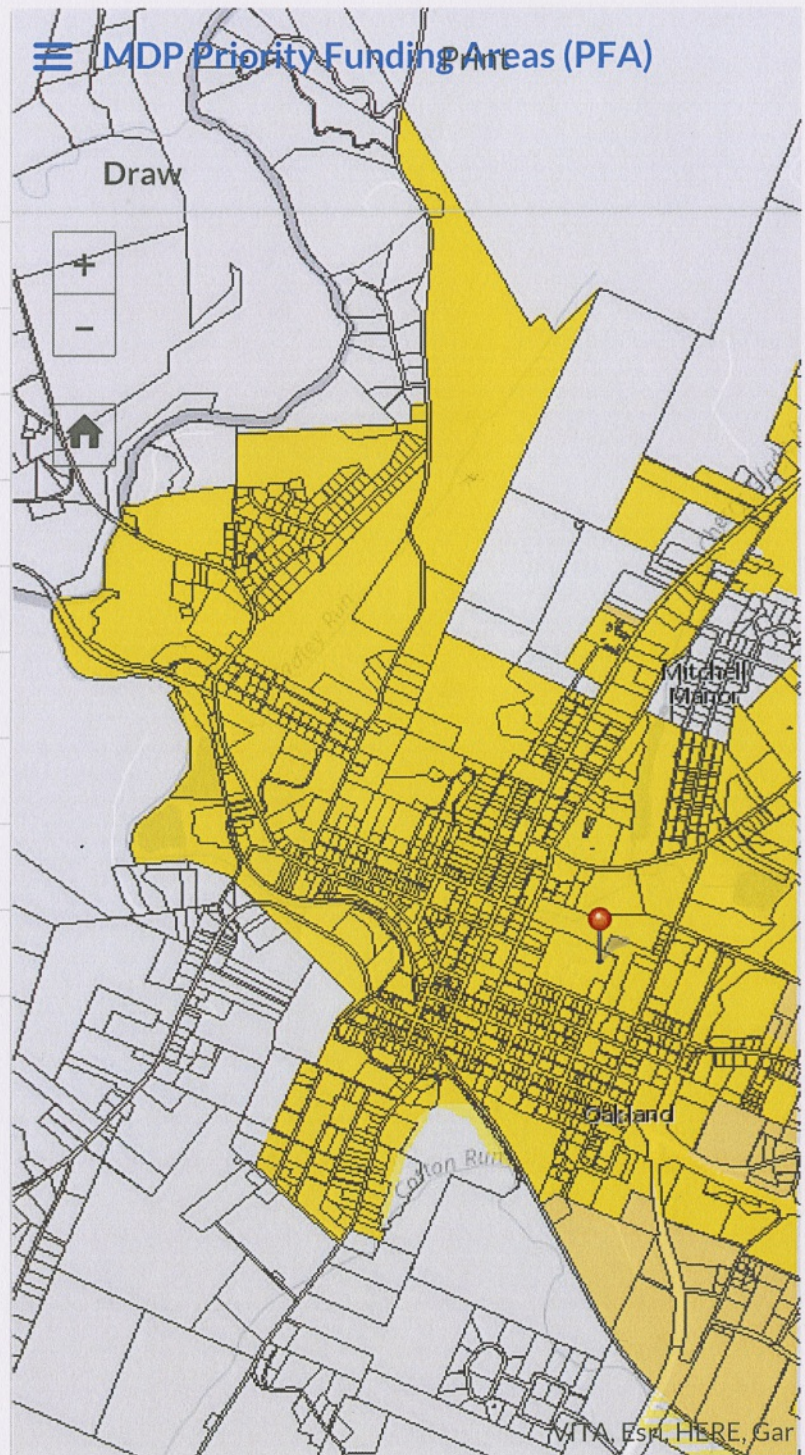
Legend

About

Layers

Layers

- MD Counties
- Parcel Points
- Rural Villages
- Parcel Boundaries
- Enterprise Zones
- Sustainable Communities
- Municipalities
- Priority Funding Areas
- 6 Inch Imagery



## FEASIBILITY, VISIONING & PRESS

### AIA Revitalization Project

In November of 2016, a team of professionals from the **American Institute of Architects** (AIA) were brought to Oakland to work with the community to develop ideas and strategies to help the town revitalize its downtown “Main Street” commercial core. The process was made possible through a generous grant from the National Association of REALTORS®. Utilizing a stakeholder engagement process and two town meetings, AIA assembled the information received and produced a report of findings and recommendations to help guide the town into the future. Town leaders are currently deciding on ways to implement the strategies and improve its revitalization efforts.

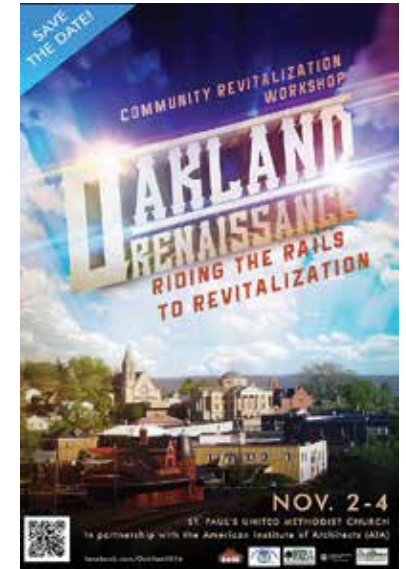
The AIA report provided insight into ways that Oakland could capitalize on arts and entertainment possibilities. Per the report, “In addition to restaurants, residents want to see art and music play a role in the downtown through the creation of galleries or artist live/work spaces or through the development of an entertainment venue that can host local and regional music.” *See Attached AIA Document [hard copy]*

### Oakland BASE [Building A Stronger Economy]

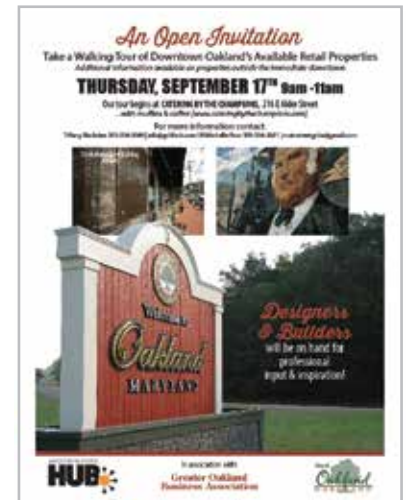
In early 2015, three of Oakland’s Town Council members formed a committee comprised of a cross-section of community members, and the Mayor and Mainstreet manager, to discuss and analyze the dwindling business activity in Oakland and strategize ways to change the patterns of false starts and closing businesses. Their mission became:

“To be an organization committed to strengthen and grow the Greater Oakland economy responsibly and sustainability for current and future generations through the coordination of various individuals and public and private entities.”

The first step to understanding why shopping local was not a the first choice of shoppers was to ask the community “What’s not here that you want?” and “How can Oakland improve?” These are tough questions, but a survey really brought to light to some of the thoughts folks were having and gave them an opportunity to share. The next step was developing an incentives program offered to new businesses in an attempt to cushion some of the impact of starting a new enterprise and encouraging taking “the leap” into business ownership in a supportive environment.



RIDING THE RAILS TO REVITALIZATION Poster



Oakland Cooperative Real Estate Tour

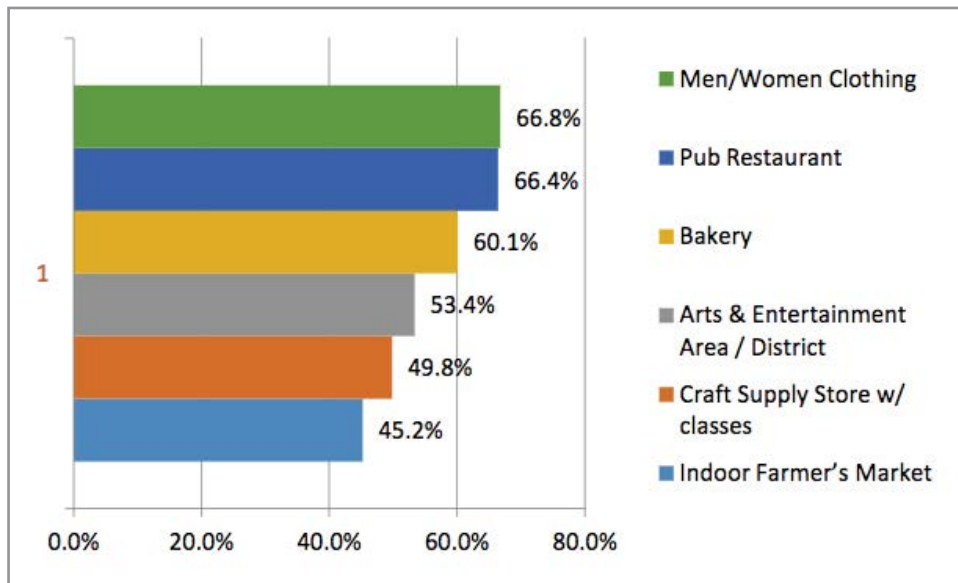
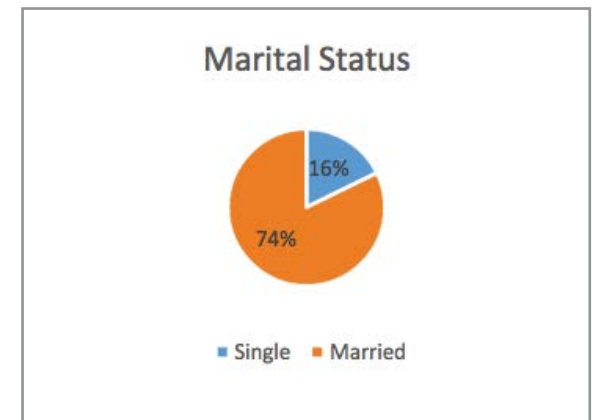
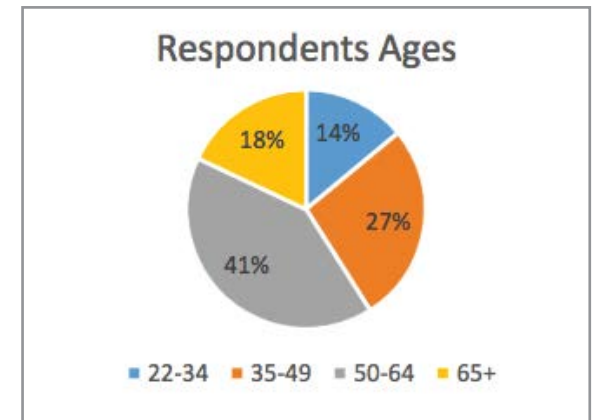
## Analysis of BASE Revitalization Survey

A survey was recently conducted to get a better understanding of the types of businesses the people of Oakland would like to see downtown. The survey was conducted online and copies were sent to all Town of Oakland water customers.

The questions asked during the survey included: What types of businesses would you like to see in Downtown Oakland?; Where are you currently receiving services from certain types of businesses?; What is Oakland doing well or not doing well?; What can be improved upon?; and What can Oakland do to attract & retain more businesses? The survey was open from January 2, 2016 until March 6, 2016. In total, just over 300 responses were returned.

Out of the 300 respondents, 14% were in the age range of 22-34; 27% were in the age range of 35-49; 41% were in the age range of 50-64; 18% were aged 65 and over. No responses were provided from the age group of 21 and under. The majority (74%) of respondents were married and only 15% of respondents have children under 18.

The top 6 business types the people of Oakland would like to see include: a Men & Women's Clothing store; Pub or Restaurant; Bakery, **Arts & Entertainment District**; Craft Supply Store with classes; and an Indoor Farmer's Market. From the results, it appears that around seventy percent of Oakland residents utilize sources outside of Oakland for these specific types of businesses.



### OaklandBASE Incentives For Oakland Businesses

The Mayor and Town Council of Oakland have endorsed the concept of offering incentives to potential new businesses, land owners, tenants or existing businesses that are willing to invest in the downtown Oakland area as part of the effort to revitalize the town. The Mayor and Town Council would like to help owners of vacant buildings who would encourage a new business. The Mayor and Town Council would be willing to do this by tailoring incentives for each business or building owner to best meet their needs. This would be done by way of tax reductions, possible water and sewage reductions, connection fees, help with advertising costs, help with signage or even façade improvements.

The Mayor and Town Council will also consider helping existing business owners with incentives that would best meet their needs. Each potential new or existing business or property owner must complete an application that will provide the basis for determining the type of incentive that would best help the business or property owner. A printable form of the application can be found at [www.oaklandbase.com](http://www.oaklandbase.com). More information and the applications are also available by calling Michelle Ross or Gwen Evans at Oakland City Hall 301-334-2691.

Examples of possible incentives:

1. Reduced taxes for one year
2. Reduced water, sewer and trash collection fees for one year
3. Waive GOBA dues for new or struggling business owner for up to two years
4. Help with a percentage of advertising cost for the first 6 months
5. Reduced water and sewer connection fees (usually would only affect new businesses)
6. Help with a percentage of the cost for new signage
7. Assistance with a percentage of the total cost of building façade

**A&E Incentives |** Application procedures and guidelines for securing the available credits and incentives will be developed as one of the initial goals once our designation is confirmed. This will be coordinated by our district manager under the supervision of the Advisory Board and the town's Executive Coordinator.

The town of Oakland has resolved to offer the standard property tax credit, Admission and Amusement tax, and income tax subtraction modification for the entire 10 year period of the designation. (Documented by the enclosed resolution and certified by the town's attorney.)

# WINTERFEST

**GOBA**  
Greater Oakland Business Association



**Friday, February 17**  
**Saturday, February 18**  
**Sunday, February 19**  
Downtown Oakland

**Schedule of Events:**

**Winterfest Prince & Princess Ball**  
Oakland Community Center (Armory)  
Friday, February 17 • 6:30pm  
All ages welcome.

**Live Ice Carvings**  
with Master Ice Carver Bill Sandusky  
Saturday, February 18

**Sleigh Rides**  
Pleasant Valley Dreamrides  
Saturday, Feb. 18, 10am-2pm

**Local Vendors/Crafters**  
221 S. 3rd St.  
Sat., Feb. 18 & Sun., Feb. 19  
10am-4pm

**Book Signing**  
"Greetings from Gettysburgh"  
by David Craig  
Sat., Feb. 18, 10am-4pm  
B&O Museum

**Book Market**  
111 S. 2nd St.  
301-334-8778

**Smith's Englanders**  
Dottie's Fountain & Grill  
205 E. Alder St.  
301-533-0000

**Helbig Jewelers**  
223 E. Alder St.  
301-334-2610

**Chic Shack**  
214 E. Alder St.  
301-533-0087

**Favorite Things**  
232 Alder St.  
301-501-5150

**Painted Cupboard**  
214 E. Alder St.  
301-533-0097

**Electronic Diagnostic Center**  
104 E. Oak St.  
301-334-3352

**The Gallery Shop**  
108 S. 2nd St.  
301-334-8139

**Rudy's**  
115 S. 2nd St.  
301-334-2654

**Top Chefs on Alder**  
216 E. Alder St.  
301-334-2433







**MEMORIES OF TIME SPENT IN GARRETT COUNTY** are among the fondest of Peter Franc, now the principal dancer for the Oregon Ballet Theatre in Portland. Franc is the son of Patrick and Barbara Franc, who recently relocated to Garrett County, and he is the grandson of long-time Oakland resident Maribel Franc, with whom he and other members of his family spent many weeks of summer vacation over the years. A native of Lancaster, Pa., Franc began dancing at the age of 11 in Atlanta at the Metropolitan Ballet Theatre. He continued training with the Louisville Ballet School, and following his high school graduation he joined the Houston Ballet, for which he danced eight seasons. Following three seasons with the Aspen Santa Fe Ballet, he joined the Oregon Ballet Theatre in 2015. He is pictured above center performing "Beautiful Wataha" by Ceytano Bobo. In the photo above right and below left, Franc dances the role of Romeo in James Corfield's "Romeo and Juliet." Below right, Franc performs in a duet called "Heart/Space" by Nicola Faria.





**Peter Franc, Principal Dancer With OBT, Has Close Ties To Garrett County**  
by Dore Stowell

A young man with five ties to Garrett County has carved out an impressive career in the performing arts, having established himself as a true master of the world of ballet.

Peter Franc, who spent several summer months at the home of his grandmother Maribel Franc in Oakland, is the principal dancer for the Oregon Ballet Theatre, and just recently completed a run of *Romeo and Juliet*, dancing the role of Prince Siegfried.

He is the son of Patrick and Barbara Franc, who recently became lifetime residents of Garrett County.

Originally from Lancaster, Pa., Franc began dancing at the age of 11 in Atlanta at the Metropolitan Ballet Theatre, and continued training with the Louisville Ballet School.

His family had moved from Lancaster when he was just 2 years old to Chicago, then to Atlanta when he was 4, and finally to Louisville, Ky., when he was 16.

"I was always around music on both sides of my family, from drums and piano to about everything, including piano, guitar, and violin," he said. "Our family also went to a lot of live theater growing up, which exposed me to the different types of music. I also got involved in some acting, but had no potential presence or awareness of how to carry myself on stage, which is how the thought to try dance came about."

Franc also played a variety of sports, with basketball being his favorite, but once he finished high school he decided to begin spending six weeks every summer training with the Metairie Ballet Academy, starting at the age of 11.

"My family had some adjustments to do at first, getting used to my leaving for such long periods in the summer that we usually used to spend family time," he said.

Upon his graduation from high school, Franc joined the Houston Ballet, where he danced for eight seasons, rising to the rank of seven-dancer.

"This rank allowed me to perform in Romeo and Juliet, in addition to dancing in the other works," he said. "The Lead Prince in *The Nutcracker* was my first lead role, which is a great way for younger dancers to step into the bigger shoes because of its brevity and large volume of shoes available to share."

Other notable performances in Houston, his Franc included featured parts in works by Jerome Robbins, George Balanchine, John Cranko, Jiri Kylián, Hans Van Mannekin, and Suzanne Woltz.

"After practicing classical ballet for so long, I wanted to experience something different before my body got worn down," he said. "I always loved performing contemporary-style work, which is based off classical ballet technique, but the shapes and the lines are stretched and pushed into a more dynamic place, which in turn allows for stage breaks and a different physical movement."

With that new goal in mind, Franc joined the Aspen Santa Fe Ballet, a small touring company based in Aspen, Colo., that works with the best and best talent in the world, and he spent three seasons with the Aspen company, performing a variety of contemporary ballets by choreographers Ceytano Bobo, Alejandro Corral, James Eli, and Nicola Faria.

"I met my wife dancing in the company, and she is currently still there performing the last 50 minutes," Franc said. "We got married just this past January in Hawaii. Long distance is hard, but our whole lives have been geared toward finding success and happiness for the limited time one can spend in such a physically demanding career."

After his time away from classical ballet and storytelling, Peter said that he missed the classical art form, saying that in physical challenge and formal story telling of classical ballet were things that the contemporary company could not provide.

"I always loved Portland as a place, and the company here had a new director whom I had heard of before," said Franc. "His skill set, connections, and manner are what pulled me in. It was a return to a style of Contact on Page A 11

March, 2017

A-14 THE REPUBLICAN, OAKLAND, MARYLAND – THURSDAY, FEBRUARY 9, 2017



### Winners of 40-40 Prize Giveaway Are Announced

In celebration of forty years of serving the community, Garrett County Arts Council held an artweek giveaway during the 2016 holiday season. A prize package valued at nearly \$2,000 was presented to two winners.

The grand prize winner was Mirian Emr, and the runner-up was Rob Smith.

The 40-40 prize giveaway featured the artwork of 46 GCAC artists, who donated pieces for the event. For 40 days, patrons were encouraged to enter the contest, and Emr and Smith's names were drawn on Dec. 26.

The 46 artists contributed work for the prize in return for the ongoing efforts of the GCAC to support them on a constant basis, according to Karen Reckner, executive director of the council. The prize package was a broad representation of the work of regular Gallery Shop exhibiting artists. She said the generosity of the artists enabled the council to give the runner-up prize, which was not originally planned.

Customers who spent \$40 or more during the holiday season at the Gallery Shop were entered into the drawing. Entry could also be made by becoming a supporting member or renewing a current membership. Membership in GCAC helps to sustain all programs including operation of the Gallery Shop, programs in arts education, Community Arts Development grants, publication of the literary journal *Glimmer*, and more, Reckner said.

Emr is a long-standing member of GCAC. She and her husband Jim divide their time between Deep Creek Lake and Rockville with the hope to return to Garrett County soon, she said.

"My husband Jim and I were very excited to discover the Garrett County Arts Council Gallery Shop when we purchased our home at Deep Creek Lake five years ago," she said. "Since that time, we have enjoyed meeting many of the extraordinary artists from Garrett County and the surrounding regions, and purchasing their fine art to use and to decorate our home. We thank the many artists who donated their work to celebrate the 40th anniversary of the council, and hope to continue to support the arts for many years to come."

In addition to the Gallery Shop, the Emrs said they enjoy all aspects for the arts and can be seen in attendance at many local festivals and events throughout the year.

The runner-up prize was presented to Friendsville resident Rob Smith. In addition to supporting the visual arts, Smith is an artist in his own right, known for his music and song writing.

The Gallery Shop is located at 108 S. Second Street, Oakland. Nearly 150 regional artists show and sell their artwork at this location. It is open seven days a week. For more information, persons may call 301-334-8139.

### February's Arts Connection To Be Hosted At Gallery

Artists and arts supporters from across the local area are invited and encouraged to attend a night of networking and conversation called Arts Connection, hosted by the Garrett County Arts Council. This is the second such event, with the first held a month ago at Moonshadow in Accident. This month's gathering will take place at the Gallery Shop in Oakland on Thursday, Feb. 23, from 6 to 8 p.m.

Arts Connection is being coordinated by the arts council through its Arts RoundTable project.

"The event is open to anyone interested in seeing the arts thrive in our community," said Karen Reckner, executive director of the council. "Whether a painter, woodworker, photographer, musician, writer, other artist, board member, employee, or just someone with a passion for the arts, you are encouraged to attend, and bring an open mind and your curiosity."

Arts Connection as an on-

A-8 THE REPUBLICAN, OAKLAND, MARYLAND – THURSDAY, JANUARY 19, 2017



### Arts Council To Host Networking Event For Artists

Artists and arts supporters from across the local area are invited and encouraged to attend a night of networking and conversation called Arts Connection, hosted by the Garrett County Arts Council. This event, which is to be the first in a series of regular monthly gatherings, will be held on Thursday, Jan. 26, at the Moonshadow Cafe, located along Main Street in Accident, from 6 to 8 p.m.

Arts Connection is being coordinated by the arts council through its Arts RoundTable project.

"The event is open to anyone interested in seeing the arts thrive in our community," said Karen Reckner, executive director of the council. "Whether a painter, woodworker, photographer, musician, writer, other artist, board member, employee, or just someone with a passion for the arts, you are encouraged to attend, and bring an open mind and your curiosity."

Arts Connection as an on-

### OTT's Delayed Build-A-Play Re-Set For Saturday

Our Town Theatre will hold its Build-A-Play Workshop this Saturday, Jan. 21, from 11 a.m. to noon at the theatre, which is located at 121 Center Street, Oakland. The workshop was originally slated for Jan. 14, but was postponed because of an ice storm.

The workshop is open to all children in kindergarten through 12th grade. There is no charge, though donations are accepted, a theatre spokesperson said. The students will explore areas of the theatre, such as movement, dance, improv, set design, and more. They will also work on a script together, which is to be presented later in the year.

Registration is not necessary.

More information can be found at www.ourtowntheatre.org under the "Kids' Stuff" tab.

All programs at OTT are funded in part by the Garrett County Arts Council and the Maryland State Arts Council.

### Open Mic Night To Take Place At OTT This Evening

Our Town Theatre in Oakland will host Open Mic Night this evening, Jan. 19, at the theatre, which is located at 121 Center Street. The event will begin at 7 p.m.

Anyone who would like to share a poem, short story, a dance, or any other talent is welcome to attend. Guests may also just watch and support the performers. There is no charge.

All programs at OTT are

A-10 THE REPUBLICAN, OAKLAND, MARYLAND – THURSDAY, MARCH 9, 2017



### Our Town Theatre To Celebrate 20-Year Mark; Will Honor Avery

In celebration of the 20th anniversary of the founding of Our Town Theatre in Oakland, the representative board of directors is hosting a 20th anniversary open house on Saturday, April 29, from 1 to 4 p.m. There will be loans, loans, refreshments, and a sampling of special members of Garrett County on stage, organizers said.

"This event will honor the consistency commitment of which founder and choreographer director Jane B. Avery originally directed. First, to build a community theatre in Oakland, and, in the process, to make that community theatre, Our Town Theatre, a commitment of its community," said Lis Gilbert, board member.

Avery was in the midst of helping to plan the 20th event when she died unexpectedly last September. The donors have pushed on with plans, giving a more toward celebrating her contributions to the community. There will be a series of 20th anniversary plays, workshops, and fundraisers that will be kicked off with the April 29 open house.

The date of April 29 was chosen because while all a theatre and English teacher at Southern High School, Avery purchased the former Garrett County Historical Society Museum at 121 Center Street in Oakland, on April 28, 1997, "and her legacy was launched, her legacy began," Gilbert said.

Charter members numbering 294, including Seneflucter Jane Lang and Fred Springer, and the Garrett County Arts Council and Maryland State Arts Council, all provided funding for the year of preparations to the building. From a \$500,000 stage production.

In preparation for the open house, prizes are being asked to be returned to the theatre in a variety, which can be found pinned on the sign in the lower right corner. They are on hand in the room and will be in Our Town Theatre, 121 Center Street, Oakland, MD 21106. Responses will be processed in a drawing for three free University memberships to Our Town Theatre.

Responses to the survey will help the board guide selection of artists to replace and deliver

March, 2017

A-10 THE REPUBLICAN, OAKLAND

**Grant Applications Being Accepted For Community Arts**

The Garrett County Arts Council is now accepting applications from nonprofit and community organizations requesting funding support for public arts programs and projects scheduled in Garrett County between July 1, 2017, and June 30, 2018.

The deadline for organizations applying for funding support in amounts of \$500 or more is March 31, 2017. Applications must be mailed or delivered to the Garrett County Arts Council on or before the application deadline to qualify for funding consideration.

According to Karen Reckner, executive director, one of the primary purposes of the Garrett County Arts Council is to provide community arts development and the public presentation of local arts programs through this grant program. Funding is made possible from the Maryland State Arts Council, Garrett County government, and supporting memberships of individuals and businesses.

During the current year, the Garrett County Arts Council has provided more than \$42,000 in funding support. Grant recipients included Music at Penn Alps, Grantsville Lions' Grantsville Days, Our Town Theatre, Garrett Community Concert Band, TOTL Theatre Company, Little Yough Music Festival, Barn Quilt Association of Garrett County, Garrett Lakes Arts Festival, Spruce Forest Artisan Village, Garrett Highland Pipes and Drums, Friendsville Banjo & Fiddle Contest, Friendsville Interactive Historical Tour, Garrett County Celtic Festival, Kitzmiller Homecoming, and Garrett County Board of Education and others.

Copies of application forms, eligibility guidelines, and program requirements are available

**Almost Maine**  
a real romantic comedy  
by John Cariani

Welcome to Almost, Maine, a town that's so far north, it's almost not in the United States—it's almost in Canada. And it almost doesn't exist. Because its residents never got around to getting organized. So it's just... Almost.

One cold, clear Friday night in the middle of winter, while the northern lights hover in the sky above, Almost's residents find themselves falling in and out of love in the strangest ways. Knees are bruised. Hearts are broken. Love is lost, found, and confounded. And life for the people of Almost, Maine will never be the same

**Mar. 22, 23—8:00 pm—\$8.00**  
**Mar. 24, 25—8:00 pm—\$10.00**  
**Mar. 26—2:00 pm—\$8.00**

Almost Maine is produced with special arrangement with Dramatist Play Service, and is funded, in part, by the Garrett County Arts Council and the Maryland State Arts Council.



Call 301-334-5640 for Reservations  
[www.ourtowntheatre.org](http://www.ourtowntheatre.org)



**Help Plan Our Town Theatre's 20th Anniversary Celebrations!**

- 1. What are your favorite memories of Our Town Theatre?**  
(i.e.: plays, barter camps, concerts, fundraisers, Ghostwalks, play readings, open mic nights, etc. Please use blank piece of paper for longer answers.)
- 2. What are your hopes for the future of Our Town Theatre?**  
(What plays, performers, arts, events, etc., would you like to see?)
- 3. Would you like to be involved with Our Town Theatre?**  
We are all volunteers at Our Town Theatre! Would you like to be a Volunteer? Serve on a Committee?

Please send in your survey response for a chance to win one of 3 free memberships to Our Town Theatre (OTT) during our exciting 20th Anniversary season!

I would like to become or renew my membership with a tax-deductible contribution of \$\_\_\_\_\_. Membership levels begin at \$25. OTT is a 501(c)(3) organization.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email and/or

Phone No: \_\_\_\_\_

Please send this form to Our Town Theatre, 121 Center Street, Oakland, Maryland 21550. Please visit our website at [www.ourtowntheatre.org](http://www.ourtowntheatre.org)

Thank you!





## Arts & Family | Music and the Sincells

The Garrett Lakes Arts Festival (GLAF) was launched in 1986 via a vision of a music festival in Garrett County. In December of that year, a group of Garrett County residents met to explore that vision and a related proposal from local resident Sincell-Corwell, an Oakland native, and her friend, renowned violinist Erick Friedman, who had met at Southern Methodist University in Dallas, Texas, where she was pursuing her master's degree in vocal performance and he was a professor. The joint desire of all involved was to promote cultural and artistic activities in the county and to rekindle the Mountain Chautauqua spirit, once a hallmark of Garrett County life.

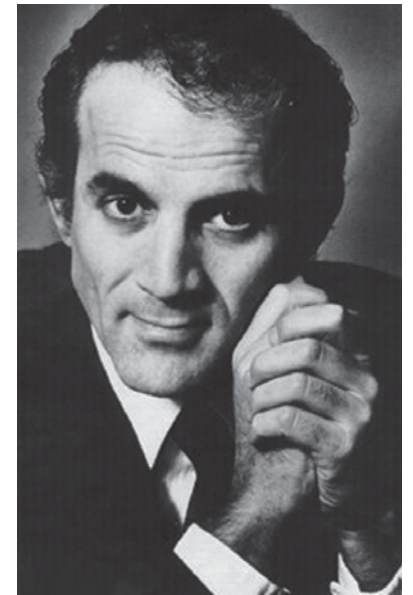
A core of 22 citizens evolved from the originators, many of whom remained in leadership roles for many years. That next summer, in 1987, Friedman and Sincell-Corwell recruited musicians to come to Garrett County and present several classical concerts as the Symphony at Deep Creek. In the early years, Friedman and Sincell-Corwell incorporated the Aldo Pariseau Cello Competition, bringing in competitors from across the country to play and be adjudicated by Pariseau himself. Friedman gave master classes to violinists as well, in keeping with the original theme of a Chautauqua-like summer workshop for young musicians. The musicians initially stayed in the county for a week, with four concerts on consecutive evenings. Later the stay was expanded to two weeks, with two chamber concerts held the first weekend, and two orchestral programs presented the next.

Throughout the festival, local volunteers housed and fed the visiting artists. This required much preparation and planning, undertaken by Kathryn, her mother Hannah Sincell, and many, many volunteers. The musicians, many of whom were from New York City and had never quite experienced a lovely place like Garrett County, gave rave reviews of their experiences, and most were adamant about wanting to come back each summer. Lifelong friendships were formed over the fifteen summers of the Symphony.

Friedman died in 2004 after a brief bout with cancer. Throughout his celebrated career, he appeared as guest soloist with international organizations including the New York Philharmonic and the National Symphony, and the orchestras of New Orleans, Pittsburgh, Miami, Detroit, Indianapolis, the Berlin Philharmonic, Orchestre de Paris. For his recordings for RCA, Friedman won a Grammy Award. Friedman studied at the Juilliard School with Ivan Galamian, and later with legendary violinist Jascha Heifetz, with whom he recorded the Bach Double Violin Concerto for RCA. In his career, he served on the faculties of the North Carolina School of the Arts, the Manhattan School of Music, Southern Methodist University, and the Yale School of Music. He often cited the Symphony at Deep Creek as one of his favorite experiences, and the subject of his fondest memories.

Kathryn continues in music as a vocal and piano teacher, and an active accompanist for her musician, composer husband, Neal Corwell. In all, between '94 and '99, Corwell premiered five original compositions with Friedman conducting, the last with Jesse Levine as conductor.

Erick Friedman (1939–2004) was one of the 20th Century's most distinguished violinists. He studied with Galamian, Nathan Milstein, and then after beginning his concert career, with Jascha Heifetz, with whom he recorded the Bach Double Concerto for RCA.



Kathryn Sincell-Corwell and Erick Friedman

## The Sprenger-Lang Foundation Years

GLAF, which has always been a non-profit organization, would need to build its resources and find ways to fund the arts in rural Western Maryland. Enter **Jane Lang** and **Paul Sprenger**. The community's cultural indebtedness to Jane and Paul can hardly be overstated. Funding is great and it makes things happen, but their generosity went beyond writing a check. They were champions for the arts, not unlike their devotion to any cause they tackled. With inexhaustible enthusiasm they engineered and facilitated our entertainment and enlightenment in ways the County hadn't seen since the Chautauquas. It was truly a "teach and man to fish" philosophy and we grew under their tutelage. The renaissance was small but *robust* and focused on exposing kids to professionals in their fields, whether it was writing, acting or visual arts, and it was designed to help kids break out of public school norms. Try new things and choose a discipline on which to concentrate for a solid week during the summer.

It began with just the Writers' Workshop in 1993 and grew to include camps for artists and actors as well. This was pure gold to Jane and Paul. They were keenly aware of how much our arts-centric youth would benefit from outside influences and when they saw the fruits of their labor and the blossoming of so many creative spirits, their interest grew exponentially. Eventually, there were three week-long, 6-hour camps and between the meet & greet picnics before and receptions, productions and gallery shows at the close of each week, a kid could have a pretty full social and academic schedule through the summer. Enrollment was around 24 per workshop and a wait list was not unusual. Some kids became "lifers" and attended every year they were eligible (7th grade through high school seniors) and more than a couple kids were involved in all three!

The **Young Writers' Workshop** was taught by Jane's good friend, poet & writer, **Barbara Hurd** from Frostburg State. She was close enough that it was possible for her to commute to Fantasy Valley, a cluster of tiny A-frame cottages where the Workshops happened, about 19 miles from Oakland. **Brad Barkley** provided instruction alongside Barb several workshop years. He is the author of the novel, *Money, Love*, a Barnes and Noble "Discover Great New Writers" selection in 2000. He has won four Individual Artist Awards from the **Maryland State Arts Council**, and a Creative Writing Fellowship from the National Endowment for the Arts.

In 1994 the Sprenger-Langs were ready to set a course toward the visual arts, with Paul at the helm. It was becoming somewhat clear, through discussion he had with Writers' camp students that an affinity for the written word was often present in the kid who liked to draw... and vice versa. So he set out to create **The Young Artists' Workshop** in 1995. There was a year of primarily craft projects and heavy *discussion* of art, but with some

**Jane Lang** is an American lawyer, arts philanthropist and arts education promoter. She is the daughter of entrepreneur and philanthropist Eugene Lang, founder of The New School, and the older sister of actor Stephen Lang.



Jane & Paul

©Matthew Worden

**Paul Sprenger** is best known as lead counsel of Jenson v. Eveleth Taconite Co., the first sexual harassment discrimination class action lawsuit in the U.S. A fictionalized account of the landmark case was made into a 2005 film, *North Country*, with Woody Harrelson portraying the lead attorney "Bill White," acting in the Paul Sprenger role.



**Barb Hurd** is the recipient of an NEA Fellowship for Creative Nonfiction, five Pushcart Prizes, five Maryland State Arts Council Awards, and a 2015 Guggenheim Fellowship.



surveying of students at the end of the week, it was clear they were aspiring to a more rigorous program, with traditional drawing & painting and exploring a more ambitious set of disciplines.

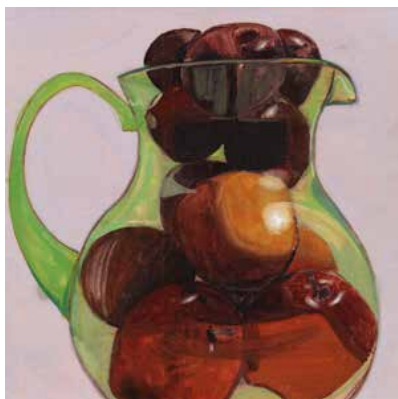
That feedback prompted Jane & Paul to persuade two local artists (*one transplant from DC*), Laura and Mark Stutzman and see if they would be up for the challenge. Mark had just recently been in the news as the artist who painted the image for the USPS Elvis Stamp, but without teaching experience, they weren't an obvious choice. It turned out to be a crazy, exciting 15-year run for them... and some 300 young artists in the County, including some visiting students from other states and other parts of Maryland. Camp was held at rustic Fantasy Valley until 2000, then moved to Garrett College where there were art department facilities.

As with the Writers' Workshop, the more Jane and Paul got to know the students, *now artist students as well*, the more they revealed about their interests, and acting became the next area of growth. In 1998 **The Young Actors' Workshop** was launched as the third creative workshop in the program. Jane brought Tanisha Washington and Vanessa Thomas to our community via University of New Mexico, and New York City. They had backgrounds in dance, theatre and education and THEY WERE READY, armed with the kind of unbridled enthusiasm and coolness that "arts kids growing up in the country" *devoured*. This was the last component of Jane and Paul's vision to bring the arts to kids who's access to writers, artists and actors was limited by geography. The Workshop was initially held at Garrett College, then moved to Our Town Theatre in Oakland. The move came on the recommendation of students who happened to be familiar with OTT through their relationship with Jane Avery, owner and director and school teacher extraordinaire. The facilities at OTT were less institutional and offered a more intimate relationship between the performer and audience. In 2005 the program ended and was absorbed into an OTT camp for kids, where they continue to offer youth programs like Build-A-Play.

We are celebrating the 20th anniversary of Jane Avery's founding of Our Town Theatre. As much of the arts activity was moving from the northern end of the county, back into Oakland in the late 90s, Jane's thinking may have been aligning with The Sprenger-Langs, Kathryn Sincell-Corwell and Erick Friedman's. (*Cont. on S-5*)



# Young Artists' Workshop 1994-2015



Young Actors' Workshop 1998-2005 (at Our Town Theatre)



## Our Town Theatre

When Our Town Theatre opened its doors in 1997, it did so with support inside and outside the community. Among the many gifts the Sprenger-Langs brought to the County, one fund raiser for OTT was particularly unique. In 1998, actor and playwright, Stephen Lang (*also Jane Lang's brother*) premiered a one-man show at OTT titled *Lang, Alone*. At the time, he was a stage actor, on Broadway. What a thrill and show of encouragement for the board at OTT. Stephen started in Broadway theatre, but is more widely known for his film roles in *Gods And Generals*, *Avatar (2009)*, and *Don't Breathe (2016)*.

## Friedman & Friends & More

Our Town presented another opportunity for Kathryn Sincell-Corwell's to make music happen again in 2001, this time in Oakland. Erick Friedman and his many 'friends with instruments' were happy to oblige when Kathryn suggested a chamber music concert series. Sadly, Erick wasn't able to continue the series in 2002. The Symphony and its devotees lost their leader in 2004 after a prolonged illness.

Kathryn went on to produced a benefit concert collaboration, in 2002, with a different group of friends, called *Starry, Starry Night*. Opera singer and voice instructor Lenora Eve, partnered with her friend and former voice student, Barbara Feldon. They presented an intimate evening of monologues and old standards accompanied by pianist, Art Weiss.

**Stephen Lang** best-known for his performance in James Cameron's *Avatar (2009)* film. An actor and playwright, he is a stage actor of considerable acclaim.



Stephen Lang



**Barbara Feldon** is an actress, model and author best known for her roles on television. She played **AGENT 99** on the 1960s sitcom, *Get Smart*.

**Lenora Eve** is founder of **Opera Breve** in 2009. She was privileged to be the alto soloist in Haydn's *Lord Nelson Mass* at Carnegie Hall in New York. For 20 years, Lenora has been an established and acclaimed teacher and coach. Her vocal studio boasts an eclectic variety of students, including those from the world of Broadway & opera.



Lenora Eve



OTT Production (2002)

## Eligibility/Criteria - Oakland, Garrett County --- Intent to Apply

- **High concentration of artistic, cultural or entertainment enterprises**

Our Town Theatre - 30th Anniversary

Our Town Theatre Costume Shop

The Gallery Shop - 16 years, operated by Garrett County Arts Council

Garrett County Arts Council, Inc. administrative offices - Serving Garrett County since 1976

Historic Oakland B&O Station and Museum

Garrett County Historical Museum

Garrett County Transportation Museum

Mary Browning Senior Center

Southern Garrett Outreach Center, Garrett College

Oakland Community Center

Pleasant Valley Dream Rides carriage and sleigh rides

Ruth Enlow Public Library- Concerts, workshops, and lectures

Smoke N Mirrors Photography

Artists & Dreamers - Art Supplies and classes

Garrett Community Concert Band

Garrett Lakes Arts Festival

Garrett Choral Society

Garrett Highlands Pipes and Drums

Railroad Station Stage

Front Page Stage

Farmer's Market Pavilion - Home to various events throughout the year including concert series, twice weekly farmer's market

Multiple town parks including one pocket park with movie screen for summer Pocket Park Movie series

Public Art - WPA mural in Oakland Post Office, Public Safety mural, murals on history of town and county, transportation mural, public sculpture garden in veterans park, barn quilts on Farmers Market Pavilion, replica of historic Deer Park Hotel facade and gazebo

Informational panel signage and kiosk throughout town

Ghost Walk stations with QR Codes - proposed by Our Town Theatre

Home of famed artists, past and present - including Asa Stanton, Mark & Laura Stutzman, Muriell Franc

- **Well established anchor attraction**

Our Town Theatre - 30 years

Little Yough Summer Music Concert Series- 21st Season

The Gallery Shop of Garrett County Arts Council - 16 years

B&O Railroad Museum

Garrett County Transportation Museum

Garrett County Historical Society

- Number of signature events and/or festivals**  
 Autumn Glory Festival - 50th Annual, Five days of activities including arts & crafts shows, MD State Banjo, Fiddle, and Mandolin Championships, Grand Feature Parade, and more.  
 Little Yough Summer Music Festival  
 Winter Fest - Ice sculptures, live music, craft show & sale, Winter Ball, other public activities  
 Heritage Craft Festival  
 Artists Studio Tour  
 Annual Glass Art Tour  
 Winter Fest - Annual festival featuring nearly 30 ice sculptures, craft shows, dance, and more.
- Number of seasonal events and entertainment**  
 Hands-on creative workshops offered by Garret County Arts Council, Garrett College, Mary Browning Senior Center  
 Joy of Christ Celebration - Seven evenings of musical entertainment at Community Center  
 Fall parking meter decorating contest  
 Lions Club Halloween Parade and Social  
 Garrett Choral Society's Spring and Holiday concert  
 A Great Small Town Christmas  
 Our Town Theatre Holiday Market  
 Oakland Pocket Park Movies
- Boundary overlap with other revitalization designations (i.e. - Maryland Main Street, Heritage Area)**  
 Mountain Maryland Gateway to the West Heritage Area  
 Main Street Community (since 1998)  
 Priority Funding Area  
 Mountain Maryland Scenic Byway  
 Tree City USA  
 Sustainable Community  
 National Register Historic District  
 Sister City in Estonia
- Potential for affordable housing (rental or purchase), studio and performance space; transportation /walking plans for the proposed district**  
 -Liberty Mews housing complex  
 -Yough Glades Apartments  
 -Various housing rentals available through Garrett County Community Action programs  
 -Potential live/work space within district boundaries including areas of desired revitalization on Water Street and Liberty Streets. Storefront street level retail space available with housing on upper levels in main street corridor.  
 -Numerous buildings would lend themselves to development as performance spaces. Currently there are performance spaces in many churches and church social halls within district. Garrett County has no performing arts center so organizations such as Garrett Lakes Arts Festival utilize our churches for their performances. Garrett County Arts Council utilizes church and senior center social halls for various workshops. Multiple outdoor stage areas exist around town.  
 -Accessible sidewalks throughout the proposed district. All art related and most other businesses are ADA compliant. Our only public transportation is Garrett Pubic Transit, an on-call bus system.



- **Availability of local government and private redevelopment resources**  
 BASE (Building a Stronger Economy - Oakland's revitalization program) - currently includes many business incentives to attract new businesses to the community.  
 Committed local town government  
 Committed county government  
 Several private development investors. One in particular owns several downtown buildings and is offering his own incentives (free rent for up to a year based on the number of jobs created).
  
- **Incentives capable of increasing residents/business**  
 Local Streetscape and facade grants  
 Local tax incentives through municipal and county governments  
 Priority funding area  
 Local revitalization plan which includes:  
     **BASE incentives**
  1. Reduced taxes for one year.
  2. Reduced water, sewer and trash collection fees for one year.
  3. Waive business association dues for new or struggling business owner for up to two years.
  4. Help with a percentage of advertising cost for the first 6 months.
  5. Reduced water and sewer connection fees (usually would only affect new businesses)
  6. Help with a percentage of the cost for new signage
  7. Assistance with a percentage of the total cost of building façade.
  
- **Measurable goals and objectives specifically for arts and entertainment**  
 Revitalize our central business district  
 Attract new businesses, especially art related - galleries, performance art and music venues, working artist's studios, etc.  
 Increase employment base  
 Create a marketing package to use in attracting new businesses  
 Develop a plan for support and marketing assistance for existing arts and entertainment assets  
 Greater outreach with the youth for arts and entertainment, create venue and plan for after school activities  
 Increase number and variety of public art projects  
 Create an environment that extends the business day into the evening hours - new restaurants, social gathering venues and activities
  
- **Strong leadership/management team and plan**  
 The management team will have a minimum of five members. Representatives will include:
  - Executive Director of Garrett County Arts Council
  - Oakland Business Coordinator
  - Representative from Greater Oakland Business Association board
  - Two Oakland business representatives with at least one related to an arts business/ organization/ or an individual artist.

Strong partnership between town government, Garrett County Arts Council and Oakland's BASE revitalization organization

County Government support especially through Economic Development Office

- **Defined management budget with associated income and expenses**

Income - The Town of Oakland will appropriate \$10,000 from its general operating budget. \$3,500 of in-kind services in way of marketing assistance will come from Oakland Business Coordinator. Heritage Area, Garrett County Arts Council, and other grant opportunities will be researched.

Expenses - Of the general appropriation, \$7,000 will be for salary; \$3,000 will be directed toward marketing including but not limited to relocation packets, signage, print advertising, etc.

- **Professional paid personnel dedicated in total or in part to the A&E District operations and programming**

A new part-time A&E manager position will be created. This person should demonstrate exceptional written and oral communication skills. Marketing and arts knowledge preferable.

The A&E manager will work closely with the Oakland Business Coordinator (Main Street Manager) Michelle Ross and the A&E management board. The Oakland Business Coordinator will devote 10% of her time (16 hrs/month) to the A&E district. This will primarily be in marketing (email blasts, social media, print/press releases, web page).

Shared county-wide municipal grant writer

# 3 Management Plan

**Leadership** 3-1

**Board Member Bios** 3-1 & 3-2

**Proposed Budget** 3-2

**Marketing Resources** 3-2, **Education** 3-2, **Branding** 3-3

**Recruitment** 3-3 **Staff** 3-3

**Registration Procedures** 3-3

**Registration Form**

# Management Plan



## Leadership

The Oakland Renaissance Arts & Entertainment District will be governed by the Town of Oakland, under the direction of the Mayor, Town Council, and Executive Coordinator with the assistance from the A&E Advisory Board. A paid staff A&E manager position will be created and that staff person will be supported by the Oakland Business Coordinator. The paid A&E manager will report directly to the Advisory Board.

The Advisory Board will meet at least quarterly and more often as situations require. The Board will report to the Mayor and Town Council.

The Advisory Board will consist of at least five members including:

- a representative from Garrett County Arts Council (preferably the Executive Director)
- the Oakland Business Coordinator
- a representative from the Greater Oakland Business Association management board
- two GOBA members with at least one being from an arts oriented business

## Our Advisory Board

### **Karen Reckner**

*Executive Director, Garrett County Arts Council*

Ms. Reckner has been the Executive Director of Garrett County Arts Council, Inc. since April 2009. She is responsible for oversight of all Arts Council programs including a retail gallery, art in education programming, publication of a literary journal, events, workshops, and a community arts development grant program. In addition, Ms. Reckner manages the daily operation of the organization including finances, tax reporting, payroll and staff management, non-profit compliance, marketing, grant management, and strategic planning. She currently serves on the board of the Mountain Maryland Gateway to the West Heritage Area and is a member of that Grant Review Committee. She is an advisory member of the Garrett County Chamber of Commerce. Prior to her position with the Arts Council she served as Director of Business Services at the Chamber of Commerce and worked for the Maryland Office of Tourism.



Karen

### **Michelle Ross**

*Business Coordinator, Town of Oakland*

Ms. Ross has served as the Oakland Business Coordinator and Main Street Manager for downtown Oakland for the past 5 years. She is part of the Greater Oakland Business Association (GOBA) and oversees several events, committees and volunteers. Her duties include management of social media for the town of Oakland, GOBA, B&O website. She also writes several grants for the Town of Oakland and Oakland Heritage Community Foundation.



Michelle

*Our Advisory Board (cont.)*



Frank

Mikey

Dave

**Frank Shap**

*Greater Oakland Business Association Board Member*

Mr. Shap's formal background and experience is primarily in technical/business/program management, with positions held in engineering, sales, marketing, and organizational management. He recently retired after 14 years with Garrett County Department of Economic Development. He has traveled extensively and appreciates what art, beauty, and culture bring to our society. In addition to GOBA, he serves with the county United Way, Garrett Mentors, and is a board member of Garrett County Arts Council, currently serving as treasurer.

**Mikey Virts**

*President and Artistic Director, Our Town Theatre*

Mr. Virts holds an Associates degree in theatre from Garrett College and a Bachelors in theatre from Frostburg State University. He has produced several productions in Chicago as well as Frostburg and Oakland. He has been a part of Our Town Theatre since its inception in 1997.

**Dave Bruffy**

*Owner, Smoke 'N Mirrors Photography*

Mr. Bruffy operates a photography studio in Morgantown, WV and in February, 2017 opened his newest location in Oakland. This location serves as both a studio and gallery. His photography ranges from landscapes and wildlife to portraiture, events, and cityscapes. Mr. Bruffy began his business in 2012 and decided to move to Oakland after exploring the area in the summer of 2016, seeing the tremendous potential of the downtown arts and cultural district.

Budget

Income

<b>Town of Oakland General Operating Fund</b>	\$10,000
<b>In-kind match, Oakland Business Coordinator, 10% of time</b>	\$3,500
<b>Grant opportunities - Heritage Area, Arts Council, etc.</b>	Undetermined

Expense

<b>Part-time (2day/week) staff person</b>	\$7,000
<b>Marketing projects - rack card, logo creation, outreach travel</b>	\$3,000
<b>Social media, press releases, email blasts by Business Coordinator</b>	In-kind

Marketing Resources

Working closely with the Greater Oakland Business Association, the BASE revitalization committee, the town, Garrett County Arts Council, and others the district will be promoted in multiple ways. Recognition of the A&E designation, Maryland State Arts Council, and/or the Department of Commerce will be given according to any guidelines established by the state both in print and through announcements.

Education & Enlightenment

- Meet with business owners within the district to make them aware of the designation and what it means to the community
- Present to local business associations - Chamber, other municipal business organizations
- Public awareness campaign through social media, representation at events, etc.

## Management Plan

### Develop A Logo & Brand For The District

Create collateral marketing tools for use in recruitment and promotion within The District. Engage in advertising campaigns in media venues, tourist and lifestyle publications and periodicals

Utilize local and state visitor centers to promote the district businesses, events, and opportunities

Utilize social media, existing web sites, stakeholder websites, email blasts

### Recruitment

- Create a relocation/sales kit to distribute to potential investors and artists

- Outreach to alumni associations such as Maryland Institute College of Art (MICA), West Virginia University, Carnegie Mellon University, and others with Fine Arts programs in MD , PA, OH, within 3 hours or less of The District.

Establish recognizable wayfaring signage and incorporate public art, including a large pergola structure to ease the transition from public parking to shopping areas making a gathering place for visitors and residents

### Staff

A new part-time position of A&E manager will be created. This person will work from Town Hall and be under the direction of the Advisory Board. The daily supervision will come from the town's Executive Coordinator.

The successful candidate for this position will demonstrate effective written and verbal skills; marketing and event planning experience will be preferred; and an appreciation and knowledge of the arts will be beneficial. This staff person will be assisted with marketing to the business community through time committed from the current Business Coordinator position.

### Registration

Registration will be requested from current and future arts businesses and artists.

*See Registration Form in following sleeve*



# Town of Oakland, Maryland

15 S. Third Street  
Oakland, MD 21550  
301-334-2691

www.agreatsmalltown.com

## ARTS AND ENTERTAINMENT DISTRICT Registration Form

<b>BUSINESS NAME:</b>	
<b>BUSINESS OWNER NAME:</b>	
<b>BUSINESS ADDRESS:</b>	
<b>PHONE:</b>	
<b>EMAIL:</b>	
<b>BUSINESS WEBSITE:</b>	
<b>CIRCLE ONE:</b>	Art <u>OR</u> Entertainment Medium

1. Please tell us a little bit about your business:

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*Please remit the form to:*  
Town of Oakland  
15 S. Third Street

# 5 Our Supporters & Supplemental

## **Letters:**

Garrett County Arts Council  
Delegate Wendell R. Beitzel  
Garrett County Commissioners  
Garrett County Chamber of Commerce  
Alex McCoy, Director of Economic Development  
Senator George C. Edwards  
Garrett County Board of Realtors  
Garrett Lakes Arts Festival [GLAF]  
Fred Gregg, Gregg's Pharmacy  
Garrett County Historical Society  
Kathy Shaffer, Shaffer Ford  
Liz Gilbert, Educator  
Mikal McCartney, Microenterprise  
Our Town Theatre [OTT]  
Garrett County Board of Realtors  
Frank Shap, Board of GC Arts Council  
Dave Bruffy, Smoke N Mirrors  
Laura & Mark Stutzman, Eloqui Inc.

## **A&E Recent History & Education**

**Oakland Criteria**





P.O. Box 633, 12730 Garrett Hwy., Ste. 210, Oakland, MD 21550  
301-334-6580 • [www.garrettarts.gov](http://www.garrettarts.gov)

February 21, 2017

Secretary Mike Gill  
MD Dept. of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill:

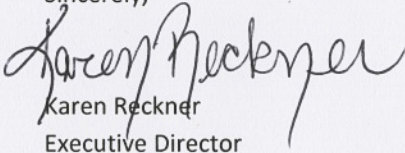
On behalf of the Board of Directors of Garrett County Arts Council, I wish to express our endorsement of the application by the Town of Oakland to create an Arts and Entertainment District within their community. Oakland has a long history of supporting the arts in our region. The expansion of the opportunities for artists through the creation of an Arts and Entertainment district will grow that tradition while providing incentives for others to invest in the town.

An Arts and Entertainment District will not only further the goals of the Town and their current revitalization efforts but also aligns with the goals of Garrett County Department of Economic Development. The Infrastructure and Facilities Goal in the county plan specifically states the creation of Arts and Entertainment Districts as a key initiative.

It goes without saying that celebrating the arts and our talented local artists is a key goal of the Garrett County Arts Council. As the official arts agency in the county, our mission is to "aid, encourage, advise, and coordinate activities dedicated to the promotion of cultural arts in Garrett County and to integrate such activities into the life of the community." We strongly believe a successful application will encourage growth and revitalization not only of Oakland but of our region overall.

Please seriously consider supporting the work and goals of the Town of Oakland, Garrett County government, and Garrett County Arts Council by awarding this designation to our county seat in Oakland. Should you need any additional information, please feel free to contact me at [garrettarts@earthlink.net](mailto:garrettarts@earthlink.net) or 301-334-6580.

Sincerely,

  
Karen Reckner  
Executive Director

cc: Theresa Colvin, Executive Director MSAC  
Pamela Dunne, Program Director MSAC

WENDELL R. BEITZEL  
Legislative District 1A  
Garrett and Allegany Counties

Appropriations Committee

Subcommittees

Oversight Committee on Personnel  
Transportation and the Environment

House Chair  
Garrett County Delegation

January 24, 2017

R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill,

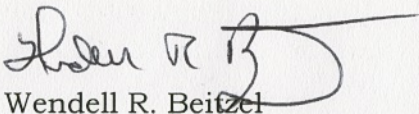
I fully support the pursuit of the Arts & Entertainment District designation by the Mayor and Town Council of Oakland, Maryland. Oakland is part of a heritage area, a designated Main Street Community, part of a Priority Funding Area, and the County Seat.

The Town of Oakland is host to numerous annual events including the Little Yough Summer Music Festival, Winter Fest and the MD State Banjo, Fiddle and Mandolin Championships. Beyond the annual events, the town also features numerous murals.

An A&E designation is critical for the expansion of arts and entertainment venues and activities in Oakland. This designation allows for several tax benefits to qualified, resident artists within the district. This designation would enhance our current vibrant arts community and help to increase the tax base and customers in the business district.

Please support the work and vision of the Town of Oakland by awarding them an A&E District designation.

Sincerely,



Wendell R. Beitzel  
District 1A – Garrett & Allegany Counties

JAN 30 2017



Annapolis Office  
The Maryland House of Delegates  
6 Bladen Street, Room 309  
Annapolis, Maryland 21401  
410-841-3435 · 301-858-3435  
800-492-7122 Ext. 3435  
Fax 410-841-3040 · 301-858-3040  
Wendell.Beitzel@house.state.md.us

District Office  
2287 Rock Lodge Road  
Accident, Maryland 21520  
301-387-6950

## The Maryland House of Delegates

ANNAPOLIS, MARYLAND 21401

cc: Theresa Colvin, Executive Director MSAC  
Pamela Dunne, Program Director MSAC



February 8, 2017

Secretary Mike Gill  
Maryland Department of Commerce  
c/o Theresa Colvin, Executive Director  
Maryland State Arts Council  
175 W. Ostend Street, Suite E  
Baltimore, MD 21230

Dear Secretary Gill:

On behalf of the Board of Directors of the Garrett County Chamber of Commerce, I am writing to express our support for the Town of Oakland application to the state of Maryland for an Arts & Entertainment designation. This A&E District designation can provide much needed incentives to encourage artists and developers to invest in an area with the intention of revitalization based on the arts and creative place-making to build a more vital community.

Maryland was one of the first states in the country to develop Arts and Entertainment Districts on a statewide basis. The benefits offered to designated districts include:

- ❖ property tax credits for new construction or renovation of certain buildings that create live-work space for artists and/or space for arts and entertainment enterprises
- ❖ an income tax subtraction modification for income derived from artistic work executed and sold by "qualifying residing artists" within the districts
- ❖ an exemption from the Admissions and Amusement tax levied by an "arts and entertainment enterprise" or "qualifying residing artist" in a district

Arts and Entertainment Districts will further the goals of Smart Growth by locating within a Priority Funding Area and by carefully coordinating with local plans and policies for economic development.

Designating an A&E District fits appropriately into the goals of the Greater Oakland Business Association and B.A.S.E. (Building a Stronger Economy), Oakland's revitalization organization. Especially through the income tax





subtraction modification, it has the potential to benefit the artists that already work in the Oakland area. And it can make an impact on tourism, an economic engine in Garrett County.

Maryland has a goal to develop, promote and support diverse artistic and cultural centers in communities throughout Maryland that preserve a sense of place, provide unique local experiences and spur economic revitalization and neighborhood pride. Strategies include:

- ✓ Create accessible, unique, arts destinations
- ✓ Leverage the State's regional identities, natural resources and heritage
- ✓ Supply opportunities for dynamic and participatory arts experiences
- ✓ Give artists – visual, literary, performing and folk the opportunity to live, work and create an economically prosperous future
- ✓ Invest in the power of place

A&E Districts create the perfect opportunity to implement these strategies and spur the economic revitalization and neighborhood pride that the State hopes to achieve.

Please approve the Town of Oakland's application for an Arts & Entertainment District designation.

Thank you for your consideration.

Sincerely,

Nicole Christian, IOM, CCE  
President & CEO

Cc: Peggy Jamison, Mayor, Town of Oakland  
Karen Reckner, Executive Director, Garrett Arts Council  
Paul Edwards, Chair, Board of County Commissioners



# THE BOARD OF GARRETT COUNTY COMMISSIONERS

203 South Fourth Street - Courthouse - Room 207, Oakland, Maryland 21550

www.garrettcountry.org • countycommissioners@garrettcountry.org

301-334-8970

301-895-3188

FAX 301-334-5000

JAN 31 2017

## Board of Commissioners

Paul C. Edwards  
James C. Hinebaugh, Jr.  
S. Larry Tichnell

## County Administrator

Kevin G. Null

## County Attorney

Gorman E. Getty III

January 30, 2017

R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, Maryland 21202

Dear Secretary Gill,

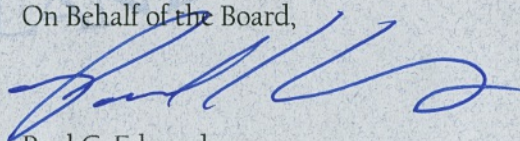
The Board of County Commissioners fully supports the pursuit of the Arts & Entertainment District designation by the Mayor and Town Council of Oakland, Maryland. Oakland, the County Seat, is part of a heritage area, a designated Main Street Community, and a part of a Priority Funding Area.

The Town of Oakland is host to numerous annual events including the Little Yough Summer Music Festival, Winter Fest and the MD State Banjo, Fiddle and Mandolin Championships. The town is also home to numerous murals located throughout the area. The A&E designation will be critical for the expansion of arts and entertainment venues and activities in town.

We acknowledge that this designation allows for several tax benefits that would be available to qualified, resident artists within the district. This designation would enhance our current vibrant arts community and work to grow the tax base and customers in our business district.

Thank you for your consideration in supporting the work and vision of the Town of Oakland, Maryland by awarding them with the A&E District designation.

On Behalf of the Board,



Paul C. Edwards  
Chairman

cc: Theresa Colvin, Executive Director MSAC  
Pamela Dunne, Program Director MSAC



[www.garrettcountry.org](http://www.garrettcountry.org)

Department of Economic Development  
Garrett County Government

203 South Fourth Street, Room 208  
Oakland, Maryland 21550  
[economicdevelopment@garrettcountry.org](mailto:economicdevelopment@garrettcountry.org)

Tel 301.334.1921  
Fax 301.334-7469

January 25, 2017

R. Michael Gill, Secretary  
Maryland Department of Commerce  
World Trade Center  
401 East Pratt Street  
Baltimore, Maryland 21202

Dear Secretary Gill:

The Garrett County Department of Economic Development fully supports the application for an Arts and Entertainment (A&E) District for the Town of Oakland, Maryland.

The Town of Oakland has a long history of arts and entertainment within the community and its surrounding area and has a growing arts and entertainment presence. Oakland is home to the Garrett County Arts Council and its Gallery Shop, featuring various items produced by local artisans, the Oakland Farmers' Market at which numerous local artisans sell their creations, and the Little Yough Music Festival, which is held each summer. In addition, historic arts and crafts, including iron work, paintings, quilts, woodworking, pottery, and more are displayed at the three museums located in downtown Oakland. The A&E District designation will be critical for the expansion of arts and entertainment venues and activities within the town.

In the most recent Garrett County Economic Development Strategic Plan, the Infrastructure and Facilities Goal lists a major objective to "Develop infrastructure and facilities that enhance the county's arts, heritage, and recreation capacity." One specific work plan strategy within that goal includes creating Arts and Entertainment Districts with venues for the sale of local food, products, crafts, and restaurants. This project is a key objective of our department and we are committed to assisting as needed.

We see the A&E District designation for the Town of Oakland as a vital part of the expansion of the arts as an economic driver in Garrett County. Oakland is the county seat and is strategically located between three larger population centers within easy driving distance: Cumberland, Maryland, Uniontown, Pennsylvania, and Morgantown, West Virginia. A burgeoning arts and entertainment economy in Oakland will attract people to the county and will expand the need for restaurants, retailers, and other service businesses in the region.

Please seriously consider this important designation. Should you require additional information, please feel free to contact me at [amccoy@garrettcountry.org](mailto:amccoy@garrettcountry.org) or 301-334-1991.

Sincerely,

Alex McCoy, MBA, CEcD, EDFP, IOM  
Director

cc: Theresa Colvin, Executive Director. MSAC  
Pamela Dunne, Program Director. MSAC



JAN 30 2017

GEORGE C. EDWARDS  
*1st Legislative District*  
Garrett, Allegany, and Washington Counties

Budget and Taxation Committee



*Annapolis Office*  
James Senate Office Building  
11 Bladen Street, Room 323  
Annapolis, Maryland 21401  
410-841-3565 · 301-858-3565  
800-492-7122 Ext. 3565  
Fax 410-841-3552 · 301-858-3552  
George.Edwards@senate.state.md.us

*The Senate of Maryland*  
ANNAPOLIS, MARYLAND 21401

*District Office*  
Western Maryland Railway Station  
13 Canal Street, Room 304  
Cumberland, Maryland 21502  
301-722-4780 · 866-430-9553  
Fax 301-722-4790

January 25, 2017

The Honorable R. Michael Gill  
Secretary, Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

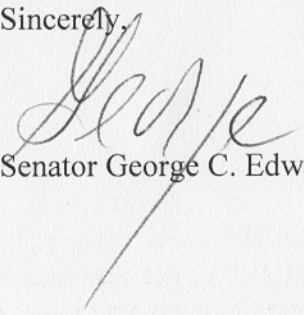
Dear Secretary Gill:

It is my pleasure to write in support of the Town of Oakland's application to be named an Arts and Entertainment District. Oakland is a designated Main Street Community, is located in a Priority Funding area, and is the Garrett County seat.

A State-designated A&E District will enable the Oakland community to expand and strengthen growth of the existing arts business and activities and further the connection between the community and the wealth of arts programming throughout the Town. The designation would also work to grow the tax base and customers in our business district.

It is my hope that this application be given favorable consideration by the Department. If I can be of any additional assistance, please do not hesitate to let me know.

Sincerely,

  
Senator George C. Edwards



Mr. R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill,

On behalf of the Garrett Lakes Arts Festival, we fully support the pursuit of the Arts & Entertainment District designation by the Mayor and Town Council of Oakland, Maryland. Oakland is part of a heritage area, a designated Main Street Community, part of a Priority Funding Area, as well as the county seat of Garrett County. As the largest presenter of performing arts in Garrett County, GLAF feels that this designation would be an ongoing attraction for future arts groups and therefore increase economic development in our community.

The events that are currently being held in Oakland include the Little Yough Summer Music Festival, Winter Fest and the MD State Banjo, Fiddle and Mandolin Championships. Our Town Theatre is the home of many small community plays each year, which increases the charm and arts diversity in the small town. Maryland Humanities has presented several programs at the local Ruth Enlow Library which brings both permanent and seasonal residents to the town for these literary discussions and music events. Other arts organizations such as the Garrett Choral Society perform semi-annual concerts in the Oakland area. The A&E designation will be critical for the expansion of arts and entertainment venues and activities in town.

This designation would enhance the current vibrant arts community and work to grow the tax base and customers in our business district. It has always been a personal dream of mine to see artists in residency in the town of Oakland. Oakland has many shops and restaurants that would support such artistic outreaches.

Please seriously consider supporting the work and vision of the Town of Oakland, Maryland by awarding them with the A&E District designation.

Sincerely,

Mary M. Callis, Executive Director

Cc: Theresa Colvin, Executive Director MSAC, Pamela Dunne, Program Director MSAC

*The lake, the view, the sky, and you.*  
**Everything's more beautiful with The Arts.**

687 Mosser Road, McHenry, MD 21541 | 301-387-3082 | [artsandentertainment.org](http://artsandentertainment.org)





20 North Third Street  
Oakland, MD 21550  
301-334-2197

Mr. R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

January 25, 2017

Dear Secretary Gill,

On behalf of Gregg's Pharmacy and WildWood Athletic Club, I fully support the pursuit of the Arts and Entertainment District designation by the Mayor and Town Council of Oakland, Maryland. The accompanying tax benefits would be attractive to qualified resident artists, helping the Arts and Entertainment designation serve as a springboard for the expansion of arts and entertainment venues and activities in our town. This designation would also enhance our current arts and entertainment community and assist in expanding our tax base and drawing customers to our business district.

Best Regards,

Fred Gregg, owner  
Gregg's Pharmacy  
WildWood Athletic Club





GC Museum of Transportation  
c/o GC Historical Society  
107 South Second Street  
Oakland, MD 21550

Garrett County Historical Society  
107 S Second Street  
Oakland, MD 21550

301-334-3226  
February 9, 2017

Mr. R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill:

On behalf of the 700 members of the Garrett County Historical Society and its two Oakland museums I would like to heartily endorse Oakland's upcoming request for the creation of an Arts and Entertainment District within the town. Our organization is very supportive of the "Arts" and see this proposal to be of great benefit both to the local area and to the state of Maryland.

Oakland has as rich history with the "arts" going back to the arrival of the B & O Railroad at the town in the early 1850's. The town has supported many opera houses and theaters over its 150+ years and has hosted many important entertainers and artists during that time. Downtown Oakland is a vibrant community hosting a great influx of tourists--especially in spring, summer and fall. I see the creation of an Arts and Entertainment District in this community as a "win, win" situation for everyone.

Sincerely,

Robert E. Boal  
President of GCHS

cc: Theresa Colvin, Esecutive Director MSAC  
Pamela Dunne, Program Director MSAC



March 20, 2017

Mr. R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill,

On behalf of Oakland, MD I strongly support the pursuit of the Arts & Entertainment District designation by the Mayor and Town Council of Oakland, Maryland.

The Town of Oakland has a long history of arts and entertainment within the town itself, as well as the surrounding communities. Allowing the Town of Oakland to become an Arts and Entertainment District would continue our history; support those local businesses in the Arts, as well as those local businesses in the Arts, as well as those businesses not; and encourage others to live, work, and visit this area.

Owning a new car dealership in town, Shaffer Ford Sales, Inc.; living in Oakland; and being a member on Town Council; I ask that you seriously consider awarding the Town of Oakland as an Arts and Entertainment District.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Shaffer".

Kathy Shaffer  
Owner, Shaffer Ford Sales  
Resident of proposed A&E District in Oakland, MD  
Oakland Town Council Member

Cc: Theresa Colvin, Executive Director MSAC, Pamela Dunne, Program Director MSAC

March 1, 2017

Mr. R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Mr. Gill:

I fully support the pursuit of the Arts and Entertainment District designation by the Mayor and Town Council of Oakland, Maryland. Our arts community has grown significantly both in breadth and depth over the past 30 years. Several years ago, former Garrett County Arts Council President, Dorothy Leighton quipped, "In previous years, we had to travel to Morgantown or Pittsburgh to attend a cultural performance, but now we can pick and choose." People who love the arts seem to gravitate here. Though an artist may be a small fish in a big sea in a metropolitan area, here one can spread his or her wings more fully and, with an appreciative audience, find a niche, fulfill a role, and live an artistic life.

The same is true for our young people. I can personally attest to the power and impact of the local arts in our community on my daughter Suzanne. Throughout her youth she benefited from the rich array of arts experiences available in our community including dance, creative writing, music and theatre. She is one of many young adults who grew into effective arts philanthropists and performers because of their experiences in our local rural, vibrant arts community.

Suzanne blossomed in the Garrett Lakes Arts Festival (GLAF) Young Artists summer classes with Laura, Mark, and Fallon Stutzman. She was in GLAF's Young Writers summer class when Jane Lang sponsored award-winning writer Barbara Hurd to work with the teens on a poem about the Youghiogheny River; an experience that led them to read their work at the Library of Congress. Suzanne was enriched by GLAF's concerts at Southern Garrett High School - one by a quartet from Russia, who invited a student to conduct them for a number. Because she was the marching band's drum major, Suzanne was selected. They gave her the baton she used, and it still rests on our piano. We are forever grateful for these experiences.

If an arts opportunity is not available here, this community supports visionaries in the development of their dreams. When high school English and Theatre teacher Jane B. Avery, dreamed of a community theatre in the heart of Garrett County, she asked Garrett County Arts Council for its ongoing support, recruited a Board of Directors, purchased Garrett County Historical Society's Museum building, and chaired the first Our Town Theatre (OTT) Board Meeting the following month. On April 29, OTT will host an Open House celebrating its 20th Anniversary of promoting "Garrett County Onstage." Suzanne was fortunate to be in Jane B. Avery's classes and to perform in several productions at OTT. My family continues to serve and support OTT.

Please award the Town of Oakland, Maryland with the Oakland Renaissance Arts & Entertainment District designation. Many people of all ages have worked diligently in the arts here for many years for this moment to arrive.

Sincerely,

Liz Gilbert, Charter Our Town Theatre Board Member  
Cc: Theresa Colvin, Executive Director MSAC, Pamela Dunne, Program Director MSAC



## Microenterprise Council of Maryland

P. O. Box 3327  
Annapolis, Maryland 21403-9998  
E-mail: info@emicromaryland.com

Michelle Ross  
Main Street Manager  
Town of Oakland  
15 S. Third Street  
Oakland, MD 21550

March 6, 2017

Re: Oakland Application for Establishment of Arts and Entertainment District

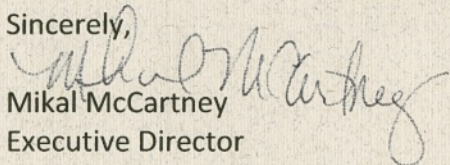
Dear Ms. Ross:

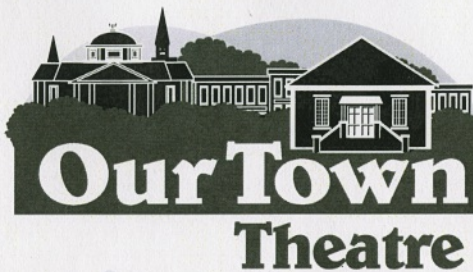
Please accept this letter from the Microenterprise Council of Maryland to support the application for the Town of Oakland in pursuit of the establishment of an Arts and Entertainment District designation for a portion of downtown Oakland.

The Microenterprise Council of Maryland (MCM) is the statewide non-profit organization supporting capacity building and successful strategies to encourage entrepreneurship, micro and small business development. These sectors of our economies account for over **70% of all business in rural areas increasing jobs and tax bases, fostering stronger communities by revitalizing downtown areas, enhancing rural economies and increasing civic capacity.** In working with other rural communities to strengthen rural art entrepreneurship it has been proven these activities can identify and improve a community's competitive edge, create the foundation for defining a sense of place, attract new and visiting populations, integrate the visions of community and business leaders and contribute to the development of a skilled workforce.

The Arts and Entertainment Destination for Oakland strengthens the existing efforts to boost economic development by concentrating creativity through both physical density and human capital locating firms, artists and cultural facilities together to create a multiplier effect. Creatively acknowledging and marketing community assets can attract a strong workforce and successful small business, as well as sustain a positive quality of life. Arts and cultural activities will increasingly attract visitors as well as enhancing resident participation to help build economic and social capital. Planned efforts can make deliberate connections between the arts and culture sector and other sectors such as tourism, agriculture, technology, healthcare, manufacturing or other prevalent contributors by capitalizing on local assets to improve economic outcomes.

Sincerely,

  
Mikal McCartney  
Executive Director



121 Center Street • Oakland, MD 21550 • 301-334-5640

February 22, 2017

Mr. R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill,

Our Town Theatre Board of Directors fully supports the pursuit of the Arts & Entertainment District designation by the Mayor and Town Council of Oakland, Maryland.

The Town of Oakland has a long history of arts and entertainment within the community and its surrounding areas. The development of new opportunities for artists would allow for the continuation of these traditions. The new incentives and tax breaks would enrich and expand our creative works. They would also encourage others to want to work and live in this community.

Our Town Theatre was founded in 1997 by Jane B. Avery. Over the past 20 years we have watched as the arts and theatre in particular has grown within the county. Our theatre has also grown to include a second site within the proposed district. We call it the "Backstage." It is our costume/prop/set creation/all-purpose building, and we like to open it to the community and tourists as much as possible. Recently, we were named "Best Community Theatre" in Western Maryland by the Maryland Theatre Guide. We also collaborate with other arts organizations in Oakland and the surrounding areas. Besides producing mainstage acts and bringing national talent to our stage; we offer monthly workshops for children and Open Mic Nights for members of the community to come and perform.

Our mission states that a theatre should be the cornerstone of its community; to stimulate the intellectual, cultural, artistic and social growth of its citizens by promoting every aspect of the performing arts. I believe the arts designation will be an important key in helping us to fulfill our mission.

Please seriously consider supporting the work and vision of the Town of Oakland, Maryland by awarding them with the A&E District designation.

Sincerely,

Mike Virts

President and Artistic Director Our Town Theatre

Cc: Theresa Colvin, Executive Director MSAC, Pamela Dunne, Program Director MSAC



## GARRETT COUNTY BOARD of REALTORS<sup>®</sup>, INC.

12 S. Third Street, Suite #3, Oakland, MD 21550

Telephone 301-334-8405

Fax 301-334-1876



February 1, 2017

Mr. R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill,

The Garrett County Board of REALTORS<sup>®</sup> fully supports the application made to your agency for the Arts & Entertainment District designation by the Mayor and Town Council of Oakland, Maryland.

Our board recognizes that this important designation will further Oakland's economic development and revitalization efforts and raise the quality of life for people who live here. Our board recognizes that creative and thriving communities are a great economic asset to our county and to the state.

In addition, the Town of Oakland has a long history of arts and entertainment within the community and its surrounding areas. The development of new opportunities for artists would allow for the continuation of these traditions. The new incentives and tax breaks would enrich and expand our creative works and expand our economy by encouraging others to want to work and live in this community.

We ask that you support the work and vision of the Town of Oakland, Maryland by approving them for an A&E District designation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bob Carney'.

Bob Carney  
President

cc: Theresa Colvin, Executive Director MSAC  
Pamela Dunne, Program Director MSAC

800 Tamarack Circle  
Oakland, MD 21550

February 9, 2017

Mr. R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill,

I am writing to express my full support for the pursuit of the Arts & Entertainment District designation by the Mayor and Town Council of Oakland, Maryland.

The Town of Oakland has a long history of arts and entertainment within the community and its surrounding areas. The development of new opportunities for artists would allow for the continuation of these traditions. The new incentives and tax breaks would enrich and expand our creative works. They would also encourage others to want to work and live in this community.

I have lived in Garrett County, Oakland, for the past 15 years and truly enjoy the vibrant arts culture, venues, and opportunities available here. These include numerous festivals such as the Autumn Glory Celebration every October; the annual WinterFest events every February; the Garrett County Art Gallery; the Little Yough Summer Music performances series from June through August; and the hundreds of artists in the County and Region.

I believe the Arts and Entertainment District designation will dramatically increase the visibility and focus on the arts here in Garrett County, benefitting both our citizens, students, retirees, and importantly the 1,000,000 tourist visitors who flock to Garrett County during our 4 distinct seasons.

I currently serve on the Garrett County Arts Council as a Board Member, and Treasurer. There is no question that the A&E District designation will be good for Oakland, and with your support, we are excited to make this a reality in 2017.

Please seriously consider supporting the work and vision of the Town of Oakland, Maryland by awarding them with the A&E District designation.

Sincerely,

Frank Shap

Cc: Theresa Colvin, Executive Director MSAC, Pamela Dunne, Program Director MSAC





**SMOKE N MIRRORS**  
PHOTOGRAPHY

January 25, 2017

Mr. R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill,

I am a new property owner, resident, business owner and employer in Oakland. I purchased a building in downtown Oakland in October of 2016, I've renovated a commercial space in that downtown property and I am opening a photography gallery and studio in February. I am writing to offer my full support for designation of an Arts & Entertainment District by the Mayor and Town Council of Oakland, Maryland.

I visited Oakland by chance last summer and I was surprised by the number of tourists on the streets in the middle of the week. People were traveling to Oakland, visiting the shops and museums and looking for things to do. As I investigated the community further, I was attracted to the Town of Oakland for its cultural amenities and its sense of history and investment in arts and entertainment. I believe the District Designation would help create new opportunities for artists and would encourage continuation of these community traditions, and it would help create healthy competition for my business and further develop the emerging arts district synergy in downtown Oakland. The new incentives and tax breaks would further encourage expansion for existing businesses and encourage new businesses like mine to consider Oakland as a place to live and work. The District Designation would help grow the local economy and build on the tourism market for Garrett County, and it is a good match for the investment that has and is occurring in the community. Designation would offer me the opportunity to invest even more in the local economy and create more new employment to further bolster the attraction of the community for tax paying visitors.

I encourage your serious consideration of support for continuation of this emerging arts and entertainment district through formal designation of an Arts and Entertainment District. If I can be of assistance or if you would like to talk about my request for your support, please just call or let me know.

Sincerely,

David A. Bruffy  
Smoke N Mirrors Photography  
114 South 3<sup>rd</sup> Street  
Oakland, Maryland  
(304) 277-7700  
[Dave@smokenphoto.com](mailto:Dave@smokenphoto.com)

Cc: Theresa Colvin, Executive Director MSAC, Pamela Dunne, Program Director MSAC

3/3/17

Mr. R. Michael Gill, Secretary  
Department of Commerce  
401 East Pratt Street  
Baltimore, MD 21202

Dear Secretary Gill,

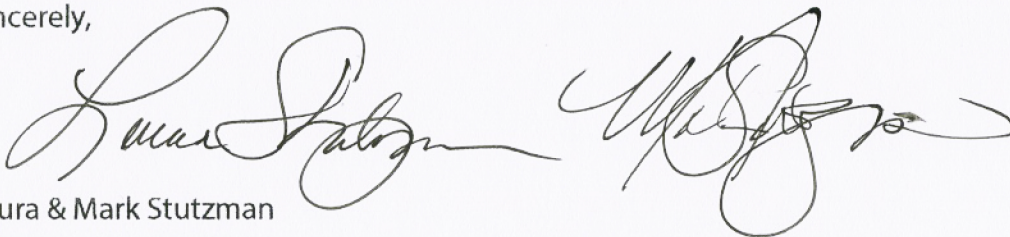
We'd like to pledge our support and enthusiasm for the Arts & Entertainment District designation Oakland hopes to receive. As working artists and owners of an arts-related business we, have been involved in encouraging and marketing County arts organizations here for almost three decades.

We moved here from outside DC with our illustration/marketing & graphic design studio and settled in Mtn Lake Park (outside Oakland proper) in 1989, and we've been fortunate to work with clients all over the world from this idyllic, rural outpost. Screen, stage, television and publishing and recording have figured largely in our portfolios, from PBS and The Washington Opera to Broadway, Warner Bros., Simon & Schuster and Atlantic Records. The community has shown a genuine affinity for, and connection with, what we've been doing under their watchful eye and their support has been ever present. It's a lightning-fast digital world but it's possible to preserve the things that drew us to this work and what we cherish about living "the creative life", in this beautiful place.

Our involvement in the GLAF Music Festivals in the 1990s opened a door for us, with possibilities and intimate exposure to the arts that we could never have experienced in suburban DC. Although *that* Music Festival ended with the untimely passing of its beloved, and incredibly talented conductor, Eric Friedman, our family has never given up hope that someday there would be a catalyst that reopens the door to great performers and artists to enrich our kids' and grandkids' lives and give us the texture and cultural nuance we still miss... every summer.

I hope you'll see the rich provenance of our local arts heritage and grant us the opportunity to renew that legacy and bring it to generations who might carry it forward.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Laura Stutzman' and the signature on the right is 'Mark Stutzman'. Both are written in a cursive, flowing style.

Laura & Mark Stutzman

Cc: Theresa Colvin, Executive Director MSAC; Pamela Dunne, Program Director MSAC

