

TAKING IT TO THE
BANK



CAPITAL PROJECT



Piqua Arts Center

THE HUB OF ARTS & CREATIVITY!

CITIZENS NATIONAL BANK





HISTORY OF PAC

During the fall of 1990, a group of Piqua citizens began discussing the need for an organization to sponsor and promote the arts in the community. The result of those conversations was, in January 1991, the formation of a new committee of the Piqua Area Chamber of Commerce, the Piqua Arts and Humanities Council. The Council's membership represented a wide variety of musical, fine art, theatre, historical, and educational groups.

During its first few years, the Council set the pattern for its role in the community by sponsoring and creating a diverse schedule of activities. The Council provided theatre training for junior high students; it organized Music in the Park concerts which were targeted to a more mature audience; and it began an annual Art Exhibit which served all age levels that persists to this day.

The Council's name was simplified in 1993 to the Piqua Arts Council (PAC), and in 1997 it moved out from under the wing of the Chamber of Commerce to become a full-fledged, independent arts organization. For the first time in Piqua's history, an arts group attempted to reach a wide range of area citizens. The PAC's programs were planned not only to appeal to music lovers and visual artists, but encompassed a wide range of educational, traditional and non-traditional arts and humanities presentations.

The PAC has followed a long and positive tradition of arts and music organizations in Piqua. It has two significant features, however, that separate it from its predecessors. The first is the PAC's longevity. The average length of time for any

post-World War II arts group in Piqua has been roughly three years. The PAC has exceeded that many times over as an active and vibrant organization. The second unusual feature of the PAC is its diversity. Previous organizations concentrated on a single type of programming such as musical events or art shows, and the boards of these earlier groups were often fairly select groups. The PAC offers a wide variety of programming overseen by a diverse board that represents a cross-section of the community.

One aspect of the Piqua Arts Council hasn't changed, however. It continues to fulfill its mission of making the arts accessible to the community through **presentation** of a variety of art forms, **education** in those art forms, and **support** for other community organizations.

Mission | *The Piqua Arts Council is dedicated to making the arts accessible to our community through education, support, and presentation.*

Vision | *To enrich the community by presenting high quality, innovative and diverse arts, and cultural programming.*



"The transition of the Citizens National Bank building into the Piqua Arts Council center for arts education represents both a step forward for the community and our faith in the future of the area!"





HISTORY OF BUILDING

The city of Piqua boasts a rich heritage. It began as a settlement of the native Shawnee tribe, and was founded as a city by European settlers in the late 18th century. We take pride in its identity as an important stop on the Miami-Erie Canal, and we boast that nearby Rossville (now part of the city of Piqua) was the first settlement of free blacks in this area. We are proud that we were home to the first municipally operated nuclear power plant in the nation, and that our town has manufactured a variety of high quality products over the years, ranging from textiles to airplane propellers. The pride in Piqua's history is evident when one considers how many of its historic buildings have been preserved and renovated.

The historic district near downtown contains many beautiful mansions that were built by leaders of local industry. We are especially proud of the Fort Piqua Plaza, built as a hotel in the late 19th century in late Victorian style, which has been renovated and now houses the Piqua Public Library. But even older than the Fort Piqua Plaza is the Citizens National Bank building that sits on the northeast corner of Ash and Main Streets.

The Citizens Bank building has been a vital part of Piqua history since the mid-19th century. Piqua Citizens National Bank was organized on April 25, 1865, and the building constructed following that. During the 150 years of its existence, it has housed several institutions that resulted from bank mergers. In 1964, after one merger, it became Miami Citizens National Bank and Trust Company, and in 1987, it became the Citizens Heritage National Bank after another. Its most recent name was Fifth Third Bank of Western Ohio, the name that it carried when the building was retired from use in the late 1990s. The structure has housed lending institutions that contributed to Piqua's economy for over 15 decades.

Perhaps the most famous episode in the building's history, however, had nothing to do with bank mergers. It took place on April 11, 1930 when the bank was robbed by five bandits wielding

machine guns and sawed off shotguns, netting them a haul of \$5,500. The robbery even made the *New York Times* the day after the crime was committed! Although no one was arrested for the robbery, local legend claims that the criminals were members of John Dillinger's gang, and that the walls of the building contain some of the bullets that they fired to this very day.

The structure has been modified several times during its long history, although the exterior has always retained its original neoclassical elegance. The grand foyer that originally extended upwards over two stories was modified by a lowered ceiling sometime after the 1920s, rendering the elaborate plaster friezes at the top of the foyer invisible from the lower floors. The rear portion of the bank was destroyed by a fire in the late 1940s and reconstructed to more closely resemble the structure's facade. Offices were constructed within its walls as an age of computers and electronic transactions demanded modernization. But that was years ago. The structure is now only an empty shell, bearing silent witness to the activity that once went on within its walls, and awaiting an opportunity to participate once again in community life.

The Piqua Arts Council is preparing to put this magnificent structure back into use to serve the community. Renovated into classrooms, galleries, and office space, it holds the potential to be a community center for a variety of arts education and experiences. In a letter to his customers, Citizens National Bank and Trust Company President A. L. Flesh prepared them for upcoming renovations by saying this: *"We are proud to be able to start these alterations because they represent a step forward not only for ourselves, but for the community as well. They indicate our faith in the future of our area."* We echo his thoughts. The transition of the Citizens National Bank building into the Piqua Arts Council center for arts education represents both a step forward for the community and our faith in the future of the area!



CASE FOR SUPPORT

Piqua Arts Council (PAC) brings all facets of art to the region to ensure a vibrant and thriving community. For the past 31 years, PAC has offered with excellence—classes, workshops, concerts, festivals, and support for artists year-round. They lift the community up; they make Piqua and the surrounding communities a better place to work, live and play.

Current Challenges

- Our office is currently located in a storefront, with limited ability for activities.
- The space works as an extremely small gallery and office space, but very little else.
- Because of space issues, all programming takes place outside of our location, resulting in more overhead or the additional complication of weather.
- Very few opportunities for arts education and activities exist in Miami County or even neighboring counties.
- There are so many more opportunities to bring art, in all forms, to the region and Piqua Arts Council wants to do more.
- Space needs are hampering further growth. PAC needs adequate and functional space to serve the community the way it deserves.



What a Difference PAC can make

- Piqua Arts Council has the opportunity to transform a downtown landmark into a center for arts education.
- Centrally located and highly visible, it will complement the energy and activity of other dynamic, on-going public place making and private developments currently underway in the community.
- PAC will serve as a catalyst, educating and inspiring the public about the value of the arts.
- The new Art Center will be characterized by expandability and adaptability, both today and into the future.
- Studio and workshop spaces will be large and flexible, accommodating a variety of needs.
- Event spaces will be flexible with a connection to exterior spaces and supported by a designated catering preparation area.
- This new facility will allow PAC to expand programming, increase its impact on the community and develop a new level of financial support.
- The proposed facility, located in downtown Piqua, will also help strengthen the core and boost the local economy.



A woman with long dark hair is singing into a microphone on a stage. She is wearing a dark, patterned top. The background is dark with blue and purple stage lighting. A metal truss structure is visible on the right side of the frame.

The PAC Plan

- PAC engaged local architectural firm, MT Studios in 2020 to determine a floor plan and construction budget for the new facility.
- A feasibility study was commissioned in late 2020 to determine the viability of the proposed project and came back with favorable results.
- The total number tested by the feasibility study included not only the construction costs and contingency, but funds to cover the expenses of the expansion of programming the facility for two years.
- In 2022, Piqua Arts Council developed a Five-Year Business plan, including the operational costs of managing the facility.
- Funding for the campaign will be sought from a mix of philanthropic dollars from the community and public funding from county, state and federal programs.

In 2018, PAC did a facility needs assessment to identify the amount of space needed for the desired level of programming.

Minor adjustments were made between 2018 and 2021, with regard to new facilities opening in neighboring communities and not wanting to duplicate services.





COMMUNITY IMPACT

Kick Off Celebration

The official kick off of our year, the Kick Off Celebration features a presentation by PAC's Executive Director highlighting the accomplishments of the previous year and the goals for the coming year.

Creative Classrooms

Piqua Arts Council works with Piqua City Schools & Piqua Catholic Schools to provide professional arts experiences for students in grades Kindergarten through Fifth Grade.

Home Grown Arts

We produce a series of videos each year focusing on a performing arts, visual arts, culinary arts and literary arts professional that highlights the creatives in our community and encourages younger creatives to stay in our community.

Poetry Out Loud

Piqua plays hosts the West Central Ohio region's Finals Competition for this national event put on by the National Endowment for the Arts and the Poetry Foundation.

Dancing with the Piqua Stars

Several local couples compete in a dancing competition to take home a variety of awards, including the coveted Mirror Ball Trophy for raising the most money for the Arts Council.

Artist Workshops

Featuring internationally awarded instructors, PAC's Artist Workshops are 4 day workshops with instructors in watercolor, oil paints and pastels.

Rock Piqua Food Truck & Music Festival

A summer staple, Rock Piqua is an all-day food truck and music festival for all ages that features a wide variety of musical genres.

Annual Art Exhibition

Our annual art exhibition is the Upper Miami Valley's largest art exhibition. It features more than 100 artists with work divided into six categories and more than \$4,000 in prize money.

Bourbon Affair

This upscale culinary experience features a five course tasting menu paired with either bourbon or wine selections as well as live music and a silent auction.

Art for Everyone

After a successful first year, this program will now have two separate events. One themed for kids and another focusing on adults. Both will feature multiple stations, celebrating a variety of art forms with hands-on learning activities for all in attendance.

Sounds of the Season

Just in time to get the holiday season started, Sounds of the Season is a concert event with local and professional performers participating in short musical sets, performing a variety of holiday classics as well as a few modern holiday songs.

Art Spark Awards

Built to assist creatives in the community produce new work or gain valuable professional development, these mini-awards help creatives in all disciplines do something new with their talents.

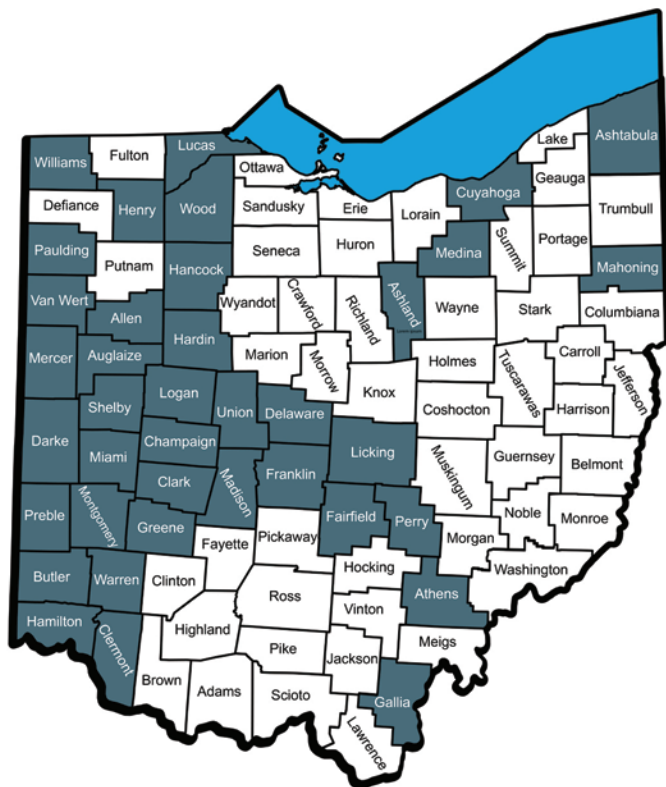




ECONOMIC IMPACT

What impact does the Piqua Arts Council have on the economy of our community? For an answer, we turn to Americans for the Arts, a national advocacy group that gathers information to assist local arts groups with marketing and programming. One of their regular studies is Arts and Economic Prosperity, which they recently completed for the Dayton region and in which the Piqua Arts Council participated. That study indicated that each patron of arts events spends an average of \$17.87 per event beyond the cost of admission, and that each patron who travels more than 20 miles to an arts event spends an average of \$30.17.

Using these results, together with the knowledge that the Piqua Arts Council's programming impacts over 5,000 patrons per year, we can calculate that the PAC adds over \$100,000 in indirect economic impact to the local economy. This amount is in addition to the \$200,000 that the PAC regularly spends in direct support of their twelve annual programs.



This economic impact is not limited to local arts patrons. Artists from 38 of Ohio's 88 counties and an additional 16 of the United States have directly participated in Piqua Arts Council programming. Thus, the economic impact of Piqua Arts Council programming reaches well beyond local arts patrons to the more distant areas of our state and even our country. It is clear that the Piqua Arts Council is an economic asset to our community, and that an expanded, improved facility has the potential to give an additional significant boost to our local economy.



ECONOMIC IMPACT Current Programming



5000+

• In-Person Interactions •

18664 VIRTUAL INTERACTIONS
1294 SCHOOL INTERACTIONS

12

ACROSS
ANNUAL
PROGRAMS



\$300K

• Economic Impact •

\$200K DIRECT IMPACT
\$100K INDIRECT IMPACT

38

OF OHIO'S
88
COUNTIES

PARTICIPATED IN ARTS COUNCIL
PROGRAMMING



16

OF THE
50 US
STATES

PARTICIPATED IN ARTS COUNCIL
PROGRAMMING







FUNDING

2023-2025 Campaign Budget

Salary	\$ 83,980.00
Postage	\$ 2,840.00
Printing	\$ 10,980.00
Graphic Design	\$ 2,500.00
Legal & Professional	\$ 18,000.00
Office Supplies	\$ 3,000.00
Advertising	\$ 1,500.00
Travel	\$ 1,000.00
Food & Beverage	\$ 2,000.00
Taxes - Payroll	\$ 6,424.47
Grand Opening Celebration	\$ 20,000.00
Donor Recognition	\$ 50,000.00
Two Year Operations	\$ 400,000.00
Campaign Total	\$ 602,224.47

Construction Budget

Building Purchase	\$ 135,000.00
Technology	\$ 13,000.00
Utilities	\$ 6,000.00
Repairs & Maintenance	\$ 3,000.00
Insurance	\$ 1,974.00
Taxes - Real Estate	\$ 2,712.00
Construction Expenses	\$ 4,506,103.34
Construction Expenses	\$ 3,389,940.00
Contingency (18%)	\$ 610,189.20
Architectural & Engineering	\$ 169,497.00
Furniture & Equipment	\$ 85,000.00
Roof Garden Mural	\$ 20,000.00
Signage	\$ 40,000.00
Specialty Equipment	\$ 191,477.14
Audio Equipment	\$ 60,000.00
Video Equipment	\$ 57,760.46
Networking Equipment	\$ 19,918.68
Bar	\$ 3,900.00
Dark Room	\$ 1,920.00
Stage	\$ 15,000.00
Gallery Hanging System	\$ 2,310.00
Ceramics Studio	\$ 22,700.00
Catering Kitchen	\$ 7,968.00

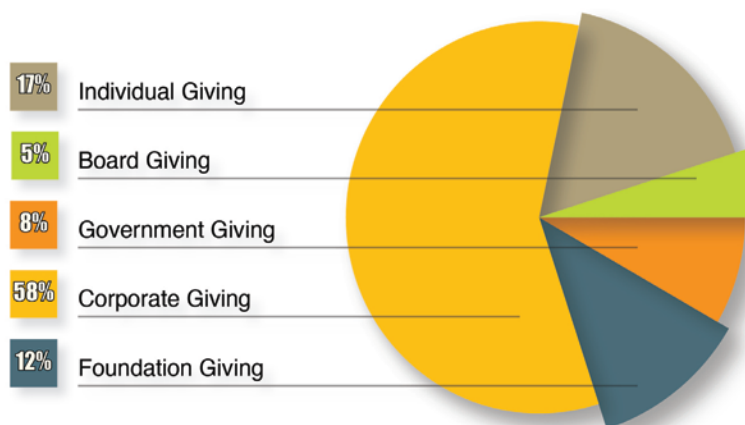
Construction Total **\$ 4,667,789.34**

PROJECT TOTAL **\$ 5,270,013.81**

Our goals are to offer quality educational experiences in the arts while paying homage to the history of the structure that has played such an important part in our local history. When completed, the main level will reflect the elegance of a late 19th century financial institution while serving as a gallery, gathering place, and presentation venue. While maintaining the original vault, we'll also be adding a bar that mimics a late 1800's, early 1900's teller line.

The upper and lower levels will feature state-of-the-art installations: audio, video, and networking equipment, a photographic darkroom, a ceramics studio, and a catering kitchen designed to support the educational events.

The budget for the capital campaign and for construction of the facility is shown on the opposite page, together with the anticipated sources of funding. The majority (58%) will be provided through corporate giving, while 22% will be donated by PAC board members and other individual donors. The remaining 20% will be provided by foundation and government grants.



*Anticipated Funding Distribution



SYNERGY

The renovation of the Bank in preparation for an expansion of the Piqua Arts Council isn't being conducted in a vacuum. Quite the contrary! It is a vital part of an ongoing revitalization of the Piqua downtown area. No fewer than eight other projects are currently in progress to redevelop the downtown area, with the Bank an important piece in that revitalization.

1 **Zolo Lofts + Farmer's Market** *101 S. Wayne St.*

The Zollinger building was built in 1914-1915. It offers 40,000 square feet that is being redeveloped into loft-style apartments, a public market, work spaces, and a community garden. Construction is expected in late 2022.

2 **Lock 9 Park** *125 W. Water St.*

A \$4M project is underway to revitalize the park and feature the history of our area. It focuses on the Miami and Erie Canal that connected Toledo and Lake Erie to Cincinnati and the Ohio River and was used before the railroads were the dominant form of transporting goods.

3 **Winans** *310 Spring St./222 Spring St./124 N. Main St.*

Winans Chocolates and Coffee has renovated the old Piqua Daily Call facility into their headquarters and flagship store. They continue to grow, and have purchased the building across the street for use as a shipping and training center, as well as the building on N. Main Street as a new roastery.

4 **Crooked Handle Brewing Company** *123 N. Main St.*

Opened in 2022 in the former Piqua Granite Space, the brewery triples the ability for brewing and features both a restaurant and a party space.

5 **Lock 9 Townhomes** *219 Spring St.*

Development has begun on 16 townhomes that will be located on the site of the former Bayman Used Car lot.

6 **Edison Electric Building** *114 E. Water St.*

Purchased in 2021, the building has been extensively restored and will become the home of a technology company that will produce high-end electronics for the defense department and non-government businesses.

7 **YMCA** *230 High St.*

The Piqua Branch of the Miami County YMCA will be completed in the Summer of 2024. This new 76,000 sq ft facility will cost \$21.5M and include a family aquatic center, field house with basketball courts and a turf field, as well as group exercise spaces and a youth ninja gym.

8 **WellNow Urgent Care** *201 E. Ash St.*

WellNow Urgent Care provides non-life threatening injury and illness services. This facility treats ailments like sprains, burns, lacerations, cold & allergies, in addition to occupational medicine services, worker's compensation assistance, pre-employment physicals and drug and alcohol testing.

9 **Lucky's Pad** *110 N. Main St.*

A staple of downtown Piqua, Lucky's Pad has been in operation for a long time, but was in need of a face lift. New ownership remodeled the building's exterior in 2021, making a significant impact on the entry to the southern end of the downtown business gateway.

10 **The Gallery Venue & Event Center** *319 N. Wayne St.*

Renovated from the remnants of a restaurant and a social club, The Gallery is Piqua's newest and best equipped event venue. Featuring a grand staircase, dome ceiling, and stylish atmosphere, weddings, large-scale parties and corporate events will all feel at home in this newly remodeled space.



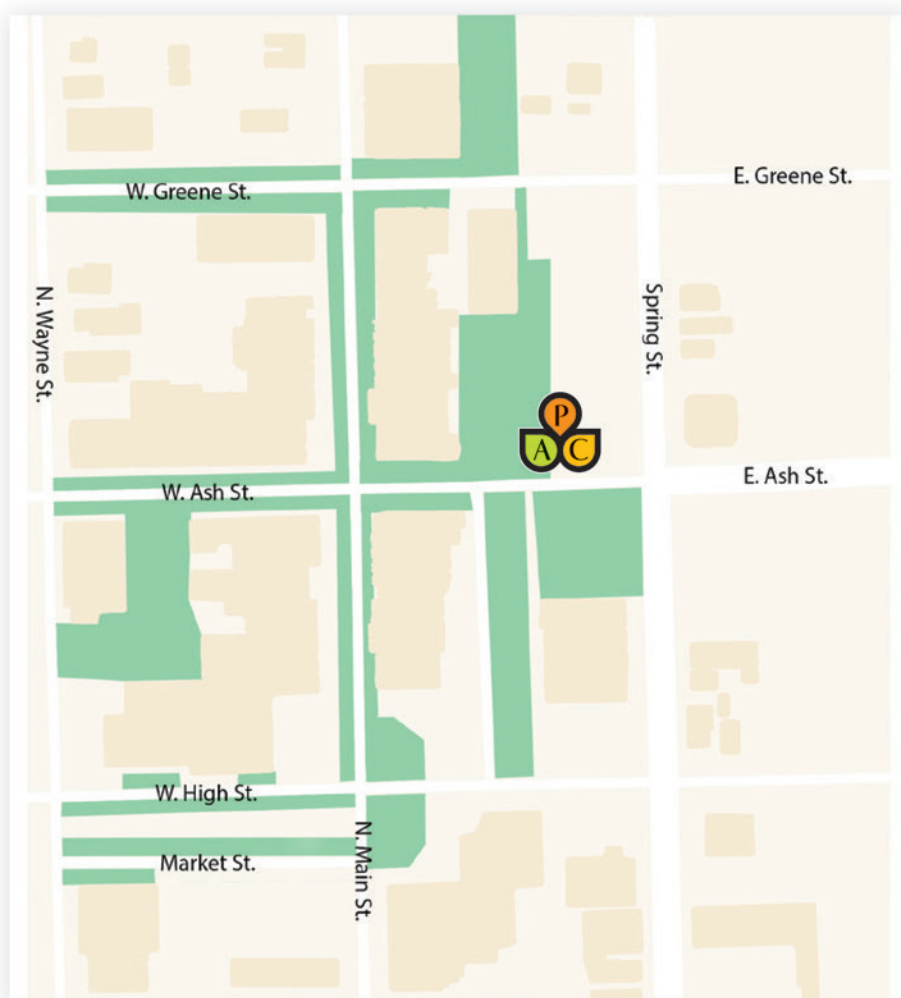


PARKING LAYOUT

An ever-present concern is the availability of parking. A short survey demonstrates that ample parking is available near the PAC Bank building, even without dedicated parking spaces. Over 350 parking spaces currently exist within a two-block radius of the Bank. These include parking spaces on the street and in lots such as Canal Place, with more spaces available if we extend the radius just a few blocks in every direction. Even without a dedicated parking area such as a garage, more than enough parking spaces are available for arts patrons to easily access the Bank and its PAC offerings.

Piqua Downtown Parking

Location	# of Spaces
Hallmark	31
Winans	25
Canal Place (300 Block)	42
Canal Place (400 Block)	34
Baird Building	—
Quads (Referee's & Quint Creative)	24
Market St.	18
High St.	18
N. Main St. (300 Block)	15
N. Main St. (400 Block)	21
Canal Place (500 Block)	47
E. & W. Ash St.	27
E. & W. Greene St.	23
Z's / Library Lot	26
Total Parking Spaces	351



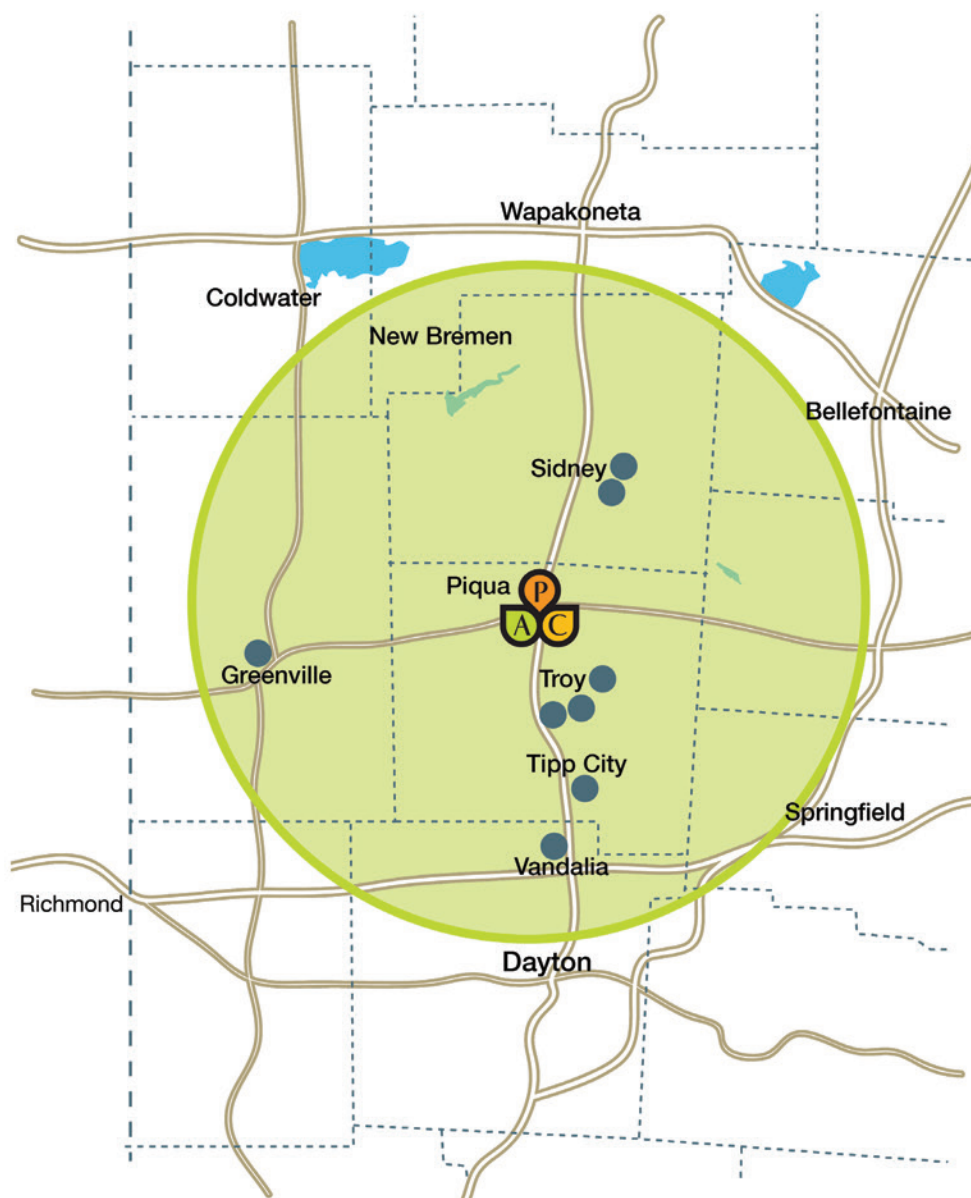




AREA ARTS ORGANIZATIONS

With the renovation of the Piqua National Bank building into an arts center, the Piqua Arts Council will be able to pursue a holistic approach to arts education for all ages. We will be able to focus broadly on all aspects of the arts: visual, performing, literary, and culinary. No other arts program in the surrounding area currently offers such a diversity of experiences. This is clearly shown by the graphic on the next page. Of the ten local arts groups within a 25-mile radius of Piqua, none offer the range of arts experiences

that will be possible for the Piqua Arts Council to offer with their renovation of the Bank. It is in this 25-mile radius that we intend to focus our marketing efforts. 25 miles is a very drivable distance for attending classes or arts events. In addition, Piqua is located at the intersection of I-75 and Route 36, two well-defined corridors into town. The accessibility of Piqua along major driving routes and the diversity of offerings that we envision will make us competitive with any other local arts group in our area.





Don't We Already Have An Art Center?



Piqua Arts Council

Piqua Arts Council – The Bank

Traditional art centers are facilities dedicated to education in the arts. While an occasional performance may be held there, these spaces are focused on the ability to display art and offer arts education. PAC's new building will be one of the region's only true art centers! Our facility will feature a dedicated ceramics studio and a traditional darkroom for photography that utilizes an existing mechanical room. The remainder of the educational spaces will be flexible to accommodate anything from sewing or drawing to painting and the culinary arts. Piqua's Piqua Arts Council's new facility will provide a holistic art learning environment. Not only will our program impact adult learners and children, we are planning our programming so that

we will be able to involve seniors, as well as providing art therapy classes to help address mental health issues.



Piqua Arts and Innovation Center

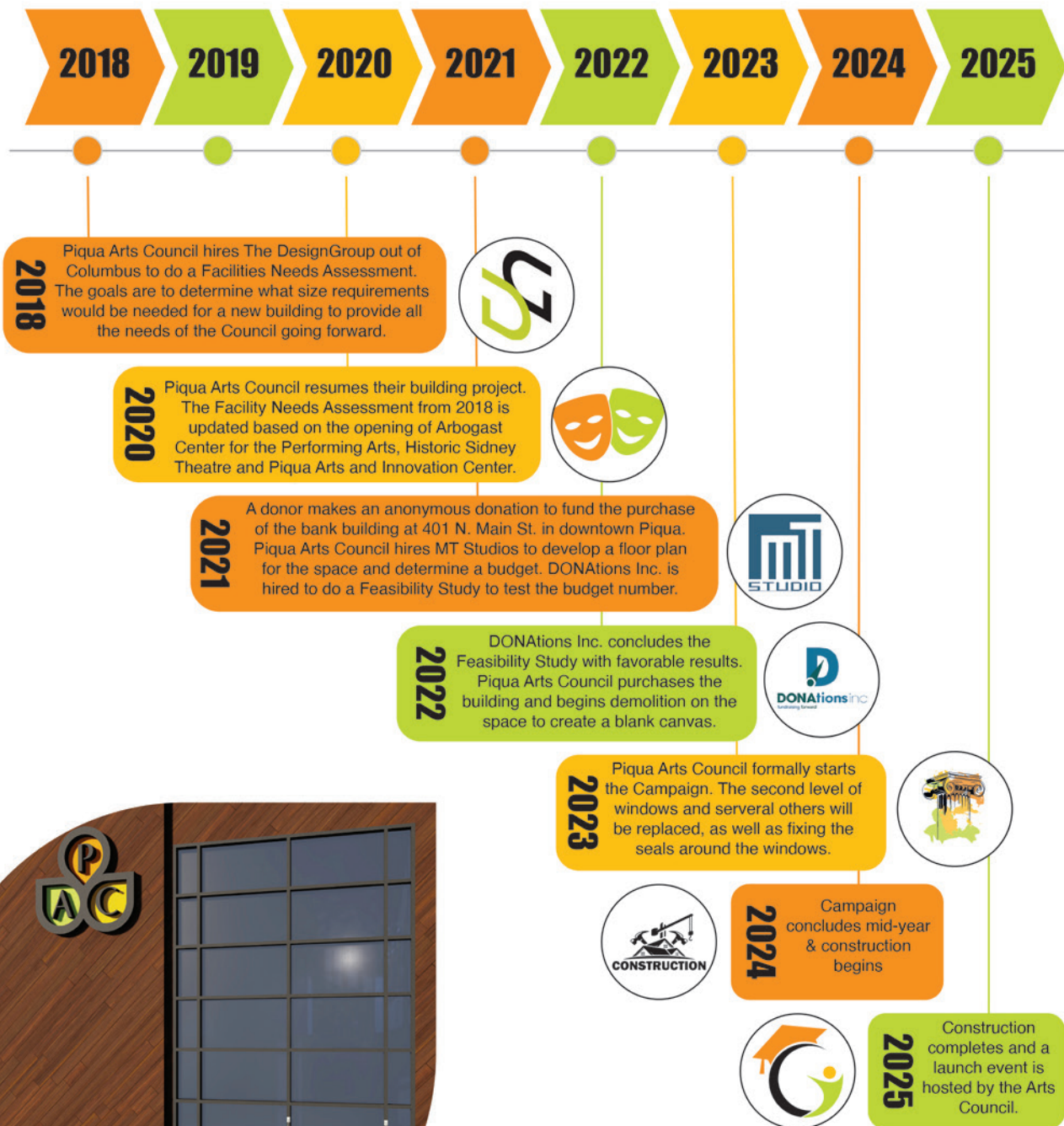
Located on the second floor of the former Z's building in downtown Piqua. The space has been modified to hold several studio spaces and offices for creative businesses. The space is utilized in a way that allows for shared community spaces and individual spaces for business operations. This for-profit space is marketed towards entities such as creative businesses, artists, and graphic designers, but it is NOT a traditional art center. While the PAIC may offer some classes in the community space, its primary purpose is nurturing businesses.

COMPETITIVE ANALYSIS

	Piqua Arts Center	Gateway Arts Council	Historic Sidney Theatre	Arbogast Center for the Performing Arts	Hobart Arena	Troy Hayner Cultural Art Center	Tipp City Area Arts Council	Darke County Center for the Arts	Vandalia Arts Community	Vandalia Performing Arts Center
Visual Arts										
Art Show	●	●	●			●	●	●	●	
Professional Workshops	●					●				
Gallery	●	●		●		●	●	●		
Performing Arts										
Concerts	●	●	●	●	●	●	●	●	●	
Community Events	●	●	●	●	●	●	●	●	●	●
Children's Theatre	●	●	●							
Plays - Musicals	●	●	●					●		
Improv	●			●						
Dance Recitals	●		●		●	●				
Poetry Readings	●									
Summer Camps	●	●	●	●		●	●	●		●
Comedians	●		●	●				●		
Literary Arts										
Poetry Workshops	●									
Creative Writing	●						●			
Short Story	●						●			
Children's Books	●									
Culinary Arts										
Demonstrations	●									
Competitions	●									
Arts Education										
Classes for Youth	●	●				●	●			●
Classes for Adults	●		●			●				
Culinary Arts	●									
Literary Arts	●									
Music Education	●	●	●			●			●	
Ceramics	●									
Graphic Design	●									
Photography	●						●			
Dance Education	●					●				●



TIMELINE





FOUR PILLARS OF ARTS EDUCATION

Piqua Arts Council's new facility will focus on arts education and specifically on the four pillars of arts education, performing, literary, culinary, and visual arts. This facility will truly be set apart from any other area arts organization by the flexibility the space will allow for programming. While some spaces will be dedicated, multiple spaces allow for various arts disciplines to be taught in the spaces.

VISUAL ARTS

Drawing, Painting,
Ceramics, Photography,
Graphic Design, Costuming,
Quilting, and more.

LITERARY ARTS

Poetry, Creative Writing,
Children's Books,
and more.



PERFORMING ARTS

Theater Camps,
Vocal Instruction,
Instrumental Instruction,
and more.

CULINARY ARTS

Cultural Nights,
Demonstrations, Cooking
Classes, Competitions,
and more.



FLOORPLANS

MAIN LEVEL

Multi-purpose/Flex-Space-1656 sq ft (Removable Stage, 75 Seated w/stage, 100 Seated w/o stage, 200 Seated w/o tables), Main Art Gallery, Bar, Offices, Lounge / Meeting Room



UPPER LEVEL

Dividable Classroom Space (1,111 sq ft), Third Classroom (282 sq ft), Board Room/Digital Arts/Photography Classroom (214 sq ft), Darkroom (254 sq ft), 2 Bathrooms & Multiple Storage spaces, Art Gallery (Upper Gallery), Roof Garden (459 sq ft)





FLOORPLANS

LOWER LEVEL

Ceramics Studio (595 sq ft), Kiln Room (226 sq ft), Lower Gallery, Catering Kitchen (266 sq ft)



TAKING IT TO THE BANK



CAPITAL PROJECT



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***Piqua Arts Council Board of Directors are not compensated for their service.*

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