

NEVADA COMMISSION FOR
CULTURAL CENTERS AND HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION FOR FY2019-2020

For SHPO use only
Initials: CH
Received: 02-27-20
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Delivery Svc: Hand Delivered

APPLICATION COVER PAGE (This *unaltered* form must be submitted with the application.)

Applicant Organization: Brewery Arts Center
EIN (Taxpayer Identification Number): 51-0183567
Mailing Address: 449 W. King Street
City: Carson City County: Carson City ZIP: 89703

Project Contact: Gina Lopez Hill Title: Executive Director
Daytime Phone: 775-883-1976 Evening Phone:

Fax: Email: gina@breweryarts.org

Project Title: BAC Brewery & Annex Energy Efficient Rehabilitation
Project Address: 449 W. King Street
City: Carson City County: Carson City ZIP: 89703

Project Type: Rehabilitation/Construction Planning/Construction Architectural/Engineering Study/Construction

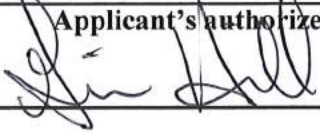
Historic Property Name: Carson Brewing Company Date Built: 1865

Property Insured: Yes; please enclose one copy of policy No; please explain:

Project Synopsis (brief):
The project upgrades plumbing, electrical, roofing, HVAC, and handicap access to make necessary repairs and to substantially improve energy efficiency.

Proposed Start Date: November 2020 Proposed End Date: October 2021

Project Budget Summary:	
Amount Requested:	\$ <u>263,380</u>
Proposed Match: Cash	\$ <u> </u>
In-Kind/Donations:	\$ <u>26,338</u>
Total Project Budget:	\$ <u>289,718</u>

Applicant's authorized signature:


**X I HAVE READ THE 2019-2020 CCCHP APPLICATION
GRANTS MANUAL***

***PLEASE NOTE—IF THIS PAGE IS NOT SIGNED, THE APPLICATION IS CONSIDERED
INCOMPLETE, AND CANNOT MOVE FORWARD IN THE FUNDING PROCESS.***

I HAVE READ THE GRANTS MANUAL AND COMPLETED THIS CCCHP APPLICATION FOR
2019-2020 AND CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE.

Applicant's authorized signature:



Title: Executive Director

Name (please print): Gina Lopez Hill

Date: February 26, 2020

Brewery Arts Center Brewery and Annex CCCHP Grant Application 2019 NARRATIVE DESCRIPTION

Project Description

The Brewery Arts Center, occupying two city blocks, is the only cultural campus within Carson City's West Side Historic District. The primary structures on its campus are the BAC administration and program building, formerly Carson Brewing Company, and the Performance Hall, formerly St. Teresa of Avila Catholic Church. Carson City government had owned the brewery building since 1975, but has entered an agreement to transfer the title to BAC, which is in process. The Performance Hall, built in 1870, was occupied as a Catholic Church from 1871 through 2000. In 2000, BAC purchased the building and converted the nave and apse into a 250-seat auditorium.

The Carson Brewing Company is the site of Nevada's longest operating brewery. In 1860, John Wagner, started the Carson Brewery during the rush to Virginia City. Business was prospering by 1864, so a new two-story brewery was built in 1865 in the commercial form of Classical Revival, on the corner of Division and King streets, where it stands today. The brewery and a bar were on the main floor and the upper floor served as the Masonic Lodge from 1865 to 1919. The Carson Brewery made steam beer, a bottom-fermenting brew produced without the constant cold temperatures required by lagers. The pure water came from King's Canyon Creek west of town. Hops and barley were mostly imported from California. The brewery delivered barrels, kegs and bottles of beer to local saloons, Comstock tap rooms and other towns around the state. Five kegs a week were also shipped to San Francisco for some Nevada-based customers who would drink no other brand.

The brewery was sold in 1900 to James Raycraft and Frank Golden, who incorporated and changed the name to Carson Brewing Company. In 1910, brew master Fritz Hagmeyer persuaded his brother-in-law, Max Stenz, to purchase the operation. Stenz converted from steam beer to lager in 1913 and labeled his new product Tahoe Beer, "Famous as the Lake." He made several major improvements, including adding a cold storage room and a new boiler and expanding the bottling operation, by bottling soft drinks and mineral water from Carson Hot Springs, as well as packaging artificial ice.

By the 1940s, large brewing companies were buying local beer businesses throughout the country. Arnold Millard, who bought the brewery in 1926 from his father-in-law Stenz, liquidated the business in 1948. After 88 years of continuous operation, this was the end of the longest-running brewery in the state and one of Nevada's oldest businesses. After 1948, the building was the home of the Nevada Appeal newspaper. In 1975 it was purchased by BAC.

The Carson Brewing Company building has been BAC's home since the organization was founded. BAC is committed to rehabilitating and preserving the brewery building to honor its

own history and to preserve the building's cultural contribution to Carson City. To accomplish this, extensive rehabilitation will be required over time to assure the survival of the building and to restore and preserve its historic features. BAC's priorities in requesting funds for this project were to assure long-term survival of the building and to increase energy efficiency in its everyday operations.

Energy efficiency improvements seek to reduce water and power usage in the building. To that end, BAC requests \$263,380 in funding to upgrade plumbing, electrical lighting, roofing, and HVAC systems throughout the building, and for improved handicap access to the main entrance and second floor. Because no comprehensive improvements have been made in these areas since the BAC acquired the building, the proposed improvements are necessary to support operations and allow occupancy into the future. The funding is itemized in the spreadsheet accompanying the budget. The proposed improvements include:

1. Plumbing Upgrades (\$23,330): Restrooms consume more water in commercial buildings than any other usage. Carson City Utilities has advised BAC that they could significantly reduce their water consumption by replacing their restroom appliances. BAC encounters a plumbing problem with its restrooms every few months, so feels replacement of most or all of the fixtures will need to occur within the next several years. This funding will replace 14 sinks, 15 toilets, and 4 urinals with fixtures designed to conserve water.
2. Electrical Upgrades (\$28,450): BAC's initial step in improving the electrical systems will be to replace 62 fluorescent fixtures with LED throughout the building and to replace 50 decorative fixtures in the brewery building with historically appropriate, energy-efficient alternatives.
3. Roofing (\$125,000): BAC proposes to replace shingles on the annex and to reroof the brewery and the black box theatre with energy efficient, reflective material. All of these roofs are in excess of 45 years old and suffer multiple leaks. This item is a high priority for the preservation of the building.
4. HVAC System (\$18,000): All components of the HVAC system are clearly old; there is no record any of the appliances have been replaced in the 45 years BAC has had ownership of the building, nor does anyone have any memory of this happening. HVAC systems are the second largest user of water in commercial buildings and a significant consumer of power. BAC proposes to replace two Trane 80 furnaces in the artisan store and 2 rooftop furnace units serving the office and gallery, and it will replace seven air conditioning compressor units. This will reduce water consumption while maintaining the building in a state where it can be occupied by humans.
5. Handicap Access (\$45,000): BAC will add a door opener to its main entrance and replace the current door with one that is lighter and more energy efficient. The current elevator is old and requires replacement to allow continued disabled access to the second floor ballroom.

Some of the work can be done by the Project Manager. Where greater expertise is required, rehabilitation and installation work will be done by licensed contractors selected through a competitive process. The following individuals will work on the project:

- J.P. Copoulos – Architectural Consultant will be responsible for assuring the historic integrity of all rehabilitation work. He has provided architectural services to BAC for the past 15 years, acting as lead architect on previous projects funded through State Historic Preservation Office, which included rehabilitation work to both the Carson Brewing Company building and the Performance Hall. For past projects, he has made extensive drawings of both structures and has participated in planning for future improvements to the BAC campus. This experience provides him with an understanding of the structure that could not be equaled by any other consultant. Mr. Copoulos is a past member of the Carson City Historic Resources Commission, so he is familiar with local, state, and federal standards pertaining to modifications of historically significant buildings. He has offered to oversee historical appropriateness and compiling an inventory of work required for long-term preservation of the building for a flat fee of \$6,000.
- Mike Wiencek – Project Manager is directly in charge of the project. He will verify project expenditures are appropriate and assure that all work complies with SHPO requirements. He will oversee the selection and performance of all contractors. He will attend inspections by building officials to assure the contractor complies with all regulations. He will also work with the architectural consultant to identify and document requirements for rehabilitation and preservation of the brewery building.
- Gina Lopez Hill – Financial Manager, BAC Executive Director, will oversee all fiscal matters and will be responsible for managing and accounting for all funds. She will verify and approve all expenditures and prepare or review grant financial reports.

Building Use/Community Involvement

BAC provides venues for all forms of art, with auditoriums for performances, classrooms for education, display areas for exhibitions, and facilities for community involvement, including a ballroom for larger meetings. Founded in 1975, by a group of artists yearning for a space of their own, BAC spearheaded a grassroots effort and raised \$300,000 to purchase the historic Carson Brewing Company building and turn it into a community gathering space for artists. After the purchase, they built an annex for a gallery, art classrooms and a black box theater. The Brewery Arts Center (BAC), a Nevada non-profit organization, was born. In 2000, BAC purchased St. Teresa's and converted it to a performance hall. From the beginning, the identity and operations of BAC have been strongly tied to the buildings that it owns and occupies.

Starting with that initial \$300,000 fund-raising effort in 1975, BAC's survival has depended on the ability of its board, staff, and members to attract the funds necessary to maintain its buildings and operate its programs. Unlike many nonprofits which are dependent on donors or grantors, BAC generates 70% of its funding from earned revenues from mission-related activities, including performances, events, facilities rentals, membership fees, and sale of other goods or services. This puts the organization in a strong position for sustainability. Over the past 45 years, BAC has demonstrated it can earn most of the money it needs to support itself.

However, BAC does not lack the ability to attract funding from grantors. BAC receives and successfully administers about 20 grants a year from nonprofit foundations and governmental sources. This includes \$1,052,184 in grants awarded by the State Historic Preservation Office since 1993. In addition, local residents individually have donated hundreds of thousands of dollars. Gina Lopez-Hill, Executive Director and proposed financial manager for this grant, has been responsible for managing BAC grants since 2014. Prior to joining BAC, she worked for nonprofit organizations, including a charter school, where she was responsible for acquiring and administering grant funds for capital improvements and ongoing operations. Ms. Hill has a track record of attracting donors who repeat their commitment to the Brewery Arts Center year after year. About 30% of BAC funding comes from grant awards from organizations including the Nevada Arts Council, Robert Z. Hawkins Foundation, John and Grace Nauman Foundation, Bessie Minor Swift Foundation, NV Energy Foundation, UNR, the Mortimer and Mimi Levitt Foundation, AARP, and private endowments.

For 45 years, the BAC campus has been dually dedicated to the arts and to the community. In addition to hosting over 100 cultural events a year, BAC provides a home to a number of organizations that similarly expand and strengthen the artistic and cultural opportunities available in Carson City. These include Nevada Artists Association, Wild Horse Children's Theater, Proscenium Players, Inc., KNVC Community Radio, Sierra Nevada Forums, Rotary Club International, TEDxCarsonCity, Joyful Noise Children's Choir, Music and Me, and Carson City Classic Cinema Club. BAC maintains collaborations with the Jazz and Beyond Music Festival, Sierra Nevada Ballet, Muscle Powered, Food 4 Thought, Carson City School District, and the Carson City Juvenile Probation Center. The BAC also manages the Historic Adam's House which houses drawing classes, art therapy for memory care and KNVC, Carson City's community radio station for which BAC is the licensee.

The purpose of this proposed project is to assist in sustaining the Carson Brewing Company building as a viable home for the arts long into the future. Thus, the improvements are looking to long-term preservation of the building and sustenance of the funding to keep it in operation. Energy efficiency is an important priority in making these improvements. Energy efficient construction and appliances will make necessary improvements while reducing operating costs of the brewery building and contributing to the financial sustainability of the building.

In keeping with its commitment to community, BAC's cultural events contribute to the economic as well as the cultural vitality of Carson City. The BAC boosts the area's ability to attract tourists and to provide alternative forms of entertainment to those who may have come for reasons other than engagement with the arts. The art gallery and the musical and theatrical events draw in non-local visitors, which also contributes economically to a variety of hospitality and retail businesses in the area. BAC works with local businesses to increase the economic contribution of its events. For example, in December 2019, the Big Bad Voodoo Daddy concert, offered in partnership with a local casino, drew a sell-out crowd including a substantial number of people outside the Carson City area. Individuals who travel to Carson City for such events may like what they see and return to the area again.

BAC acts a portal to connect residents and tourists with to a broad range of art forms, including visual arts, music, dance, theatre, ceramics, and mass media. It also acts as a magnet for artists, who can show their work, perform before an audience, take instruction or teach their skills, or just mix with other artists and exchange ideas. For art to contribute to the cultural milieu of the area, the area must have artists. To attract and retain artists, the community must provide them with opportunities to promote and profit from their work.

Project Support/Financial

BAC is a beloved facility in Carson City and has received enthusiastic community financial support since its founding. Most recently, Carson City donated ownership of the Carson Brewing Company building to BAC, a strong show of community support contributing to the long-term sustainability of the BAC organization.

During the course of this project, BAC will complete an inventory of rehabilitation work that needs to be done to restore historic features and to preserve the operating integrity of the building. Once the work program has been established, BAC will initiate a capital campaign to generate the necessary funding to complete this work. BAC will solicit donations from local residents, foundations, and government programs, who have shown in the past they are willing to contribute financially to the BAC's success.

The operation and maintenance of the brewery have been BAC's ongoing responsibility for the past 45 years. BAC budgets annually for these expenditures and has been able historically to meet its financial obligations to keep the BAC open and available to the public

Planning

The proposed project has been identified as a high priority among the improvements required for the brewery building. However, during the course of the this project, BAC will complete an inventory of necessary improvements needed to protect the building into the future. This planning effort will include Architectural Consultant J.P. Copoulos, Project Director Mike Wiencek, and other members of the BAC staff and Board of Directors. BAC will also actively recruit community members to participate in the planning effort. Currently, BAC has over 420 active members who pay annual dues and attend membership meetings. These individuals have taken positive steps to become involved community members and supporters of the arts. Members will certainly be welcome to join the planning effort. However, BAC will also use this opportunity to recruit members of the community who may not have not previously joined BAC and who have the ability to contribute to planning effort. This will include civic and business leaders, but also those who patronize cultural events and see the value of supporting a strong artistic presence in the community. And, of course, local artists will be invited to participate.

GRANT APPLICATION FOR 2019-2020
PART III BUDGET FORM

Applicant: Brewery Arts Center (Carson Brewing Company)

1. Personnel:

	Position Title	Hours	Hourly Rate (HR)	✓ if HR includes Fringe Benefits	% of HR that is a fringe benefit	Amount of fringe benefit	Total Amt	State Share	Non-State Share
a.	Project Manager	320	\$55.00			0.00	17,600.00	17,600.00	
b.						0.00	0.00		
c.						0.00	0.00		
d.						0.00	0.00		
e.						0.00	0.00		
f.						0.00	0.00		
g.						0.00	0.00		
h.						0.00	0.00		
i.						0.00	0.00		
j.						0.00	0.00		
Sub-total:							17,600.00	\$17,600.00	\$0.00

2. Travel: (see GSA rates in the application document)

		Rate	Miles/# of days	Total Amount	State Share	Non-State Share
a.	Mileage					
	1. Person #1-			0.00		
	2. Person #2-			0.00		
b.	Per Diem (Breakfast)			0.00		
	Per Diem (Lunch)			0.00		
	Per Diem (Dinner)			0.00		
c.	Transportation costs (parking fees, taxi, etc.)			0.00		
d.	Lodging					
	1. Weeknight (Sun-Th)			0.00		
	2. Weekend (Fri-Sat only)			0.00		
e.	Other:			0.00		
f.	Other:			0.00		
Sub-total:				\$0.00	\$0.00	\$0.00

GRANT APPLICATION FOR 2019-2020
PART III BUDGET FORM

3. Contractual Services: Attach itemized lists or contractor quotes showing the breakdown of materials and labor costs for all proposed work items

	Contractual Service	Total Amount	State Share	Non-State
a.	Plumbing Upgrades	23,330.00	23,330.00	
b.	Electrical Upgrades	28,450.00	28,450.00	
c.	Roofing	125,000.00	125,000.00	
d.	HVAC	18,000.00	18,000.00	
e.	Handicap Access	45,000.00	45,000.00	
f.	Architectural Consultant	6,000.00	6,000.00	
Sub-total:		\$245,780.00	\$245,780.00	\$0.00

		# of	Rate	Flat Rate	Amount	State Share	Non-State
a.	Photocopying						
b.	Film and Processing						
c.	Maps						
d.	Postage						
e.	Telephone						
f.	Utilities						
g.	Supplies (specify):						
h.	10% Administrative Overhead						26,338.00
i.	Other (specify):						
Sub-total:					\$0.00	\$0.00	\$26,338.00

5. Other (please specify or attach detailed budget):

		Rate	Amount	State Share	Non-State
a.					
b.					
c.					
d.					
e.					
f.					
g.					
h.					
Sub-total:			\$0.00	\$0.00	\$0.00

GRANT APPLICATION FOR 2019-2020
PART III BUDGET FORM

6. Section #1- 5 Subtotals:

		Amounts	State Share	Non-State Share
1.	Personnel	17,600.00	17,600.00	0.00
2.	Travel	0.00	0.00	0.00
3.	Contractual Services	245,780.00	245,780.00	0.00
4.	Operating	0.00	0.00	26,338.00
5.	Other	0.00	0.00	0.00
	Sub-total:	\$263,380.00	\$263,380.00	\$26,338.00

7.	Requested State Share Total:	Subtotal:	\$263,380.00
8.	Potential Non-State Share:	Subtotal:	\$26,338.00
10.	Proposed Project Costs Grand Total:		\$289,718.00

**Brewery Arts Center CCCHP Application
449 W. King (Carson Brewing Company) Proposed Improvements**

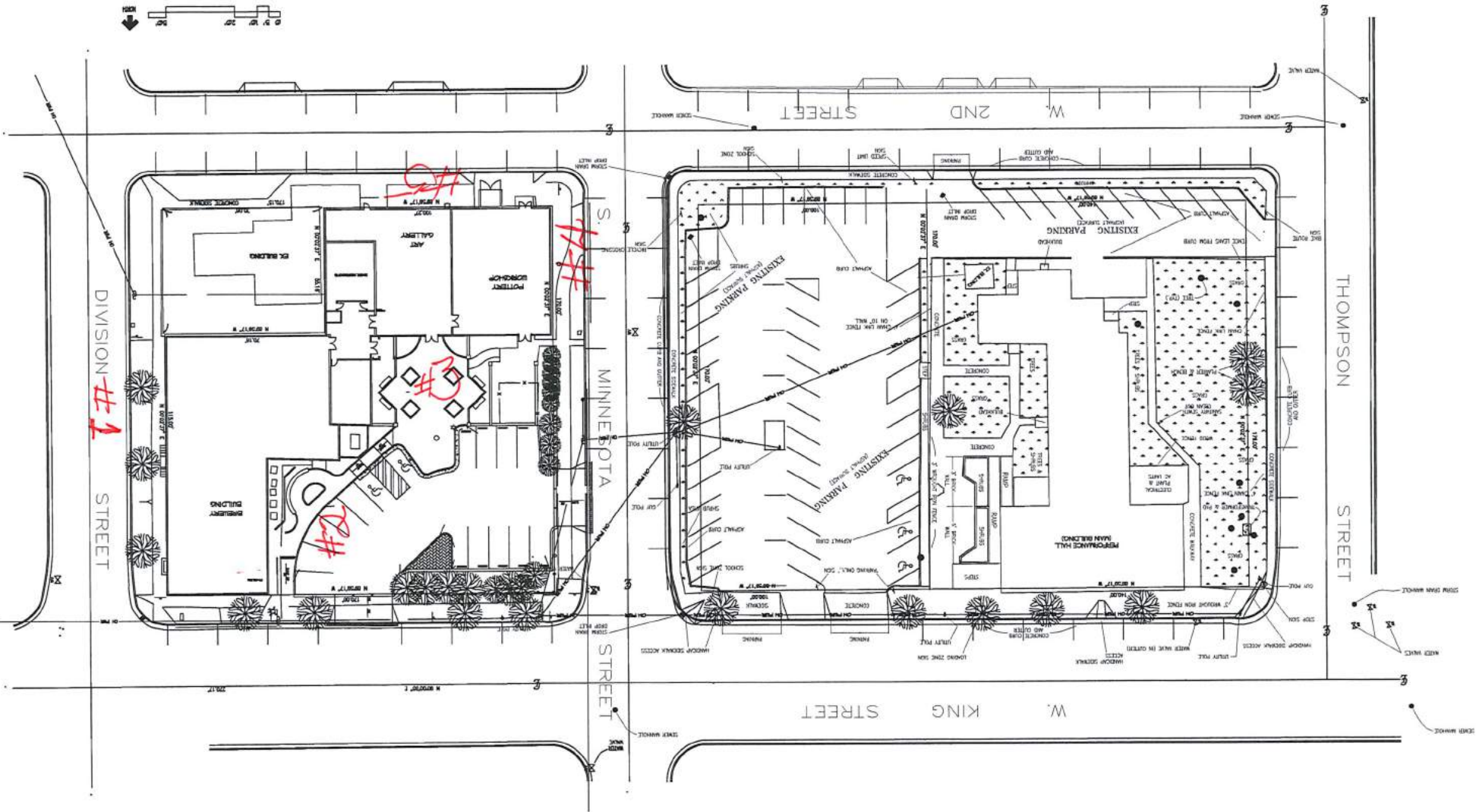
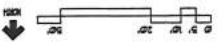
Plumbing Upgrades

Replace Sinks w Faucets, Toilets and Urinals throughout brewery	13,330	
Office/Lobby-10 Sinks, 8 toilets, 2 urinals	7,940	
Artisan Store-2 Sinks, 3 toilets, 1 urinal	2,470	
Ballroom-2 Sinks, 4 toilets, 1 urinal	2,920	
 Water Heaters	 3,500	
Replace 2 old water heaters in janitor closet and under artisan store) w on-demand tankless systems		
 Replace Pottery Clay Trap Drain System	 6,500	
Total Plumbing Upgrades		<u>23,330</u>

Electrical Upgrades

Exterior		3,450
Replace 7 high pressure sodium lights w LED	1,400	
Add 2 new LED fixtures at Division St entrance	1,450	
Replace 3 spotlights over brewers' mural	600	
 Interior		 25,000
<u>Replace fluorescent fixtures w LED:</u>		
26 in pottery studio and painting classroom	5,200	
18 in office and office lobby	3,600	
10 in office entry and cold room	2,000	
8 in bathrooms at NAA & Black Box Theatre	1,600	
<u>Replace current with new fixtures:</u>		
17 hanging fixtures Artisan Store	4,250	
10 hanging fixtures hallway & store entry	2,500	
3 large chandeliers in ballroom	1,500	
13 wall sconces ballroom and hallway	2,600	
7 fixtures in ballroom hallway & bathrooms	1,750	
 Total Electrical Upgrades		 <u>28,450</u>
 Roofing	Reshingle annex; reroof black box theatre; reroof brewery w enery efficient, reflective material	 <u>125,000</u>
 Heating Ventilation and Air Conditioning (HVAC) System		 <u>18,000</u>
Replace 2 Trane 80 furnaces Artisan Store, in 2 rooftop units in office & gallery; replace 7 A/C compressor units		
 Handicap Access		 <u>45,000</u>
Install door opener and replace front (main) door	5,000	
Replace elevator	40,000	
 Total Improvements 449 W. King		 <u>239,780</u>

ATTACHMENT 1
EXTERIOR PHOTOGRAPHS AND SITE PLAN



DIVISION #1 STREET

MINNESOTA STREET

W. 2ND STREET

W. KING STREET

THOMPSON STREET

#1



#2

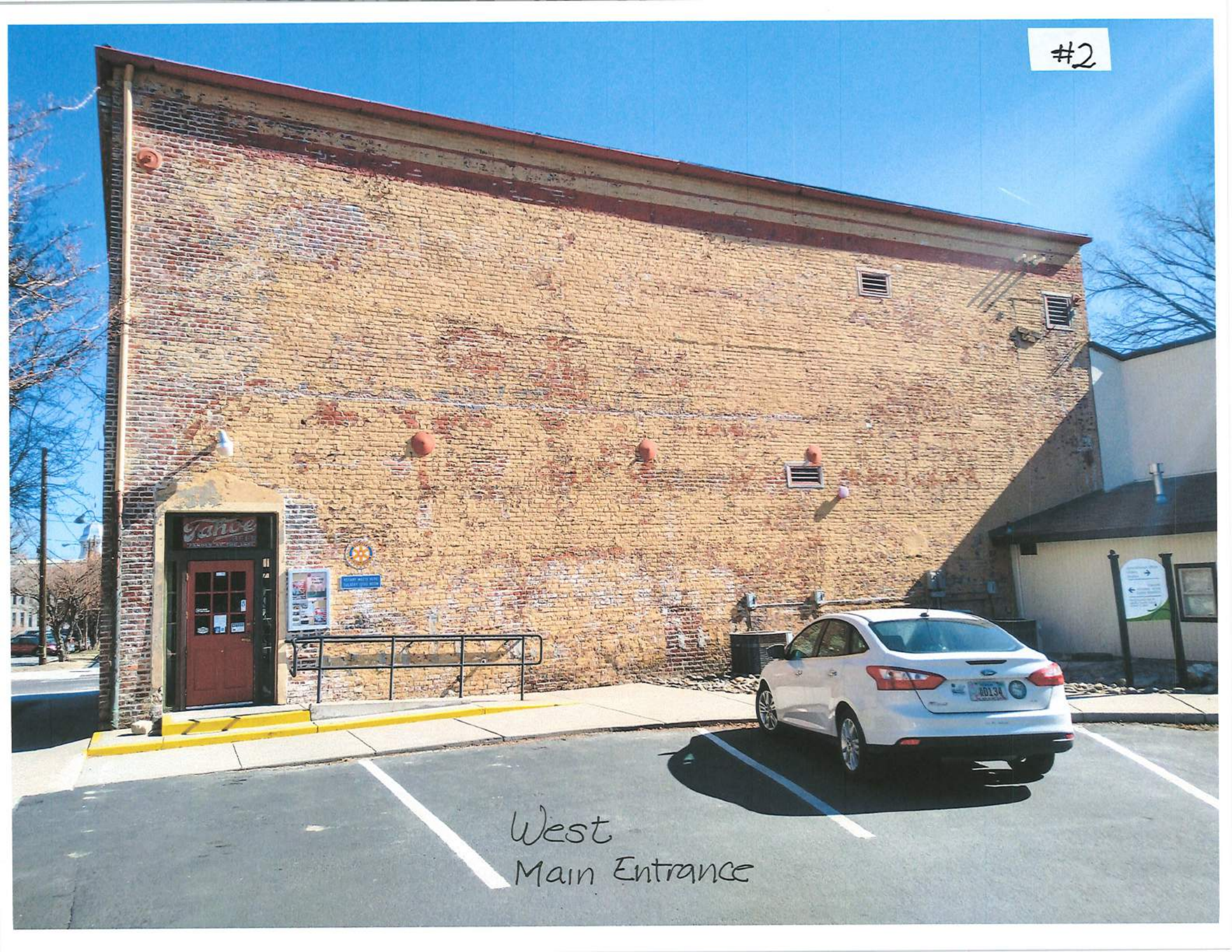
Tance
AT THE
TOWN HALL BUILDING

NOTICE: Starting on
the 1st of 2022,
the building will
be closed for
restoration work.
We will be back
open in 2023.
Thank you for
your patience.
All
Tance



NO PARKING
ANYTIME

West
Main Entrance



#3

SEVADA ARTISTS ASSOCIATION
ART GALLERY

OPEN TUESDAY - SUNDAY 10am - 4pm

North
Gallery Entrance

#4



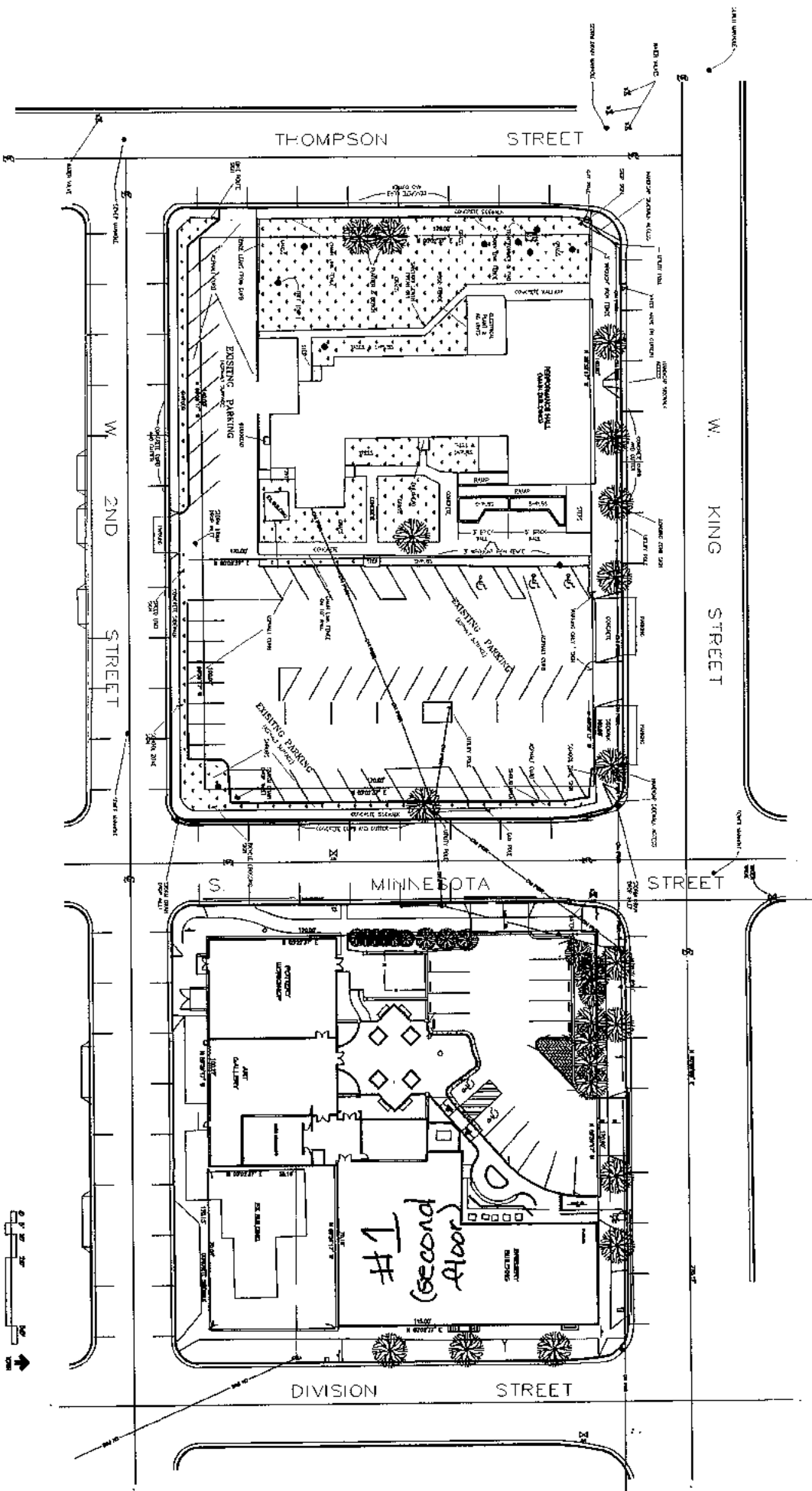
East Annex
Mural

#5



South
Classrooms

**ATTACHMENT 2:
INTERIOR PHOTOGRAPHS AND FLOOR PLAN**



#1



Ballroom
2nd Floor

ATTACHMENT 3:

BREWERY ARTS CENTER MISSION/ORGANIZATIONAL HISTORY

Mission Statement: *We are a non-profit organization that enriches the quality of life by cultivating arts and culture for all.*

Organization History

The Brewery Arts Center is a non-profit organization founded in 1975 by a group of Carson City artists yearning for a space of their own. The founding members raised \$300,000 to purchase the historic Carson Brewing Company Building and turn it into a community gathering space for artists. They built an annex to the brewery to house a gallery, art classroom, and a black box theater. In 2000, the organization purchased the St. Teresa Catholic Church building and converted it into a 250 seat Performance hall. In 2015 BAC was able to close Minnesota Street to traffic in between the two buildings to create a two city-block arts campus complete with facilities for visual arts, theatrical arts, dance and music, and outdoor art to include a Harmony Sculpture Park, two murals, rotating sculptures and in the summer months, an outdoor amphitheater.

The Brewery Arts Center arts education department includes classes in painting, sculpting, drawing, pottery, a chemical darkroom, jewelry making, theater, improvisation, dance, and music. The BAC programs art for 4 area elementary schools and the Juvenile Detention Center. It's acclaimed "Art in the Park" outreach program will enter its sixth year in 2020. Art in the Park is a pop-up art classroom which provides free art programming to anyone with a desire all summer long.

The organization is privately funded and the facility provides a home for 17 other non-profit organizations, and several dozen visual artists use the various art spaces every day of the week. The many collaborators who use the BAC include Nevada Artist Association, Wild Horse Children's Theater, Proscenium Players, Inc., KNVC Community Radio, Sierra Nevada Forums, Rotary Club International, TEDxCarsonCity, High Sierra Swing Dance Club, Improv club, Carson City Classic Cinema Club, Joyful Noise Youth Choir, Carson High School Theater Department, Wired Wednesday Film Club, the Jazz and Beyond Music Festival, Sierra Nevada Ballet, Community Yogi, Carson City School District

The BAC has one full time staff member and 3 part-time staff members and an army of loyal volunteers who make it all possible.

ATTACHMENT 4: BREWERY ARTS CENTER PRIOR GRANT AWARDS

The Brewery Arts Center facilities include two historically significant buildings, the Carson Brewing Company building built in 1865 and the BAC Performance Hall (formerly St. Teresa of Avila Catholic Church) built in 1870. Since 1993, these building have received 12 SHPO awards valued at \$1,052,184.

The Brewery building, which includes annexes added in the 1970s, was owned by Carson City government until 2019, when the deed was transferred to BAC; however; grants for the Brewery were typically made directly to BAC, who managed the projects and the funding. Since 1993, BAC has received \$678,208 in CCCHP funding. All projects were successfully completed, except for the 2004 grant. In 2004, BAC was awarded \$20,000 to upgrade the Brewery's brick exterior façade, but did not actually receive the funding because SHPO grant monies were unavailable to fully fund the award.

CARSON BREWING COMPANY GRANTS 1993 - 2009	
Year	Amount
2009	\$130,000
2004	60,000
2001	36,090
1999	98,302
1998	69,270
1997	75,000
1996	170,635
1993	75,000
Total	\$678,208

BAC purchased St. Teresa's Catholic Church in 2000 and, with the assistance of SHPO funding, remodeled the nave and apse into a 250-seat performance hall. Since 2002, BAC has received four SHPO grants amounting to \$373,976.

BAC PERFORMANCE HALL GRANTS 1993 - 2009	
Year	Amount
2007	\$95,000
2005	120,000
2003	100,000
2002	58,976
Total	\$373,976

**ATTACHMENT 5:
INSURANCE POLICY**



A Head for Insurance. A Heart for Nonprofits.

ALLIANCE OF NONPROFITS FOR INSURANCE RISK RETENTION GROUP (ANI)

www.insurancefornonprofits.org

COMMERCIAL LINES COMMON POLICY DECLARATIONS

PRODUCER: All-Cal Insurance Agency 505 Vernon St. Roseville, CA 95678

POLICY NUMBER: 2020-62752

NAME OF INSURED AND MAILING ADDRESS: Brewery Arts Center 449 W King St. Carson City, NV 89703

POLICY PERIOD: FROM 01/08/2020 TO 01/08/2021 AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

BUSINESS DESCRIPTION: Brings art to the community through displays, music, and performances.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE COVERAGE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THESE PREMIUMS MAY BE SUBJECT TO ADJUSTMENT.

Table with 2 columns: Coverage Part and Premium. Includes Commercial General Liability, Commercial Auto Liability, Improper Sexual Conduct, Social Service Professional, Commercial Liquor Liability, and Terrorism Coverage. Total premium is \$4,620.

FORM(S) AND ENDORSEMENT(S) MADE A PART OF THIS POLICY AT TIME OF ISSUE:*

Table listing various forms and endorsements such as ANI-E069 GL 02 19, ANI-RRG-E15 01 17, ANI-RRG-E34 09 18, etc.

*Omits applicable forms and endorsement if shown in specific coverage part / coverage form declarations.

These declarations and the common policy declarations, if applicable, together with the common policy conditions, coverage form(s) and forms and endorsements, if any, issued to form a part thereof, complete the above numbered policy.

"NOTICE

This policy is issued by your risk retention group. Your risk retention group may not be subject to all of the insurance laws and regulations of your State. State insurance insolvency guaranty funds are not available for your risk retention group."

BY [Signature] (AUTHORIZED REPRESENTATIVE) 01/15/2020



**ALLIANCE OF
NONPROFITS FOR
INSURANCE**

A Head for Insurance. A Heart for Nonprofits.

**ALLIANCE OF NONPROFITS FOR INSURANCE
RISK RETENTION GROUP (ANI)**

www.insurancefornonprofits.org

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

PRODUCER:
All-Cal Insurance Agency
505 Vernon St.
Roseville, CA 95678

POLICY NUMBER: 2020-62752

NAME OF INSURED AND MAILING ADDRESS:
Brewery Arts Center
449 W King St.
Carson City, NV 89703

POLICY PERIOD: FROM 01/08/2020 TO 01/08/2021
AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

BUSINESS DESCRIPTION: Brings art to the community through displays, music, and performances.

**IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS
POLICY, WE AGREE WITH YOU TO PROVIDE THE COVERAGE AS STATED IN THIS POLICY.**

LIMITS OF COVERAGE:

GENERAL AGGREGATE LIMIT (OTHER THAN PRODUCTS - COMPLETED OPERATIONS)	\$3,000,000
PRODUCTS - COMPLETED OPERATIONS AGGREGATE LIMIT	\$3,000,000
PERSONAL AND ADVERTISING INJURY LIMIT	\$1,000,000
EACH OCCURRENCE LIMIT	\$1,000,000
DAMAGE TO PREMISES RENTED TO YOU	\$500,000 any one premises
MEDICAL EXPENSE LIMIT	\$20,000 any one person

ADDITIONAL COVERAGES:

PREMIUM **\$3,270**

FORMS AND ENDORSEMENTS APPLICABLE TO THIS POLICY ARE INCLUDED IN COMMERCIAL LINES COMMON POLICY DECLARATIONS

01/15/2020

BY

(AUTHORIZED REPRESENTATIVE)

THESE DECLARATIONS AND THE COMMON POLICY DECLARATIONS, IF APPLICABLE, TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

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ANI-RRG-GL

(01036)



**COMMERCIAL GENERAL LIABILITY
EXTENSION OF DECLARATIONS**

Schedule G

Page 1

POLICY NUMBER: 2020-62752

NAME OF INSURED: Brewery Arts Center

<u>PREMISES CODE/CLASS</u>	<u>*LOC</u>	<u>PREMIUM BASIS</u>	<u>RATE</u>	<u>*ADVANCED PREMIUM</u>
10066/Art Gallery - NFP	1	50,000	1.073	\$54
49185/Theaters - NOC - NFP	1	500	65.471	\$33
49185/Theaters - NOC - NFP	2	500	65.471	\$33

ADDITIONAL COVERAGES

Activities/Field Trips:

Event #	# of people	Description	
1	2,500	concert series	\$2,400
Increased Aggregate			\$250

*See Common Declarations for Total Advanced Premium and Schedule 'L' for locations.

1/15/2020

BY

Samuel C. D.

(AUTHORIZED REPRESENTATIVE)

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**COMMERCIAL GENERAL LIABILITY
EXTENSION OF DECLARATIONS**

Schedule L

Page 1

POLICY NUMBER: 2020-62752

NAME OF INSURED: Brewery Arts Center

PREMISES LOC/BLDG	DESIGNATED PREMISES ADDRESS, CITY, STATE, ZIP	ADDITIONAL INSUREDS AND OTHER INTERESTS
1	449 W King Street Carson City, NV 89703	
2	511 W King Street Carson City, NV 89703	

01/15/2020

BY

Samuel C. Q.

(AUTHORIZED REPRESENTATIVE)

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COMMERCIAL LIQUOR LIABILITY COVERAGE PART DECLARATIONS

PRODUCER:

All-Cal Insurance Agency
505 Vernon St.
Roseville, CA 95678

POLICY NUMBER: 2020-62752

NAME OF INSURED AND MAILING ADDRESS:

Brewery Arts Center

449 W King St.
Carson City, NV 89703

POLICY PERIOD: FROM 1/8/2020 TO 1/8/2021
AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

BUSINESS DESCRIPTION: Brings art to the community through displays, music, and performances.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE COVERAGE AS STATED IN THIS POLICY.

LIMITS OF COVERAGE:

GENERAL AGGREGATE LIMIT.....	\$ 1,000,000
EACH COMMON CAUSE LIMIT.....	\$ 1,000,000

PREMIUM:

Included

FORMS AND ENDORSEMENTS APPLICABLE TO THIS COVERAGE PART AND MADE PART OF THIS POLICY AT THE TIME OF ISSUANCE:
CG 00 33 04 13

THESE DECLARATIONS AND THE COMMON POLICY DECLARATIONS, IF APPLICABLE, TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

1/15/2020

BY

Samuel C. D.

(AUTHORIZED REPRESENTATIVE)

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ANI - RRG - LL

(01036)



COMMERCIAL LIQUOR LIABILITY COVERAGE PART DECLARATIONS

PRODUCER:
All-Cal Insurance Agency
505 Vernon St.
Roseville, CA 95678

POLICY NUMBER: 2020-62752

NAME OF INSURED AND MAILING ADDRESS:
Brewery Arts Center

449 W King St.
Carson City, NV 89703

POLICY PERIOD: FROM 1/8/2020 TO 1/8/2021
AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

BUSINESS DESCRIPTION: Brings art to the community through displays, music, and performances.

**IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS
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LIMITS OF COVERAGE:

GENERAL AGGREGATE LIMIT.....	\$ 1,000,000
EACH COMMON CAUSE LIMIT.....	\$ 1,000,000

PREMIUM:

Included

FORMS AND ENDORSEMENTS APPLICABLE TO THIS COVERAGE PART AND MADE PART OF THIS POLICY AT THE TIME OF ISSUANCE:

CG 00 33 04 13

THESE DECLARATIONS AND THE COMMON POLICY DECLARATIONS, IF APPLICABLE, TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

1/15/2020

BY

(AUTHORIZED REPRESENTATIVE)

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**ALLIANCE OF
NONPROFITS FOR
INSURANCE**

A Head for Insurance. A Heart for Nonprofits.

**ALLIANCE OF NONPROFITS FOR INSURANCE
RISK RETENTION GROUP (ANI)**

www.insurancefornonprofits.org

SOCIAL SERVICE PROFESSIONAL COVERAGE FORM DECLARATIONS

PRODUCER:

All-Cal Insurance Agency
505 Vernon St.
Roseville, CA 95678

POLICY NUMBER: 2020-62752

NAME OF INSURED AND MAILING ADDRESS:

Brewery Arts Center

449 W King St.
Carson City, NV 89703

POLICY PERIOD: FROM 1/8/2020 TO 1/8/2021
AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

BUSINESS DESCRIPTION: Brings art to the community through displays, music, and performances.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE COVERAGE AS STATED IN THIS POLICY.

LIMITS OF COVERAGE:	PREMIUM
SOCIAL SERVICE PROFESSIONAL AGGREGATE LIMIT	\$1,000,000 \$500
SOCIAL SERVICE PROFESSIONAL EACH EVENT LIMIT	\$1,000,000

TOTAL PREMIUM: \$500

FORMS AND ENDORSEMENTS APPLICABLE TO THIS COVERAGE PART AND MADE PART OF THIS POLICY AT THE TIME OF ISSUANCE:

ANI-E069 SSP 02 19, ANI-E125 11 19, ANI-RRG-E02 01 17, ANI-RRG-E11 SSP 09 19, ANI-RRG-E32 01 17, ANI-RRG-E33 SSP 09 19, ANI-RRG-E42 SSP 09 19

COUNTERSIGNED:

BY

Panel C. D.

(AUTHORIZED REPRESENTATIVE)

THESE DECLARATIONS AND THE COMMON POLICY DECLARATIONS, IF APPLICABLE, TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

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ANI-RRG-SSP



SCHEDULE A - SCHEDULE OF UNDERLYING INSURANCE

POLICY NUMBER: 2020-62752-UMB

CONTROL NUMBER: 62752

NAME OF INSURED: Brewery Arts Center

TYPE OF POLICY	APPLICABLE LIMITS	INSURER POLICY #	APPLICABLE PERIOD
(A) Automobile Liability Business Auto	Bodily Injury and Property Damage Combined Single Limit	ANI-RRG 2020-62752	01/08/2020 to 01/08/2021
	Uninsured/Underinsured Motorist	N/A	
	(Does not include:Terrorism Coverage - Certified Acts)		
(B) Commercial General Liability	Each Occurrence Limit	\$1,000,000 ANI	01/08/2020 to 01/08/2021
	General Aggregate Limit	\$3,000,000 2020-62752	
	Products/Completed Operations Aggregate Limit	\$3,000,000	
	Personal & Advertising Injury Limit	\$1,000,000	
	Damage to Premises Rented to You	N/A	
	(any one premises)		
	(Does not include:Terrorism Coverage - Certified Acts)		
(C) Social Service Professional Liability	Each Occurrence Limit	N/A	
	Aggregate Limit	N/A	
(D) Standard Workers Compensation & Employers Liability	Coverage B - Employers Liability		
	Bodily Injury by Accident	N/A Each Accident	
	Bodily Injury by Disease	N/A Each Employee	
	Bodily Injury by Disease	N/A Policy Limit	
(E) Improper Sexual Conduct	Each Occurrence Limit	N/A	
	General Aggregate Limit	N/A	
(F) Directors' And Officers'	Each Wrongful Act Limit	N/A	
	Aggregate Limit	N/A	
(G) Liquor Liability	Each Common Cause Limit	N/A	
	Aggregate Limit	N/A	
(H) Employee Benefits Liability	Each Employee	N/A	
	Aggregate Limit	N/A	



COMMERCIAL UMBRELLA POLICY DECLARATIONS

PRODUCER:

All-Cal Insurance Agency
505 Vernon St.
Roseville, CA 95678

POLICY NUMBER: 2020-62752-UMB

Item 1 NAME OF INSURED AND MAILING ADDRESS:

Brewery Arts Center
449 W King St.
Carson City, NV 89703

Item 2 POLICY PERIOD:

FROM 1/8/2020 TO 1/8/2021

AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

BUSINESS DESCRIPTION:

Brings art to the community through displays, music, and performances.

**IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS
POLICY, WE AGREE WITH YOU TO PROVIDE THE COVERAGE AS STATED IN THIS POLICY.**

Item 3 THE ANNUAL AND MINIMUM PREMIUM DUE AT INCEPTION:

\$600

Item 4 LIMITS OF INSURANCE:

a.	Each Occurrence (other than Directors' & Officers' Liability, Improper Sexual Conduct and Physical Abuse Liability, and Social Service Professional Liability)	1,000,000
	Each Wrongful Act - Directors' & Officers' Liability	Excluded
	Each Occurrence - Improper Sexual Conduct Liability	Excluded
	Each Occurrence - Social Service Professional Liability	Excluded
b.	Products Completed Operations Aggregate [(where applicable)]	1,000,000
c.	General Aggregate	1,000,000
d.	Directors' & Officers' Liability Aggregate	Excluded
e.	Improper Sexual Conduct Liability Aggregate	Excluded
f.	Social Services Professional Liability Aggregate	Excluded

Item 5 RETROACTIVE DATES - SEE SCHEDULE OF UNDERLYING INSURANCE

FORMS AND ENDORSEMENTS ATTACHED TO THIS POLICY AT INCEPTION (NUMBER AND EDITION DATE):

ANI-RRG-E42 UMB 09 19, CU 21 33 01 15, SCHEDULE A 01 80, UMB 231 06 16, UMB 232 06 16, UMB-100 08 18, UMB61 05 13

These declarations and the common policy declarations, if applicable, together with the common policy conditions, coverage form(s) and forms and endorsements, if any, issued to form a part thereof, complete the above numbered policy.

"NOTICE

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BY 

(AUTHORIZED REPRESENTATIVE)
COUNTERSIGNED: 1/15/2020



INDEX OF FORMS ATTACHED TO THE POLICY

POLICY NUMBER: 2020-62752-UMB

NAME OF INSURED: Brewery Arts Center

Page 1

UMBRELLA FORMS AND ENDORSEMENTS

FORM NUMBER/EDITION DATE

Nuclear, Chemical and Biological Hazard Exclusion
 Exclusion of Terrorism
 Schedule A - Schedule of Underlying Insurance
 Privacy Liability and Cyber Coverage Exclusion
 Medical Payments Exclusion
 Commercial Umbrella Coverage Form
 Employers' Liability Exclusion

ANI-RRG-E42 UMB 09
 CU 21 33 01 15
 SCHEDULE A 01 80
 UMB 231 06 16
 UMB 232 06 16
 UMB-100 08 18
 UMB61 05 13



**NORTH AMERICAN
ELITE INSURANCE COMPANY**
1200 Main Suite 800 Kansas City, MO 64105
Fax Number: 913-676-6226
Phone: 800-255-6931

BUSINESSOWNERS POLICY DECLARATIONS

PRODUCER:

POLICY NUMBER: CWB0018527-00 - 62752

1009984
AMS insurance Services, Inc.
P.O. Box 8507
Santa Cruz, CA 95061-8507

NAME OF INSURED AND MAILING ADDRESS:

Brewery Arts Center
449 W King St.
Carson City, NV 89703

POLICY PERIOD: FROM: 01/08/2020 TO: 01/08/2021
AT 12:01 A.M.* STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE.
*Exceptions: 12:00 noon in Maine, Michigan, North Carolina and Virginia

BUSINESS DESCRIPTION: Brings art to the community through displays, music, and performances.

**IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS
POLICY, WE AGREE WITH YOU TO PROVIDE THE COVERAGE AS STATED IN THIS POLICY.**

(See SCHEDULE A for applicable coverage information & limits)

SECTION I - PROPERTY

POLICY DEDUCTIBLE: \$1,000

BUILDINGS

\$3,199

BUSINESS PERSONAL PROPERTY (BPP)

\$690

BOP Enhancement Endorsement (NAE-AMS-002)

\$583

Miscellaneous Inland Marine Coverage

\$900

Terrorism Coverage (Certified Acts):

\$46

OPTIONAL COVERAGES:

\$500 deductible applies to the following optional coverages:

Employee Dishonesty Coverage

\$255

SECTION II - LIABILITY

N/A (Not Available in this Policy)

TOTAL PREMIUM

\$5,673

FORM(S) AND ENDORSEMENT(S) MADE A PART OF THIS POLICY AT TIME OF ISSUE:

BP 01 68 05 10, BP 05 66 01 15, NAE-AMS-000 01 14, NAE-AMS-002 07 13, NAE-AMS-003 07 13, NAE-AMS-004 10 02, NAE-AMS-009 01 15,
NAE-AMS-021 01 15, NAE-AMS-DEC 07 13, SCHEDULE A 07 13, SP 38 81 12 17, SP 56 94 10 12, SP 6 069 01 15

AUTOMATIC INCREASE IN INSURANCE : 8%

Named Insured Representative

All-Cal Insurance Agency
505 Vernon St.
Roseville, CA 95678
800-841-1776

COUNTERSIGNATURE USE ONLY :

Countersigned at: _____ By: _____ Date: _____

Issuing Office : Santa Cruz

Issued Date : 01/15/2020

**NORTH AMERICAN ELITE INSURANCE COMPANY
 BUSINESSOWNERS PROPERTY POLICY
 EXTENSION OF DECLARATIONS
 SCHEDULE A**

POLICY NUMBER: CWB0018527-00 - 62752
 AGENCY NAME: Brewery Arts Center

Loc	Bldg	Coverage	Address	Class Code	Limit	Premium
1	1	Business Personal Property	449 W King Street Carson City, NV 89703 event center	49185	\$100,000	\$374
2	1	Building (Replacement Cost) Business Personal Property	511 W King Street Carson City, NV 89703 event center	49185	\$2,500,000 \$100,000	\$3,199 \$316

Employee Dishonesty (2 Location(s))	\$50,000	\$255
Forgery & Alteration	\$50,000	Incl.

MISCELLANEOUS INLAND MARINE COVERAGE SCHEDULE: (NAE-AMS-003)

Description of Property	Limit	Premium
miscellaneous equipment Music and sound equipment	\$50,000	\$900

Deductible: \$1,000

Note: The minimum premium for Inland Marine is \$100

In Witness Whereof, the issuing Company has caused this policy to be signed officially below.

W. J. Gardner

President

Elvira B. Kenny

Secretary

North American Elite Insurance Company



ACCIDENT INSURANCE PROGRAM

MASTER POLICY - MHH010307

Underwritten by: QBE Insurance Corporation

Statement of Coverage

Part 1

PARTICIPATING ORGANIZATION: Brewery Arts Center
449 W King St.
Carson City, NV 89703

CONTROL #: 62752

COVERAGE TERM: 01/08/2020 to 01/08/2021

SUMMARY OF BENEFITS PLAN C

Accidental Death	\$50,000
Accidental Dismemberment Maximum	\$50,000
Accidental Paralysis	\$25,000
Aggregate Limit of Liability	\$1,000,000
Excess Accident Medical	\$50,000
Deductible	\$50

COVERED PERSONS

Participants & Volunteers

OPTIONAL COVERED ACTIVITIES

None

ANNUAL PREMIUM: \$336

Please refer to Part 2 of the Statement of Coverage for a more complete description of the benefits provided by this program, including program exclusions and limitations.

Date: 01/15/2020

ACCIDENT INSURANCE

STATEMENT OF COVERAGE

Part 2

Underwritten by: QBE Insurance Corporation

This Statement of Coverage confirms that Blanket Accidental Death, Dismemberment, Paralysis and Accident Medical Expense benefits are provided to Covered Persons volunteering, or participating, in activities that are supervised and sponsored by the Participating Organization (Organization) named in Part 1, under Policy # MHH010307, issued by QBE to: Volunteers Insurance Services® Association Alliance Member Services, Nonprofits Insurance Alliance of California, Alliance of Nonprofits for Insurance.

Covered Persons

- All designated, recorded Volunteers participating in a volunteer project through the Organization's program, if Volunteers are listed in Part 1.
- All registered Participants participating in supervised and sponsored Organization activities, if Participants are listed in Part 1.

Covered Activities

Volunteers and Participants are covered while participating in all activities which are supervised and sponsored by the Organization named in Part 1.

Accidental Death, Dismemberment & Paralysis (Plegia) Benefits

Loss of Life.....	\$50,000
Loss of any combination of two: hands, feet, eyesight, speech and hearing.....	\$50,000
Total paralysis of upper and lower limbs, both lower limbs, or upper and lower limbs on one side of the body.....	\$25,000
Loss of one hand, one foot, sight in one eye, speech or hearing.....	\$25,000
Loss of thumb and index finger of same hand.....	\$12,500
Loss of Life due to heart failure.....	\$10,000

Accident Medical Expense Benefits

Maximum Benefits for any one Covered Accident.....	Refer to Part 1
Benefit Period for any one Covered Accident.....	52 weeks
Deductible.....	Refer to Part 1
Scope of Coverage.....	Excess—pays benefits after any other Health Care Plans have paid benefits
Benefit Amount Payable.....	100% of Usual and Customary charges, up to Maximum Benefit per Covered Accident
Covered Expenses Include.....	In & Out-Patient Hospital, Ambulatory Medical Center & Emergency Room, Physician visits & surgery, diagnostic tests, nursing services and ambulance charges
Dental Expenses.....	\$1,000 maximum benefit, up to \$300 per tooth

Accidental Death, Dismemberment and Paralysis benefits: Loss of hand or foot means complete severance through or above the wrist or ankle joint. Loss of sight means the total, permanent loss of sight of the eye. The loss of sight must be irrecoverable by natural, surgical or artificial means. Loss of speech means total, permanent and irrecoverable loss of audible communication. Loss of hearing means total and permanent loss of hearing in both ears which cannot be corrected by any means. Loss of a thumb and index finger means complete severance through or above the metacarpophalangeal joints (the joints between the fingers and the hand). Severance means the complete separation and dismemberment of the part from the body. Paralysis means loss of use, without severance, of a limb. This loss must be determined by a physician to be complete and not reversible. If the same accident causes more than one of these losses, we will pay the largest amount that applies.

Exclusions and Limitations:

Coverage is not provided for any accident which is caused by or results from any of the following:

- Intentionally self-inflicted injury, suicide or any attempt thereof while sane or insane;
- commission or attempt to commit a felony or an assault; commission of or active participation in a riot or insurrection;
- bungee-cord jumping, parachuting, skydiving, parasailing, hang-gliding;
- declared or undeclared war or act of war;
- flight in, boarding or alighting from an aircraft, except as a fare-paying passenger on a regularly scheduled commercial airline;
- travel in or on any on-road and off-road motorized vehicle that does not require licensing as a motor vehicle; participation in any motorized race or contest of speed;
- an accident if the covered person is the operator of a motor vehicle and does not possess a valid motor vehicle operator's license, unless the covered person holds a valid learners permit and the covered person is participating in a driver's education program;
- sickness, disease, bodily or mental infirmity, bacterial or viral infection or medical or surgical treatment thereof, except for any bacterial infection resulting from an accidental external cut or wound or accidental ingestion of contaminated food;
- travel or activity outside the United States or Canada, unless advance written approval is provided;
- the covered person being legally intoxicated as determined according to the laws of the jurisdiction in which the covered accident occurred;
- voluntary ingestion of any narcotic, drug, poison, gas or fumes, unless prescribed or taken under the direction of a physician and taken in accordance with the prescribed dosage;
- injuries compensable under Workers' Compensation law or any similar law;
- an accident which occurs while the covered person is driving a private passenger automobile while intoxicated.
- Benefits will not be paid for any hospital stay that is not considered appropriate treatment for the condition and locality.
- Overnight Supervised and Sponsored Activities and related travel are not covered, unless agreed to in writing by the Company.
- In addition, benefits will not be paid for services or treatment rendered by any person who is employed or retained by the policyholder or living in the covered person's household or provided by a parent, sibling, spouse or child of either the covered person or the covered person's spouse, or the covered person.
- The Accidental Death, Dismemberment and Paralysis aggregate limit of liability is \$1,000,000.

Accident Medical Benefit limitations and excluded expenses:

- cosmetic surgery, except for reconstructive surgery needed as the result of a covered injury;
- any elective or routine treatment, surgery, health treatment, or examination;
- blood, blood plasma, or blood storage, except expenses by a hospital for processing or administration of blood;
- examination or prescription for initial eyeglasses, contact lenses or hearing aids;
- treatment in any Veteran's Administration, Federal, or state facility, unless there is a legal obligation to pay;
- services or treatment provided by persons who do not normally charge for their services, unless there is a legal obligation to pay;
- rest cures or custodial care;
- repair or replacement of existing dentures, partial dentures, braces or bridgework;
- personal services such as television and telephone or transportation;
- expenses payable by any automobile insurance policy without regard to fault;
- services or treatment provided by an infirmary operated by the policyholder;
- treatment of injuries that result over a period of time (such as blisters, tennis elbow, etc.), and that are a normal, foreseeable result of participation in the covered activity;

**ATTACHMENT 7:
RESUMES OF KEY PERSONNEL**

J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907



ARCHITECT JOHN P. COPOULOS

LICENSING California, Nevada, New York, New Mexico
NCARB Certified, LEED AP

KEY AREAS OF EXPERIENCE Public Works; Site Planning; Historic Preservation;
Construction Administration and Management; Solar
Design Background; PC CAD & Rendering Experience.

TYPICAL PROJECTS	Centro Market Herbert Muro Carson City, Nevada.	Comstock Office Building Nevada State Public Works Bd Virginia City, Nevada
	Station 37 Central Lyon County Fire Stage coach, Nevada	Farmers Bank Building Remodel Bently Enterprises Minden, Nevada
	Seeliger School Remodel Carson City School District Carson City, Nevada	Performance Hall Brewery Arts Center Carson City, Nevada

EDUCATIONAL HIGHLIGHTS Received B.F.A. Degree in Architecture,
University of New Mexico, Albuquerque, New Mexico,
August 1975. Emphasis on design with planning,
engineering, and solar energy background.

Received B.S. Degree in Business Administration,
Ithaca College, Ithaca, New York, June 1973. Majored
in business administration with a minor in accounting.

J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

WORK EXPERIENCE Principal, J.P. Copoulos, Architect, Carson City Nevada, June 1989 to Present.
Architecture, planning, and CAD Consulting firm.

Architect, Design Concepts West, Carson City, Nevada, January 1982 to May 1989.
Architecture, landscape, and planning firm.

Project Manager, Resource Concepts Inc, Carson City, Nevada, November 1979 to January 1983. Architecture planning, and engineering firm using a multi-disciplinary approach to project design.

AWARDS Design team participation in master planning and park design for the Elmer H. Anderson Parks Excellence" first place award for Rancho San Rafael Park; Reno, Nevada. 2000 Award of Excellence in Design for Historic Preservation C.V.I.C. Hall; Douglas County Planning Commission; Minden, Nevada. Design participation and park design for the Elmer H. Anderson Parks Excellence" first place award for Fuji Park Rehabilitation; Carson City, Nevada.

PROFESSIONAL AFFILIATIONS American Institute of Architects, National Trust for Historic Preservation, Member US Green Building Council, Member Rotary Club of Carson City, Member AHEPA.

PAST AFFILIATIONS Chairman Carson City Historic Commission, Member Comstock Historic District Commission, Member Nevada State Museum Board

Michael F. Wiencek

412 W 3rd Street
Carson City, Nevada 89703
(775) 315-3244
mikey@breweryarts.org

EXPERIENCE

2012-2018 - Comstock Propane

- Commercial Tanker Driver/Service Technician
 - Class A Commercial Drivers License with Double/Triple Trailer, Tanker, and Hazardous Materials endorsements
 - Certified through State of Nevada LP Gas Board

2007-2012 - Naturally Beautiful Gardens

An Award-winning Design and Landscape Company

- Project Foreman
 - Managed staff and laborers on complex Landscape Projects
 - Managed Customer Relations
 - Coordinated deliveries, inventory, and vendors on projects
 - Executed custom landscape designs after design stage to completion

2000-2004 - The Home Depot

Store #4002 Tigard, Oregon

- Clinic Instructor – Taught all the Home Improvement classes to Staff and Customers
- Kids Workshop Captain and School & Scout Liaison
- Team Depot Leader – Coordinated Volunteer Projects throughout the community
- Public Relations/TV personality
 - Regular guest on Good Day Oregon and AM Northwest (CBS/NBC)

1996-2000 - CBS/Infinity Broadcasting

101.1 KUFO & 107.5 KBBT “The Beat”

- Promotions Administrator for two radio stations
 - Managed Promotion Department part-timers and interns
 - Created and carried out sales promotions and special events
 - On-site talent at promotional events, concerts, parties, and large public events
 - Designed **and** built 4 Parade floats for participation in the Starlight Parade in 1998 and 1999. Won Best Commercial Float – 1999 ☺
- On-Air – Sidekick/Producer of “Totally 80’s” show - Saturday evenings DJ – Nights/weekends on 107.5 The Beat

1994-1996 - Nationwide Communications

99.9 FM KISW

- Promotions Assistant – In-house and On-site
- Assisted Promotion Director in execution of on-air giveaways and contests
- Coordinated and executed special on-site promotions and events
- “Prize Cannon Guy” – Entertained crowds and audiences at Mariners’ games, hockey and soccer games, movie premieres, concerts, etc

Other Experience

1996-1999 - Norris & Stevens Property Management/Laurelwood Estates

- Assistant Property Manager
 - Duties included customer service, sales, tenant relations, as well as purchase orders and inventory, leases, evictions, and other related legal issues

EDUCATION

1996 – 1998 **Mount Hood Community College**
Associates Degree Program
Radio Broadcasting

REFERENCES

Joyce Harrington International Property Manager (775) 230-0641
Bliss Bungalow

James Rowley President/Landscape Designer (775) 267-5234
Naturally Beautiful Gardens

Angela Sullivan Yoga Instructor (775) 888-9642
Sun Mountain Yoga

EXTRA-CIRRICULAR ACTIVITIES

- *House Captain – Christmas in April* A charity organization created to repair/renovate houses in one day at no cost for elderly, disabled, and/or low-income families. As house captain, I was responsible for coordinating materials, volunteers, contractors, and overseeing all projects related to my assigned house.
- *Camp Cheerful*, Strongsville, Ohio - Resident camp counselor at a summer camp for handicapped/disabled adults and children.
- Co-writer/director of "*Altered Reality*" – a 1999 independent short film – assisted in the coordination, casting, and production as well.
- Active in Theater and Concert production
- President of the Board of Directors, Brewery Arts Center

Professional Experience

Brewery Arts Center, Carson City, NV
March 2015 – Present **Executive Director**

Achievements:

- 6-figure turn around
- National and local grant awards received

Responsibilities

- Grant writing, fiscal responsibility and oversight
- Artist coordinator / booking agent
- Hiring staff
- Partner Liaison
- Building and ground oversight
- Accounts payable/receivable
- Mission accountability

IGNNK, Inc., Carson City, NV
July 2004- 2015 **Director of Creativity & Special Events**

Achievements:

- Assisted in the development of an online professional development program
- Handled all aspects of customer service, troubleshooting and technical support for those taking the online programs

Responsibilities:

- Technical support
- Customer Relations
- Communication Timeline
- Feedback and assessment
- Goal Setting

ICDA Charter High School, Reno, NV
Aug. 2001-June 2004 **Performing Arts Director**

Achievements:

- Developed Performing Arts Program
- Recruitment and Retention Strategy for Students
- Manager of Performing Arts Campus

Responsibilities:

- Teacher Selection
- Curriculum Approval
- Program and show producer
- Grant Writer

Eldorado Hotel Casino, Reno, NV
July 1999-August 2001 **Dir. Of VIP Services and Special Events**

Achievements:

- Instilled ultimate customer services practices to my employees
- Trained several entry level employes up to management positions

Responsibilities:

- Managed and scheduled VIP Services Department
- Worked with marketing departments to maintain key messaging to customers
- Maintained budget
- Handled and resolved customer complaints
- Multi department coordination for property wide special events

Peppermill Hotel Casino, Reno, NV
Sept. 1996-July 1999 **Concierge/VIP Services Manager**

Achievements:

- Assisted in the conception and development of department
- Developed in-house customer service training program for employees

Responsibilities:

- Managed and scheduled VIP Services Department
- Maintained budget
- Handled and resolved customer complaints
- Managed Staff
- Staff Selection

Education

University of Phoenix, Reno, NV
Post Graduate work

University of Nevada, Las Vegas, Las Vegas, NV
Bachelor of Arts
June 1994

Awards

DaVos Scholarship UNLV (1990), Outstanding Graduating Senior UNLV-College of Fine Arts (1994), Nevada Women's Fund: Woman of the Year (1997), Reno Gazette Journal, Best of Education Award (2002), Featured Artist- Artown (2007), Foundation for the Betterment of Carson City-Organization of the Year Award (Let Them Be Kids 2013), Northern Nevada Business Weekly's Finalists Circle for the Sierra Nevada Top-20 Powerful Women (April 2018)

ATTACHMENT 8
LONG-TERM PLAN

The Brewery Arts Center Board of Directors and staff established this five-year plan in January 2017 and updates it annually.

Priorities And Goals of the BAC 2016-2021

The Brewery Arts Center (BAC) is a regional arts organization that provides cultural experiences to people from cradle to grave. Over the next five years, the BAC establish itself as the premier, regionally significant arts organization within a 50-mile radius of Carson City.

Assessment of Needs:

The BAC will be the regional arts organization that provides:

- supplementary arts programs in the schools; - **CURRENTLY IN 3 SCHOOLS AND JUVENILE HALL**
- space to celebrate diversity and culture; **DIVERSITY IN PROGRAMMING (LEVITT)**
- an artsy hang out space;- **TRANSFORMATION TO EXPRESSO YOURSELF**
- inspiration, education, and place-building. **HARMONY PARK, TEDX, LEVITT AMP-PLACEMAKING**

Goals to Meet Needs:

In order to meet the needs of the population in the 50-mile radius area, the BAC will develop programming in (1) Music; (2) the Performing Arts (3) Film; (4) a Multi Media Center; (5) Classes; (6) Kids; and (7) Rentals.

The following will be explored and developed in each area:

Music

- Chamber Concert
- Latino Music Series
- Pursue Block Booking Opportunities
- Monthly Open Mic Night
- Alt Rock and Electronic Music
- Free Concerts - **LEVITT**

Performing Arts

- The BAC will be the alternative venue for Performing Arts groups
- The BAC will commit to offering edgier topics and Indy performances

Film

- The BAC will offer Film and Director Nights
- The BAC will be the prime venue for the international film festival
- The BAC will Collaborate with film makers to put on workshops
- The BAC will continue to provide space for the Classic Cinema Club
- The BAC will sponsor or host Quarterly or Seasonal Film Festivals

Multi Media Center

- The BAC will provide a Dark Room for community use

- The BAC will serve as an Educational Development space
- The BAC will sponsor Artists in Residence
- The BAC will focus on Photography and Film
- The BAC will develop a Recording Studio
- The BAC will recruit Guest Teachers for workshops

Classes

- The BAC will continue and expand Arts in the Park to include more days and more locations
- The BAC will increase evening and weekend classes
- The BAC will increase participation in new classes
- The BAC will introduce Cooking Classes (Healthy cooking, Canning/preserving)
- The BAC will partner with the Farmers Market and Carson-Tahoe Hospital
- The BAC will offer instruction in Metal Work, Soldering, and Light Welding
- In five years, the BAC will be the premier place for Arts Education

Kids

- The BAC will offer more After School Programming
- The BAC will offer Summer Classes
- The BAC will continue and expand Art in the Park
- The BAC will offer free entrance to children 12 and under when with a paid adult
- The BAC will educate parents and children about etiquette at public performances

Rentals

- The BAC will maximize rentals during holidays
- The BAC will focus on rentals for Memorials and Wedding receptions
- The BAC will grow Rental Revenue by 25percent each year
- The BAC will enforce a four hour limit on events

Checklist and Timeline of BAC Capital Expense Items

IMMEDIATE	SIX MONTHS	ONE YEAR	2 OR 3 YEARS	FIVE YEARS
Seal Black Box Roof Complete	Paint, Clean, Organize the green room in PH and clean carpet \$500/ Completed	Replace curtains in the PH \$1000	Paint inside of the PH \$8,000	Combine the Campus across Minnesota St. \$50,000
Hire employee to manage the artisan store; increase BAC commission.	Replace the Roof on the PH \$100,000 SHIPPO	Acoustic modification in the PH	Full LED light array and integrated controls in PH	Replace wooden floors in BB if necessary

Complete		\$5000	\$30,000/\$15k Tourism grant pending	\$10,000
Replace light fixtures in Orange Lobby Use equipment on site	Campus wide energy assessment \$0/NV Energy COMPLETE	Clean theater Seats in the PH AND replace broken ones \$4500	ADA ramp and load in for PH back load in \$10,000	General Maintenance in Office (Ceiling Tiles, Lights, Computers, Furniture) \$15,000
Redesign and reprint of Membership Brochures & membership benefits Complete	Replace missing bricks in steps PH \$100	Improve PH lobby lights and install dance floor \$2500	Paint trim and PH steeple \$25,000 recommended to include in PH roof repair budget	Replace windows on the Brewery Building for energy efficiency \$20,000
Upgrade art room with new easels tables, paint, ect. COMPLETE	Improve lighting on campus grounds and buildings \$2000	Fix broken windows in PH \$3000	Replace curtains in the Ball Room \$1500	Permanent Amphitheater shell and storage \$2.5 Million
Remodel and improve the economic viability of Artisan COMPLETE	Better trash cans throughout campus \$2500	Improve campus-wide signage \$1200	Refurbish the remaining bricks on the Brewery Building \$150,000 SHIPPO	
	More and stronger electrical outlets pottery room Complete	Creation of a street mural on campus Shelved	Refurbish the Brewers Mural \$2000	
	Replace carpet in the dry classroom In Progress	Replace chairs in the Black Box \$7500		
	New cabinets in the art room \$500/Complete	Purchase proper theatrical curtains for the BB In Progress		
	Combine and Improve Green Room in the Black Box \$1000/In progress	Improve handicap access into the BB COMPLETE		
	Improve hallway entrance from Artisan Store to Black Box \$700	Paint mural on west wall of Annex Building Complete		
	Purchase wireless mics	Landscape south side of Annex		

	COMPLETE	Building & Front of mural \$550		
	Add Cooking classes to the class offerings Shelved	New sound system in Performance Hall \$20000		
<u>IMMEDIATE</u>	<u>SIX MONTHS</u>	<u>ONE YEAR</u>	<u>2 OR 3 YEARS</u>	<u>FIVE YEARS</u>
	Change locks and handles on Artisan Store Complete	Expand Arts in the Park to include the Bridge Church food service for the needy In progress		
	Re-paint the south side of Annex Building \$500	Grand drape in Performance Hall \$5600		
	Hand rail on steps to back entrance/exit in Annex Building Complete	Cable ramps \$3000		
	Cut split tree by the fire pit Complete	Artistic bike racks \$4000		
	Repair water boxes on both sides of Annex Building \$250	Trusses for lighting fixtures in Performance hall \$5500		
	Get signage downtown Complete			
	Purchase 2 sound monitors for Campus Sound System COMPLETE			

Prioritized items are in grey

\$88,200.00

Annual Events and Fundraisers:

- Fall Membership Drive (Sept-Oct) with Octoberfest Celebration
- February Winter Wine and All That Jazz
- Spring Membership Drive (Apr-May) & Thank you event
- Joe McCarthy fundraising for Balloon Payment (\$189K in 2018)

Key relationships:

- CT Hospital
- WNC
- CCSD
- NNDA
- Carson City Govt.
- Senior Center

**ATTACHMENT 9:
BREWERY ARTS CENTER ANNUAL ACTIVITIES
2019**

BAC 2019 Events and Classes

C5: Sierra Madre – January 1, 2019
Zentangle: Going in Circles – January 12, 2019
Beginning/Intermediate Adult Pottery – Jan 11, 2019
Zentangle: Grown Your Own Tangle Garden – Jan 19, 2019
Celtic Music: The Fire – January 19, 2019
Achieving Professional Results Using Your Point and Shoot – January 26, 2019
Open Studio Basic Painting – January 2019- December 2019
Friday Night Improv – Friday 1, 2019
Beginning/Intermediate Adult Pottery – February 7, 2019
Zentangle 101 – February 9, 2019
Zentangle: Tangling on Fabric – February 16, 2019
Advanced Zentangle – Feb 23, 2019
Friday Night Improv – March 1, 2019
Screenwriting 101 w/ Sean Mick – March 2, 2019
C5: His Girl Friday – March 5, 2019
Beginning/Intermediate Adult Pottery – March 6, 2019
Rosebud's Dance Band – March 7, 2019
Improvisational Acting for Youth – Feb 12, 2019-March 9, 2019
TheatreWorks: Stewart Little – March 9, 2019
The World Famous Glenn Miller Orchestra – March 13, 2019
Celtic Music: Ciana – March 16, 2019
Friday night Improv – March 16, 2019
Zentangle: Made in the Shade – March 29, 2019
TEDxCarsonCity2019 – March 29, 2019
C5: Bonnie and Clyde – April 2, 2019
Beginning/Intermediate Adult Pottery – April 3, 2019
Friday night Improv – April 5, 2019
Zentangle: The Dark Side of Tangling – April 6, 2019
Rosebud's Dance Band – April 6, 2019
Celtic Music: TresNoctambule – April 6, 2019
Michelle Powers Senior – April 7, 2019
Brews, Brats, and Ballet – April 13, 2019
Sierra Sweethearts – February 15, 2019
Celtic Music – Golden Bough – April 20, 2019
PPI: Doubt, a Parable – April 26, 2019
Zentangle: A Tangled Hair Day – April 27, 2019
Beginning/Intermediate Adult Pottery – May 1, 2019
Friday Night Improv: May – May 3, 2019
C5: 12 Angry Men – May 7, 2019
Open Studio Painting – November 29-May 8, 2019
Celtic Music: Fiachra O' Regan & Sophie Lavoie – May 17, 2019
Zentangle: Going in Circles – May 18, 2019
Improvisation Acting for Youth Ages 9-14: April 23, 2019-May 25, 2019

Andrew Sullivan w/ Keith Alan Barnett – May 25, 2019
Open Studio Pottery – May 26 – May 27, 2019
Paint Cherry Blossoms: Dana Childs – May 29, 2019
Zentangle: Explosion Box – June 1, 2019
Beginning/Intermediate Adult Pottery – June 03, 2019
C5: High Noon – June 04, 2019
Friday Night Improve: June – June 07, 2019
Zentangle 101 – June 08, 2019
Indie Film America – June 17, 2019
C5: The Little Mermaid – June 19, 2019
Advanced Zentangle: 2019 Summer – June 22, 2019
Levitt Amp: Antsy McClain – June 22, 2019
Exploring Nature through Arts and Crafts – June 24, 2019
Levitt Amp: Jordan T – June 29, 2019
C5: Here to Eternity – July 2, 2019
Beginning/Intermediate Adult Pottery – July 3, 2019
Friday Night Improv: July – July 5, 2019
Levitt Amp: Alex Nester – July 6, 2019
Levitt Amp: The Novelists – July 6, 2019
Levitt Amp: The Mother Hips – July 13, 2019
C5: Monster's University – July 17, 2019
Beginning/Intermediate Adult Pottery – January – July 19, 2019
Zentangle Inspired Art – July 20, 2019
Levitt Amp: Terrance Simien – July 20, 2019
Levitt Amp: Josh Hoyer and Soul Colossal – July 27, 2019
Levitt Amp: Remember Jones – July 27, 2019
Levitt Amp: Flor de Toloache – August 3, 2019
C5: Time Machine – August 6, 2019
Beginning/Intermediate Adult Pottery – August 7, 2019
After School Art – January 15, 2019 – August 8, 2019
Levitt Amp: Dead Winter Carpenters – August 10, 2019
Levitt Amp: Wicked Tinkers – August 17, 2019
C5: West Side Story – August 21, 2019
Zentangle: Renaissance Style – August 24, 2019
Levitt Amp: The Brevet – August 24, 2019
C5: The Post Man Always Rings Twice – September 3 2019
Beginning/Intermediate Adult Pottery –September 4, 2019,
C5: Hook – September 18, 2019
Zentangle: Beyond Renaissance Tiles – September 7, 2019
Wine and Chocolate Paring – September 25, 2019
Zentangle 101 – September 28, 2019
Beatles Flashback – September 28, 2019
C5: Charade – October 1, 2019
Beginning/Intermediate Adult Pottery- October 02, 2019

Improvisation Acting for Youth – October 15, 2019
Celtic Music: Fiddlers 2 – October 19, 2019
Advanced Zentangle – Oct 26, 2019
Spirits and Chocolate Pairing – November 1, 2019
Evening with the Divas – November 2, 2019
C5: An American in Paris - November 5, 2019
Beginning/Intermediate Adult Pottery – November 6, 2019
Open Studio Painting and Drawing: All Levels – October 9, 2019-November 13, 2019
Tangled Labyrinths: A-Ma-Zentangle – November 2-November 16, 2019
Celtic Music: Cooking with Turf – November 16, 2019
An Intimate Evening with Mike Nash – November 22, 2019
PPI: War of the Worlds – November 22-November 23, 2019
C5: The Man Who Came to Dinner – December 3, 2019
Southwestern Pilgrimage, ft. Randy Brooks – December 8, 2019
TekkenPo Kai Martial Arts – Jan 15, 2018-December 15, 2019
Holiday Craft Camp: Ages 6-13 – December 16, 2019
Drawing Open Studio: Adam's House – December 17, 2019
Joyful Noise – December 19, 2019
Meaningful Mantras (Zentangle) – December 7-December 21, 2019
Beginning/Intermediate Adult Pottery – December, 2019
Phil Kline's Unsilent Night – December 22, 2019
Tintabulations Hand bell Ensemble – December 22, 2019

**ATTACHMENT 10:
BREWERY ARTS CENTER 2018 AUDIT**

**Brewery Arts Center
Financial Statements
For the Year Ended June 30, 2018
(With Independent Auditor's Report)**

STRONG McPHERSON & COMPANY

Certified Public Accountants

RENO:
Danny R. Strong, CPA
Merlin S. Belnap, CPA
Edna K. Helmers, CPA

CARSON CITY:
Michael L. Williams, CPA

Members
American Institute of Certified Public Accountants

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Brewery Arts Center

We have audited the accompanying financial statements of Brewery Arts Center (a nonprofit organization), which comprise the statement of financial position as of June 30, 2018, and the related statement of activities and cash flows for the year then ended and the statement of functional expenses for the year ended June 30, 2018, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Brewery Arts Center as of June 30, 2018, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.



Reno, Nevada
February 8, 2019

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mike@strongmcperson.com

**Brewery Arts Center
Statement of Activities
For the Year Ended June 30, 2018**

	Unrestricted	Temporarily Restricted	Total
Revenue and Support			
Event revenue	\$ 152,238	\$ -	\$ 152,238
Contributions and grants	45,864	65,976	111,840
Facility use	59,532	-	59,532
Concession revenue	45,187	-	45,187
Cafe revenue	31,222	-	31,222
Class fees	7,972	-	7,972
Membership fees	3,785	-	3,785
Art sales	2,882	-	2,882
Endowment fund earnings	508	-	508
Net assets released from restrictions	65,976	(65,976)	-
Total Revenue and Support	415,166	-	415,166
Expenses			
Cost of goods sold - Cafe	10,244	-	10,244
Functional expenses:			
Programs	401,212	-	401,212
Management	109,808	-	109,808
Fund raising	4,547	-	4,547
Total Expenses	525,811	-	525,811
Change in net assets	(110,645)	-	(110,645)
Net Assets, Beginning of year	558,132	-	558,132
Net Assets, End of year	\$ 447,487	\$ -	\$ 447,487

The accompanying notes are an integral part of these financial statements
See Accountant's Audit Report

**Brewery Arts Center
Statement of Functional Expenses
For the Year Ended June 30, 2018**

Functional Expenses	Program	Management	Fund Raising	Total
Wages	\$ 110,504	\$ 27,626	\$ -	\$ 138,130
Payroll taxes	17,022	4,256	-	21,278
Advertising	1,944	-	1,945	3,889
Bank charges	-	2,433	-	2,433
Artist commissions	7,807	-	2,602	10,409
Contract labor	58,705	-	-	58,705
Depreciation	27,414	9,138	-	36,552
Dues and subscriptions	674	673	-	1,347
Equipment rental	6,973	-	-	6,973
Event expenses	118,503	-	-	118,503
Insurance	-	23,818	-	23,818
Interest	-	11,335	-	11,335
Legal and professional	1,444	1,444	-	2,888
Licenses and fees	1,287	1,286	-	2,573
Maintenance and repairs	6,643	6,642	-	13,285
Meals and entertainment	-	231	-	231
Office supplies	9,838	9,837	-	19,675
Outside services	366	366	-	732
Property taxes	33	33	-	66
Rent	-	5	-	5
Utilities	32,055	10,685	-	42,740
Total Functional Expenses	\$ 401,212	\$ 109,808	\$ 4,547	\$ 515,567

The accompanying notes are an integral part of these financial statements
See Accountant's Audit Report

**Brewery Arts Center
Statement of Cash Flows
For the Year Ended June 30, 2018**

Cash Flows from Operating Activities	
(Decrease) in net assets	\$ (110,645)
Adjustments to reconcile (decrease) in net assets to net cash (used by) operating activities:	
Depreciation	36,552
Changes in assets and liabilities:	
(Increase) in accounts receivable	(4,077)
Increase in accounts payable	5,638
Increase in payroll liabilities	2,002
Cash (used by) operating activities	<u>(70,530)</u>
 Cash Flows from Investing Activities	
Decrease in endowment fund	(488)
Cash (used by) investing activities	<u>(488)</u>
 Cash Flows from Financing Activities	
Repayments of note payable	(14,805)
Repayments of bank loan payable	(3,975)
Repayments of bank line of credit	(3,542)
Borrowings of bank line of credit	3,920
Cash (used by) financing activities	<u>(18,402)</u>
 Decrease in cash	(89,420)
 Cash, Beginning of year	<u>98,970</u>
 Cash, End of year	<u>\$ 9,550</u>
 Supplemental Disclosures of Cash Flow Information:	
Interest paid	\$ 11,335
Taxes paid	\$ -

The accompanying notes are an integral part of these financial statements
See Accountant's Audit Report

Notes to Financial Statements

**Brewery Arts Center
Statement of Cash Flows
For the Year Ended June 30, 2018**

Cash Flows from Operating Activities	
(Decrease) in net assets	\$ (110,645)
Adjustments to reconcile (decrease) in net assets to net cash (used by) operating activities:	
Depreciation	36,552
Changes in assets and liabilities:	
(Increase) in accounts receivable	(4,077)
Increase in accounts payable	5,638
Increase in payroll liabilities	2,002
Cash (used by) operating activities	<u>(70,530)</u>
 Cash Flows from Investing Activities	
Decrease in endowment fund	(488)
Cash (used by) investing activities	<u>(488)</u>
 Cash Flows from Financing Activities	
Repayments of note payable	(14,805)
Repayments of bank loan payable	(3,975)
Repayments of bank line of credit	(3,542)
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Cash (used by) financing activities	<u>(18,402)</u>
 Decrease in cash	(89,420)
 Cash, Beginning of year	<u>98,970</u>
 Cash, End of year	<u>\$ 9,550</u>
 Supplemental Disclosures of Cash Flow Information:	
Interest paid	\$ 11,335
 Taxes paid	\$ -

The accompanying notes are an integral part of these financial statements
See Accountant's Audit Report

Brewery Arts Center
Notes to Financial Statements
June 30, 2018

Note 1: Nature of Organization

Brewery Arts Center ("BAC") was incorporated in the State of Nevada as a non-profit corporation on September 19, 1975. BAC embraces its vision of growing artists and the artistic community in Carson City and the surrounding area, recognizing responsibility to be a catalyst for economic and educational growth and community collaborations by developing a creative, active and engaged community.

BAC was formed by a group of artists looking for a space to gather the community around the arts. Today, BAC promotes the arts in Carson City and the surrounding area by providing concerts, classes, movies, performances, and other events throughout the year to members of the community.

A majority of BAC's revenue comes from events held at their facility as well as grants received from various organizations. BAC also has a cafe that provides a spot for community members to eat and relax while enjoying the arts.

A volunteer Board of Directors ("Board") oversees the operation of BAC while staff members are involved in the day to day operations.

As a non-profit organization, BAC is exempt from income taxes under Internal Revenue Code Section 501(c)(3) for all program related activities and exempted activities. Currently all sources BAC utilizes to generate revenue are exempt from income taxes.

Note 2: Summary of Significant Accounting Policies

For financial statement purposes, the accounting policies of BAC conform to generally accepted accounting principles in the United States of America. The following is a summary of significant policies:

Basis of Accounting

BAC is a non-profit corporation that uses accrual accounting in accordance with accounting principles generally accepted in the United States of America. Revenue is recorded when earned and expenses are recognized when incurred.

Inventories

BAC has no inventory. Materials and supplies used in the cafe are expensed as cost of goods sold when purchased

See Accountant's Audit Report

Brewery Arts Center
Notes to Financial Statements - Continued
June 30, 2018

Note 2: Summary of Significant Accounting Policies, continued

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Accounts Receivable and Uncollectible Accounts

Accounts receivable are valued based on the amount that management expects to collect. No allowance for bad debts has been calculated as management has determined all the accounts receivable are collectible. If an account receivable is deemed uncollectible, it is expensed in the current period.

Fixed Assets

Purchased fixed assets are stated at cost. These assets are depreciated on the straight line method over estimated useful lives of 5 to 39 years. BAC expenses in the current period any fixed assets that are deemed to be immaterial in cost.

Revenues

BAC records revenue received as an increase in unrestricted, temporarily restricted or permanently restricted net assets depending on the existence or nature of any donor restrictions. Revenues are generally available for unrestricted use in the programs of BAC.

Temporarily restricted revenue received in the year ended June 30, 2018 and their restricted use is outlined as followed:

Grants:	
Levitt free concert series	\$58,076
Art in the Park	4,000
TEDx Carson City	2,500
Payroll	<u>1,400</u>
Grants Total:	<u>\$65,976</u>

As of June 30, 2018, all net assets of BAC were unrestricted.

See Accountant's Audit Report

Brewery Arts Center
Notes to Financial Statements - Continued
June 30, 2018

Note 3: Cash and Cash Equivalents

For the statement of cash flows, cash and cash equivalents includes cash on hand and cash in bank accounts.

Note 4: Endowment Fund

BAC has an endowment fund held by the Community Foundation of Western Nevada. The endowment fund is unrestricted and can be used by BAC by having Board approval to utilize the assets. Return objectives, risk parameters, and spending policies concerning the funds is made under discretion of the Board.

Endowment fund composition by type of net assets as of June 30, 2018:

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
Endowment fund	<u>\$11,356</u>	<u>\$0</u>	<u>\$11,356</u>
Total	<u>\$11,356</u>	<u>\$0</u>	<u>\$11,356</u>

Changes in endowment fund for the year ended June 30, 2018:

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
Endowment fund, beginning of year	\$10,868	\$0	\$10,868
Investment revenue	508	0	508
Account fees	<u>(20)</u>	<u>0</u>	<u>(20)</u>
Endowment fund, end of year	<u>\$11,356</u>	<u>\$0</u>	<u>\$11,356</u>

See Accountant's Audit Report

Brewery Arts Center
Notes to Financial Statements - Continued
June 30, 2018

Note 5: Note Payable

BAC has a note from a private party collateralized by the performance hall. The note has a principal balance of \$185,213 as of June 30, 2018. A new note was signed on July 10, 2018 with the same party and is amortized over 15 years with a maturity of July 30, 2023. The interest rate on the note adjusts annually on July 30th and is based on the Wells Fargo Prime Rate plus 1% which is 6% as of June 30, 2018.

Note payable June 30, 2018	\$ 185,213
Less current maturities	<u>7,183</u>
	<u>\$ 178,030</u>

Amounts payable in the next five years and thereafter:

<u>Year Ending June 30</u>	
2019	\$ 7,183
2020	8,299
2021	8,811
2022	9,355
2023	9,932
Thereafter	<u>141,633</u>
	<u>\$ 185,213</u>

Note 6: Bank Loan Payable

BAC has an operating loan with their bank that is collateralized by a Uniform Commercial Code filing by the bank. The loan has an interest rate of 6.5% annually. The loan is due on January 25, 2020.

Bank loan payable June 30, 2018	\$ 6,116
Less current maturities	<u>4,040</u>
	<u>\$ 2,076</u>

Amounts payable in the two next years:

<u>Year Ending June 30</u>	
2019	\$ 4,040
2020	<u>2,076</u>
	<u>\$ 6,116</u>

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Brewery Arts Center
Notes to Financial Statements - Continued
June 30, 2018

Note 7: Bank Line of Credit

BAC has an unsecured \$10,000 business line of credit through their bank, of which \$291 was unused as of June 30, 2018. The line of credit has an interest rate of 13% annually. Principal and interest are due on October 15, 2045.

Bank line of credit payable June 30, 2018	\$ 9,709
Less current maturities	<u>2,012</u>
	<u>\$ 7,697</u>

Amounts payable in the five next years and thereafter:

<u>Year Ending June 30</u>	
2019	\$ 2,012
2020	1,595
2021	1,265
2022	1,002
2023	795
Thereafter	<u>3,040</u>
	<u>\$ 9,709</u>

Note 8: Leases

BAC leases municipal property from the city of Carson City. Lease terms outline that a \$1 lease payment be made annually. The lease was formed June 24, 1977 and will expire June 24, 2076. Rent expense of \$5 for five years of rent was paid and recorded in the year ended June 30, 2018.

BAC leases a copier machine for use in its office. The lease was formed on April 17, 2014 and is for 60 months. The lease will expire on April 17, 2019. Monthly payments of \$240 are required under the lease. The payments are expensed as incurred. \$2,400 of lease payments are due in the year ending June 30, 2019.

Note 9: Subsequent Events

Subsequent events were evaluated by management through February 8, 2019 the date the financial statements were available to be issued. No matters were identified which would have a material effect on the financial statements.

See Accountant's Audit Report