

## L. Gerry Foundation – Bethel Woods Center Disabilities Access (W555)

October 21, 2010

### General Project Plan

**Grantee:** Gerry Foundation, Inc. (the “Foundation”)

**Beneficiary Organization:** The Bethel Performing Arts Center, LLC d/b/a Bethel Woods Center for the Arts (the “Arts Center”)

**ESD Investment:** A grant of up to \$250,000 to be used for a portion of the cost of improving parking and access for persons with disabilities.

**Project Location:** 200 Hurd Road, Bethel, Sullivan County

**NYS Empire Zone (or equivalent):** N/A

**Project Completion:** April 2008

**Grantee Contact:** Darrell Supak, Chief of Staff  
One Cablevision Center  
P.O. Box 311  
Liberty, NY 12754  
Phone: (845) 295-2715 Fax: (845) 295-2444

**Beneficiary Contact:** Phil Dropkin, Advisor  
200 Hurd Road  
Bethel, NY 12720  
Phone: (845) 295-2609 Fax: (845) 295-2781

**Project Team:**

Project Management	Wai Shiu
Affirmative Action	Denise Ross
Environmental	Soo Kang

### **Project Description:**

#### Background

The Bethel Performing Arts Center, LLC, was organized in 2000 by the Gerry Foundation, Inc., a not-for-profit, 501(c)(3) foundation, to promote economic development, tax revenue generation and job creation in Sullivan County through arts, education and culture. Located on the site of the 1969 Woodstock Festival, the Arts Center and its affiliate Museum at Bethel Woods attracted approximately 225,000 visitors and generated an estimated 400 full- and part-time jobs in 2009.

As originally designed, the Arts Center presented safety and access issues for people with disabilities. The number of parking spaces and associated access lanes were insufficient for large attendance at the Art Center’s Pavilion, an outdoor amphitheater with a capacity for

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4,800 that includes 180 seats designated for people with disabilities. Entrance through the main gate was difficult for those in wheelchairs or with walkers, and the 1/4-to-1/2-mile curved walking path between the main gate and the Pavilion proved strenuous for people with disabilities, estimated at 5% of event attendees. To better serve its visitors with disabilities, the Arts Center needed to improve safety and access.

Previously, the Arts Center and its parent Gerry Foundation, Inc., have received three grants totaling \$14.2 million for the creation of the Arts Center. Grant terms were successfully met, and all funds have been disbursed. In September 2010, ESDC approved a \$150,000 grant to the Arts Center to upgrade its sewer system. This project has been completed, and ESD anticipates disbursing funds in November 2010.

### The Project

The project consisted of three distinctive items to improve disability access to the Arts Center and the Pavilion: the paving of and installation of lighting for a 255-car parking lot; the construction of a covered transportation depot that accommodates 30-40 persons with disabilities and their families; and a disability-designated roadway and separate entrance.

The project began in June 2007 and was completed in April 2008. Clough Harbour & Associates, LLP, provided civil engineering. The Arts Center acted as general contractor and provided oversight to six contractors: Poley Paving Corp., Roundout Electric, Inc., and Shortlines Coatings Corp., all located in Sullivan County; Ketcham Fencing, Inc., and Woodward's Concrete Products, Inc., both of Orange County; and Electra Supply Company, Inc., located in Dutchess County. As a result of the project, the Arts Center now more adequately accommodates people with disabilities, and thus far in 2010, the disability-designated roadway has been accessed over 1,400 times.

Upon completion of the project, the Grantee will furnish a final report describing the impact and effectiveness of the project.

Financing Uses	Amount	Financing Sources	Amount	Percent
Paving, Grading, Conduits, Curb Cuts	\$247,540	ESD Grant	\$250,000	68%
Light Pole Bases and Light Poles	39,490	Grantee Equity	117,730	32%
Layout and Striping of Disability Access Lanes	11,200			
Electrical Work	42,000			
Fencing and Handrails	27,500			
Total Project Costs	\$367,730	Total Project Financing	\$367,730	100%

### **Statutory Basis – Community Capital Assistance Program:**

The project was authorized in the accordance with Chapter 84 of the Laws of 2002 and reappropriated in the 2010-2011 New York State budget.

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**Disclosure and Accountability Certifications:**

The Grantee and Beneficiary have provided ESD with the required Disclosure and Accountability Certifications. Grantee's certifications disclosed the following information:

- The Sponsoring Member might have or might hereafter receive a contribution to the re-election campaign of the Sponsoring Member from an officer of the Grantee/Recipient, but the contribution will be made in an individual capacity and not as an officer of the Grantee/Recipient. No contribution to the Sponsoring Member will be made by the Grantee/Recipient or any officer in such capacity.

The Disclosure and Accountability Certifications, while disclosing the above, do not indicate that the Grantee or Beneficiary have any further conflict of interest or good standing violations, and therefore, staff recommends that the Corporation authorize the grant to the Grantee as described in these materials.