



**Board of Riley County
Commissioners
Regular Meeting
Agenda
March 16, 2023**

115 North 4th Street
Manhattan, KS 66502
www.rileycountyks.gov

Cindy Kabriel
785-565-6200

Commission Chambers

9:00 AM

[District 2 – Greg McKinley, Member](#)

[District 3 – Kathryn Focke, Chair](#)

[District 1 – John Ford, Vice Chair](#)

9:00 AM

Call to Order

Pledge of Allegiance

Public Comment

1. Public Comments

Commission Comments

2. Commission Comments

Business Meeting

3. Appoint Galen Hofmann, Linda Teener, and Josh Wendland to the Park Advisory Board and approve Resolution
4. Sign Tax Roll Corrections
5. Intergovernmental Luncheon topics and attendees

Review Minutes

6. Board of Riley County Commissioners - Regular Meeting - Mar 13, 2023 8:30 AM

Review Tentative Agenda

7. Tentative Agenda

Press Conference Topics

8. Discuss Press Conference

9:30 AM

Clancy Holeman, Counselor/Director of Administrative Services

9. Administrative Work Session
10. Executive session to discuss confidential legal advice regarding potential litigation issues

9:50 AM

Evan McMillan, Assistant County Engineer

11. Bid opening for 2023 Asphalt Overlay Program

10:00 AM

Gary Fike, County Extension Director/Gregg Eyestone, County Extension Agent

12. Update on the 2022 Report for the Riley County Extension Master

Gardener Program

10:15 AM Brian Peete, RCPD Director

13. RCPD update

10:30 AM Julie Gibbs, Health Department Director

14. RCHD Out of State Travel

10:35 AM Blade Mages, Founder & Executive Creative Director at Middle

15. Overview of the non-profit renovation of the Wareham Opera House

11:00 AM Amanda Webb, Planning/Special Projects Director

16. Keats Sewer Benefit District - project update

11:20 AM Clancy Holeman, Counselor/Director of Administrative Services

17. Executive session to discuss confidential legal advice regarding potential litigation issues

Adjournment

Announcement

Good Morning Manhattan will be held today 7:15 a.m. - 8:30 a.m. at the Four Points by Sheraton, 530 Richards Drive.

In order to comply with provisions of the Americans with Disabilities Act (ADA), Riley County will make reasonable efforts to accommodate the needs of persons with disabilities. Please contact the Division of Human Resources at (785) 537-6303 (voice and TTY) for assistance.



COUNTY CLERK & ELECTIONS
Boards

Rich Vargo
County Clerk
110 Courthouse Plaza
Manhattan, KS 66502
Phone: 785-565-6200

COMMISSION AGENDA REPORT

FROM: Cindy Kabriel, Senior Administrative Assistant

MEETING: March 16, 2023

SUBJECT: Appoint Galen Hofmann, Linda Teener, and Josh Wendland to the Park Advisory Board and approve Resolution

PRESENTER: Cindy Kabriel, Senior Administrative Assistant

POSSIBLE MOTION(S)

Move to sign the appointment letters for Galen Hofmann, Linda Teener, and Josh Wendland to the Park Advisory Board and approve "Resolution No. 031623- , A Resolution appointing representatives to the Riley County Park Advisory Board".

Move to deny

Move to modify

Move to table

Enclosures:

- 2023 Park Board members (PDF)



BOARD OF COMMISSIONERS

3.a

115 N. 4th Street, 1st Floor
Manhattan, Kansas 6650
Phone: 785-565-684
Fax: 785-565-684
E-mail: bocc@rileycountyks.go

March 16, 2023

Galen Hofmann
15500 Barton Road
Leonardville, KS 66449

Dear Galen:

This is to confirm your appointment to the Park Board. We greatly appreciate your willingness to serve on this Council/Board and know that the Park Board will benefit from your contribution.

Sincerely,

Riley County Board of County Commissioners

Chairman

Member

Member

Attachment: 2023 Park Board members (13266 : Park Advisory Board)



March 7, 2023

Riley County Board of County Commissioners
110 Courthouse Plaza
Manhattan KS 66503

Re: Park Board Recommendation

I would like to recommend Galen Hofmann, Township Officer Chair as a replacement for Terry Henry to the Riley County Park Advisory Board. This appointment will coincide with his term on the Township Board.

Respectfully,

David G Willis
Riley County Park Manager

Attachment: 2023 Park Board members (13266 : Park Advisory Board)



BOARD OF COMMISSIONERS

3.a

115 N. 4th Street, 1st Floor
Manhattan, Kansas 66505
Phone: 785-565-684
Fax: 785-565-684
E-mail: bocc@rileycountyks.gov

March 16, 2023

Linda Teener
1900 Judson
Manhattan, KS 66502

Dear Linda:

This is to confirm your appointment to the Park Board. We greatly appreciate your willingness to serve on this Council/Board and know that the Park Board will benefit from your contribution.

Sincerely,

Riley County Board of County Commissioners

Chairman

Member

Member

Attachment: 2023 Park Board members (13266 : Park Advisory Board)



March 8, 2023

Riley County Board of County Commissioners
110 Courthouse Plaza
Manhattan KS 66503

Re: Park Board Recommendation

I would like to recommend Linda Teener, Extension Council Chair as a replacement for Sarah Reasoner to the Riley County Park Advisory Board. This appointment will coincide with her term on the Extension Council Board.

Respectfully,

David G Willis
Riley County Park Manager

Attachment: 2023 Park Board members (13266 : Park Advisory Board)



BOARD OF COMMISSIONERS

115 N. 4th Street, 1st Floor
Manhattan, Kansas 66501
Phone: 785-565-6841
Fax: 785-565-6841
E-mail: boccc@rileycountyks.gov

March 16, 2023

Josh Wendland
21901 May Day Road
Barnes, KS 66933

Dear Josh:

This is to confirm your appointment to the Park Board. We greatly appreciate your willingness to serve on this Council/Board and know that the Park Board will benefit from your contribution.

Sincerely,

Riley County Board of County Commissioners

Chairman

Member

Member

Attachment: 2023 Park Board members (13266 : Park Advisory Board)



March 7, 2023

Riley County Board of County Commissioners
110 Courthouse Plaza
Manhattan KS 66503

Re: Park Board Recommendation

I would like to recommend Josh Wendland, Fair Board Chair as a replacement for Dani Anderson to the Riley County Park Advisory Board. This appointment will coincide with his term on the Riley County Fair Board.

Respectfully,

David G Willis
Riley County Park Manager

Attachment: 2023 Park Board members (13266 : Park Advisory Board)

RESOLUTION NO. 031623 -**A RESOLUTION APPOINTING REPRESENTATIVES TO THE
RILEY COUNTY PARK ADVISORY BOARD**

WHEREAS, Riley County has representatives on the Riley County Park Advisory Board, and

WHEREAS, three positions are open and Galen Hofmann, Linda Teener, and Josh Wendland are eligible to be appointed and has indicated their willingness to serve a term; and

WHEREAS, the Board of Commissioners of Riley County, Kansas, desire to appoint them to a term.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Riley County, Kansas, that Galen Hofmann, Township Officer Chair; Linda Teener, Extension Council Chair; and Josh Wendland, Fair Board Chair, are hereby appointed to the Riley County Park Advisory Board.

ADOPTED this 16th day of March, 2023.

**BOARD OF COUNTY
COMMISSIONERS
OF RILEY COUNTY, KANSAS**

CHAIR

MEMBER

MEMBER

ATTEST:

RICH VARGO
Riley County Clerk

Attachment: 2023 Park Board members (13266 : Park Advisory Board)



COUNTY CLERK & ELECTIONS
Tax Roll Correction

Rich Vargo
County Clerk
110 Courthouse Plaza
Manhattan, KS 66502
Phone: 785-565-6200

COMMISSION AGENDA REPORT

FROM: Lori Muir, Real Estate Specialist
MEETING: March 16, 2023
SUBJECT: Sign Tax Roll Corrections
PRESENTER: Rich Vargo, County Clerk

POSSIBLE MOTION(S)

Move to approve the Tax Roll Corrections.

Move to deny

Move to modify

Move to table

No action required.

The Board agreed by consensus to

Enclosures:

- image29607 (PDF)

Now owned by Midtown Land
Company, LLC

TAX ROLL CORRECTION
REAL ESTATE

Printed by LMUIR

2023/03/09 16:12:52

4.a

Taxpayer ID MANH0003
Owner ID MANH0003

Control # 2023000158

Tax Year 2022
Tract # 004502

MANHATTAN, CITY OF

CAMA # 204-18-2-20-30-009-00-0-01

WARD 4

1101 POYNTZ AVE

TU 11 Manhattan City TIF #6

LOTS 521-525

MANHATTAN, KS 66502-5460

Parcel 560

USD 383

Property Address 1208 LARAMIE ST

APPRAISER SECTION (Value)

2023/03/09 LMUIR

APPROVED

Appraised Prior to Correction:

CL	Land	Imp	Total
EO	1406250	58380	1464630

Appraised After Correction:

CL	Land	Imp	Total
CU	96318	3998	100316
EO	1309932	54382	1364314

Net Change
1364314-
1364314

Total 1406250 58380 1464630

Total 1406250 58380 1464630

Assessed Prior to Correction:

EO	Land	Imp	Total
EO	1406250	58380	1464630

Assessed After Correction:

CU	Land	Imp	Total
CU	24080	1000	25080
EO	1309932	54382	1364314

Net Change
1439550-
1364314

Total 1406250 58380
SB41

Total 1334012 55382 25080
SB41

Total 25080
SB41

CLERK SECTION (Tax)

2023/03/09 LMUIR

ORDER PRINTED

Tax Prior to Correction:

Levy 156.46900 Gen Tax

SB41 \$

SB41 Tax Dollars

Tax After Correction:

Levy 156.46900 Gen Tax

SB41 \$

SB41 Tax Dollars

3924.24

3924.24

Net Change

3924.24

3924.24

TREASURER SECTION (Summary)

Net Change in Assessed Value

(no SB41 influence)

Applicable Mill Levy

Net Change in Levied Tax Dollars

25080

156.46900

3924.24

Type of Correction INCREASE

Correction Code CO C.O.T.A./OTHER Rate 2.00%

Tax Statement # 82624

Comments Exempt sold to taxable
beginning 12/6/2022

Net Change in SB41 Exemption

Net Change in Total Tax Dollars

3924.24

Owner MANH0003

MANHATTAN, CITY OF

By order of the Board of County Commissioners of RILEY COUNTY, Kansas.
(Per K.S.A. 1475, 1701, 1701a, and 1702)

(Date)

Approved by Commission:

Attest by County Clerk:

Now owned by
Midtown Land Company, LLC
1213 Hylton Heights Rd Ste 129
Manhattan, KS 66502
Became taxable 12/6/2022

Attachment: image29607 (13260 : Tax Roll Corrections)

Taxpayer ID THEM0001
Owner ID THEM0001

Control # 2023000159

Tax Year 2022
Tract # 446069

THE MUSEUM OF ART & LIGHT LAND
INC
P.O. BOX 1207
MANHATTAN, KS 66505-1207

CAMA # 204-18-2-80-01-010-00-0-01

WARD 1
LOTS 342, 343, 344

TU 2 Manhattan City
Parcel 118820
USD 383

Property Address 205 S 4TH ST

APPRAISER SECTION (Value)

2023/03/09 LMUIR

APPROVED

Appraised Prior to Correction:

CL	Land	Imp	Total
CU	292500	620780	913280

Total	292500	620780	913280
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Assessed Prior to Correction:			
CU	73125	155195	228320

Total	73125	155195	228320
SB41			

Appraised After Correction:

CL	Land	Imp	Total
CU	201144	426893	628037

Total	292500	620780	913280
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Assessed After Correction:			
CU	50286	106723	157009

Total	141642	300610	157009
SB41			

Net Change
285243-
285243

Net Change
71311-
285243

Total	71311-
SB41	

CLERK SECTION (Tax)

2023/03/09 LMUIR

ORDER PRINTED

Tax Prior to Correction:		
Levy 156.46900	Gen Tax	35725.00
	SB41 \$	
SB41 Tax Dollars		<u>35725.00</u>

Tax After Correction:		
Levy 156.46900	Gen Tax	24567.04
	SB41 \$	
SB41 Tax Dollars		<u>24567.04</u>

Net Change
11157.96-

11157.96-

TREASURER SECTION (Summary)

Net Change in Assessed Value
(no SB41 influence)
Applicable Mill Levy
Net Change in Levied Tax Dollars

Net Change in SB41 Exemption

Net Change in Total Tax Dollars

71311-
156.46900
11157.96- |

Type of Correction DECREASE
Correction Code CO C.O.T.A./OTHER Rate 2.00%
Tax Statement # 29248
Comments Exempt per BOTA 2022-6197-TX
Beginning Sept 8, 2022

Owner THEM0001
THE MUSEUM OF ART & LIGHT LAND

By order of the Board of County Commissioners of RILEY COUNTY, Kansas.
(Per K.S.A. 1475, 1701, 1701a, and 1702)

(Date)

Approved by Commission:

Attest by County Clerk:



INTERGOVERNMENTAL LUNCHEON

March 27, 2023
12:00 p.m. (Noon)
RockinK's
1880 Event Space
1880 Kimball Avenue
Manhattan, KS

A G E N D A

- I. Gather and Luncheon (11:30-12:00)
- II. Convene and Introductions
- III. Agenda Topics
 - a.
- IV. Miscellaneous Updates and Announcements and Possible Future Items
- V. Next Meeting Date: April 24, 2023
- VI. Adjournment

For those who have RSVP'd for lunch, food will be served starting at 11:30AM.
Payments can be collected on site by Manhattan-Ogden USD 383 by cash, check, or credit card.
If individuals need to be invoiced, address of entity to be billed is required with contact information.

2023 Intergovernmental Luncheons

Manhattan-Ogden USD 383 will host the 2023 Luncheons to be held at:

**RockinK's
1880 Event Space
1880 Kimball Avenue**

The meetings will be held at 12:00 Noon on the FOURTH MONDAY of each month;
There are no meetings in May and December.

RockinK's will be providing a catered lunch of assorted sandwiches and wraps, chips, salad and cookies, including water, tea and coffee, at a **cost of \$14.00 per person**. Manhattan-Ogden will be collecting cash, checks, credit cards onsite or direct billing your agency.

Approximately one week prior to the meeting, an e-mail will be sent requesting attendance and agenda items.

2023 Calendar of Luncheons

January 23
February 27
March 27
April 24
No Meeting in May
June 26
July 24
August 28
September 25
October 23
November 27
No Meeting in December



**Board of Riley County
Commissioners
Regular Meeting
TENTATIVE Agenda
March 20, 2023**

115 North 4th Street
Manhattan, KS 66502
www.rileycountyks.gov

Cindy Kabriel
785-565-6200

Commission Chambers

8:30 AM

[District 2 – Greg McKinley, Member](#)

[District 3 – Kathryn Focke, Chair](#)

[District 1 – John Ford, Vice Chair](#)

8:30 AM

Call to Order

Pledge of Allegiance

Public Comment

Commission Comments

Business Meeting

Review Minutes

Review Tentative Agenda

Press Conference Topics

9:00 AM

Dani Hallgren, Konza Prairie Community Health and Dental Center

1. Konza Prairie Community Health and Dental Center update

9:15 AM

Anna Burson, Appraiser

2. Request to fill a position

9:30 AM

Press Conference

10:00 AM

Break

10:10 AM

Clancy Holeman, Counselor/Director of Administrative Services

3. Administrative Work Session

12:00 PM

Law Enforcement Agency Meeting

Adjournment

In order to comply with provisions of the Americans with Disabilities Act (ADA), Riley County will make reasonable efforts to accommodate the needs of persons with disabilities. Please contact the Division of Human Resources at (785) 537-6303 (voice and TTY) for assistance.



**Board of Riley County
Commissioners
Regular Meeting
TENTATIVE Agenda
March 23, 2023**

115 North 4th Street
Manhattan, KS 66502
www.rileycountyks.gov

Cindy Kabriel
785-565-6200

Commission Chambers

8:30 AM

[District 2 – Greg McKinley, Member](#)

[District 3 – Kathryn Focke, Chair](#)

[District 1 – John Ford, Vice Chair](#)

8:30 AM

Call to Order

Pledge of Allegiance

Public Comment

Commission Comments

Business Meeting

1. Approve payroll/accounts payables (when completed)

Review Minutes

Review Tentative Agenda

Press Conference Topics

9:00 AM

Barry Wilkerson, County Attorney

2. Staff update

9:15 AM

Clancy Holeman, Counselor/Director of Administrative Services

3. Administrative Work Session

9:35 AM

Cory Meyer, IT/GIS Director

4. Staff update

9:50 AM

Shelly Williams, Community Corrections Director

5. Staff update

10:05 AM

Vivienne Leyva, PIO

6. PIO update

10:20 AM

Bob Isaac, Planner

7. Public hearing for Schurle Ranch, Unit Three Final Plat and update to the Final Development Plan associated with Planning Unit Development zoning designation and correct from Unit Two to Three

Attachment: 03-23-23 tentative agenda (12821 : Tentative Agenda)

10:35 AM Ron Fehr, Manhattan City Manager

8. City of Manhattan General Update

4:00 PM Joint City/County/County Meeting (at City Offices)

Adjournment

In order to comply with provisions of the Americans with Disabilities Act (ADA), Riley County will make reasonable efforts to accommodate the needs of persons with disabilities. Please contact the Division of Human Resources at (785) 537-6303 (voice and TTY) for assistance.

Attachment: 03-23-23 tentative agenda (12821 : Tentative Agenda)



EXTENSION
Staff Update

Gary Fike
County Extension
Director
110 Courthouse Plaza
Manhattan, KS 66502
Phone: 785-537-6350

STAFF REPORT

FROM: Gary Fike

MEETING: March 16, 2023

SUBJECT: Update on the 2022 Report for the Riley County Extension Master Gardener Program

PRESENTER: Gregg Eyestone

Gregg Eyestone, Riley County K-State Research and Extension Horticulture Agent, will give a review of the 2022 activities and progress made by the EMG.

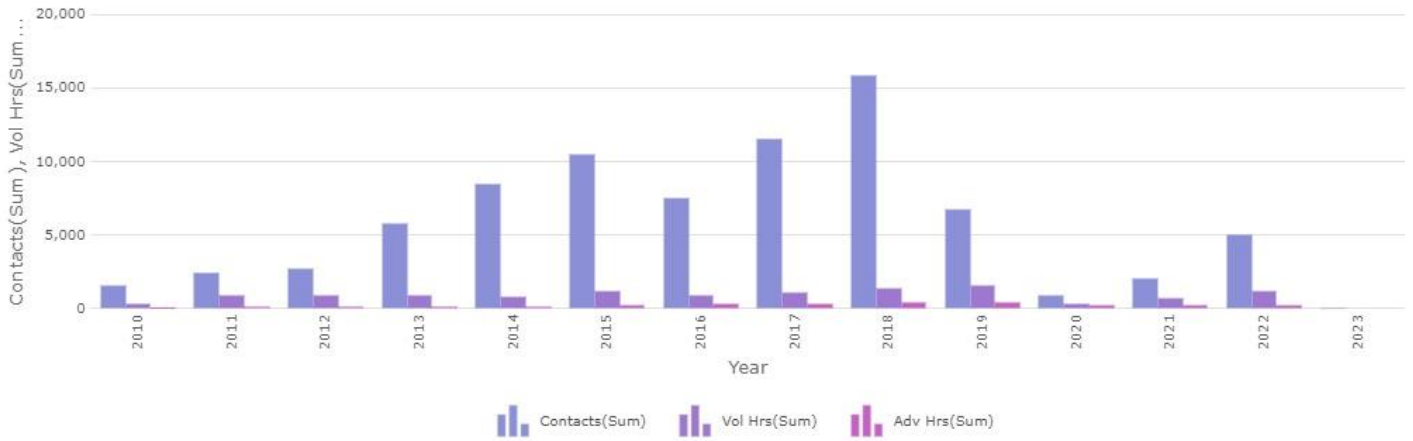
Enclosures:

- Gregg Eyestone 2022 Report (DOCX)

Riley County, K-State Research and Extension Master Gardeners 2022 Activities (34th year)



- 11 New Master Gardeners took basic training in the fall of 2022. (Consist of 48 hours of horticulture study)
360 total trained over the past 34 years.
- 49 Previously trained Master Gardeners participated in the program for 2022. (They are required to complete a minimum of 10 hours of continuing education and perform 10 hours of community education)
- 326 Advanced Training Hours
- 1210 Hours of community horticulture education reported by Riley County Master Gardeners.
- 5069 Contacts in Riley County
- \$34,533.40 Value given to Riley County
We calculate the value of each Master Gardener's volunteer hour by the value provided by the Independent Sector, with the Do Good Institute. For 2021, that figure was \$28.54/hour .



Master Gardeners out in the Community.





HEALTH DEPARTMENT
Travel Request

Julie Gibbs
Health Department
Director
2030 Tecumseh Rd
Manhattan, KS 66502
Phone: 785-776-4779

COMMISSION AGENDA REPORT

FROM: Kaylyn Speth
MEETING: March 16, 2023
SUBJECT: RCHD Out of State Travel
PRESENTER: Julie Gibbs

BACKGROUND

The National WIC Association is hosting the annual NWA Annual Education and Training Conference and Exhibits in San Diego, California May 1-4, 2023. WIC staff have not been able to attend this conference since before the pandemic. This conference will “offer an excellent opportunity to acquire new skills and to network with an estimated 1,000 peers, and colleagues along with exhibitors who will provided WIC related products and services for participants. The conference will also offer an opportunity for attendees to hear from USDA officials and to dialogue on relevant updates and challenges that the program faces.”

DISCUSSION

During each breakout session, there will be 4 tracks available to attend. By sending two staff, this would allow for attendance at more variety of tracks and more opportunity for networking.

FISCAL IMPACT

There will be a few sessions that will involve the impact of the COVID-19 pandemic, the flexibility waivers related to the pandemic, and the future of WIC waivers, therefore we can use ELC funds to pay for the entire cost of conference and travel.

RECOMMENDATION(S)

I recommend the BOCC approve travel for 2 WIC employees to attend the NWA annual conference in California in May.

POSSIBLE MOTION(S)

Move to approve

Move to deny

Move to modify

Move to table

No action required.

The Board agreed by consensus to

Enclosures:

- outofstatekaylyn(PDF)

RILEY COUNTY OUT OF STATE TRAVEL REQUEST/AUTHORIZATION

NAME: Kaylyn Speth DEPARTMENT: HD-WIC

POSITION TITLE: WIC Supervisor DATE REQUESTED 03/01/2023

FUND: ELC Funds

Travel From: Alma, KS Date: 04/30/2023

Travel To: San Diego, CA Date: 05/05/2023

Purpose of Travel: National WIC Association Annual Conference

Mode of Travel: Common Carrier ☒ Riley County Vehicle ☐ Privately Owned Vehicle ☒

☒ Administratively determined to be to the advantage of Riley County
☒ Not to exceed the cost of common carrier including food and lodging
 Mileage rate of _____

ESTIMATED COST:

Type of Expense	Description	Amount
Transportation	Drive to MCI (MHK closed) (\$123.20) Round-trip flight to San Diego CA (\$707) Shuttle/cab expense from airport to hotel (\$72)	\$902
Lodging	181.60/night x 12.6% fee = \$204.48 x 5 nights	\$1021
Meals	5 breakfast, 6 lunch, 5 dinner	\$333
Registration/Fees	\$425 early bird registration	\$425
Other		

Total Estimated Travel Costs: \$2681

Requested by: Kaylyn Speth Date: 3/2/2023

Approved by: _____

Department Head: _____ Date: _____

Chairman: _____ Date: _____

Board of County Commissioners

Attest: _____ Date: _____

Riley County Clerk

cc: Department Head

RILEY COUNTY OUT OF STATE TRAVEL REQUEST/AUTHORIZATION

NAME: Lori Fortin DEPARTMENT: HD-WIC
 POSITION TITLE: WIC Dietitian DATE REQUESTED 03/01/2023
 FUND: ELC Funds

Travel From: Alma, KS Date: 04/30/2023
 Travel To: San Diego, CA Date: 05/05/2023

Purpose of Travel: National WIC Association Annual Conference

Mode of Travel: Common Carrier ☒ Riley County Vehicle ☐ Privately Owned Vehicle ☒

☒ Administratively determined to be to the advantage of Riley County
☒ Not to exceed the cost of common carrier including food and lodging
 Mileage rate of _____

ESTIMATED COST:

Type of Expense	Description	Amount
Transportation	Round-trip flight to San Diego CA (\$707)	\$707
Lodging	181.60/night x 12.6% fee = \$204.48 x 5 nights	\$1021
Meals	5 breakfast, 6 lunch, 5 dinner	\$333
Registration/Fees	\$425 early bird registration	\$425
Other		

Total Estimated Travel Costs: \$2486

Requested by: Lori Fortin Date: 3-2-23

Approved by: _____

Department Head: _____ Date: _____

Chairman: _____ Date: _____

Board of County Commissioners

Attest: _____ Date: _____

Riley County Clerk

cc: Department Head



OUTSIDE AGENCY
Presentation

Outside Agency
110 Courthouse Plaza
Manhattan, KS 66502
Phone: 785-565-6200

MEMORANDUM

FROM: Blade Mages, Founder & Executive Creative Director at Middle

MEETING: March 16, 2023

SUBJECT: Overview of the non-profit renovation of the Wareham Opera House

PRESENTER: Blade Mages, Founder & Executive Creative Director at Middle

Enclosures:

- OnePage_WarehamHallOverview (PDF)
- WarehamHall_FullOverview (PDF)
- WarehamHallSlides2 (PDF)

A Historic Opportunity

The Wareham Opera House has stood at 410 Poyntz Avenue for 142 years, offering arts and entertainment to Manhattan residents. From John Philip Sousa and Susan B. Anthony to high school proms and burlesque shows, the building has played an integral role in the city's history. Today, it remains the most iconic building in downtown Manhattan but is underutilized. A \$20 million campaign aims to transform the space into a state-of-the-art performance center for actors, musicians, dancers, comedians, filmmakers, and patrons. This represents a once-in-a-generation opportunity for strategic and catalytic investment in Manhattan's future.

Our Community Need

After engaging with over 1,000 people through interviews, focus groups, and surveys, the following are the pressing issues affecting Manhattan's community that a renovated Wareham Opera House could solve:

- Manhattan needs a **premiere entertainment destination** that generates energy and vibrancy within the downtown area and supports nearby businesses.
- Manhattan needs to **attract and retain a workforce, residents, and students** by offering a variety of entertainment events and cultural activities.
- Manhattan needs to **expand educational opportunities for students** by offering them an alternative venue to access new performing arts content and expand performance opportunities.
- Manhattan needs **engaging activities for older adults and young-to-mid professionals** who feel left out of typical programming around town.
- Manhattan needs to **increase access and exposure to new artists** and unique activities.
- Manhattan needs to **preserve the Wareham, an iconic and historic landmark**, which holds long-standing memories for the local community while generating a strong sense of place for all.

Our Vision and Plan

After two years of community and collaborator engagement, market and feasibility studies, benchmarking, conceptual ideation, and programmatic exploration, plans are underway for a transformative renovation of this iconic building. The end result will create a 25,000 square-foot facility capable of hosting performances for approximately 420 (seated) to 750 (standing) patrons with dramatic improvements to the artist/performer experience, patron experience, performance audio/visual/theatrical systems, site infrastructure/MEP, and ADA accessibility.



The venue will support live music, theatre, comedy, cinema, dance and community events. Two separate performance spaces will allow the space to be activated nearly every day of the year and accommodate a wide range of event and performance types.

Our Programming Model

Wareham Presents

A place for popular touring performances (music, theatre, comedy, film, and guest speakers)

Co-Presenting Series

A place for university programs to co-present work off campus

Wareham Community

A place for local creatives to perform and create locally-themed or unique productions

Events & Rentals

A place for local groups to rent (weddings, fundraisers, corporate meetings, recruitment)

Building a Home for our Program

Our program requires a flexible and accessible space suitable for a range of event types. A proper renovation of the century-old Wareham Opera House will address several significant issues, including:

- **Improving accessibility** for all patrons and performers by addressing limitations in restrooms, stage, and balcony.
- Rebuilding the venue's **key infrastructure**, including HVAC, electrical, roof, and floor, to ensure safe and sustainable operations for generations to come.
- Incorporating **state-of-the-art technology** for acoustics, theatrical, lighting, and projection equipment to support a broad artistic and creative program.
- Creating **attractive and inspiring spaces** for patrons to gather before and after performances.
- Enhancing the **artist experience** by providing comfortable lounge spaces, private showers, laundry facilities, and other amenities designed with performers and crew members in mind.

The future Wareham Hall will be a world-class performance space that caters to the needs of both performers and patrons, offering exceptional hospitality and a remarkable experience for all.

Our Timeline

The construction project officially began in March 2022 when we hired a consulting team to assist with examining the feasibility of our programming model and developing conceptual plans for the building. Design will begin in the spring of 2023 with construction anticipated to begin in the spring of 2024. We hope to welcome patrons to our first performance in the fall of 2026.



Wareham Hall Inc.

410 Poyntz Ave | Manhattan, KS 66502

WarehamHall.org

Budget

Based on concept-level plans, the current budget for the project is \$19.2M. This includes very generous allotments for contingency and owner improvements.

BUDGET OVERVIEW

Site infrastructure, MEP, Finishes,	\$9,542,822	50%
AV sys, projection, acoustics	\$4,380,077	23%
Patron Experience	\$1,940,504	10%
Theatrical Lighting	\$1,606,932	8%
Stage Rigging/curtains/lift	\$1,017,724	5%
Performer Experience	\$702,921	4%
Total Budget	\$19,196,981.00	

Our Board of Directors

Darren Dodge	Jackie Hartman Borck
Wayne Goins	Todd Holmberg
Bill Lansdowne	Blade Mages
Kevin Pierce	Tracy Robinson
Jeff Sackrider	Wayne Sloan
Larie Schoap	Mary Vanier

Our Sustaining Match

Wareham Hall is a contributing building to the downtown business district which is listed on the National Register of Historic Places. While the building itself is not on the historic register, as a contributing building, it allows our organization to receive historic tax credits for improvements made to the building.

For every dollar invested in our capital project, we will be granted 30 cents in state tax credits which can then be sold for an estimated \$.90+ per dollar. The proceeds of this sale will be used to start a \$5M+ endowment, ensuring our sustainability into the future.



Wareham Hall Inc.

410 Poyntz Ave | Manhattan, KS 66502

WarehamHall.org



Set the Stage

A \$20M campaign for community connection, inspiration, and growth through the arts

A Historic Opportunity

For 142 years, a structure has stood at 410 Poyntz Avenue, designed to improve the quality of life for Manhattan, Kansas, residents through arts and entertainment.

From Carrie Nation, Susan B. Anthony, John Philip Sousa, and Tex Ritter, to high school proms, burlesque shows, trained monkeys, “moving pictures,” and “talkies,” the people and experiences that have filled this space are a lasting and integral part of Manhattan’s history.

Today, the Wareham Opera House remains the most iconic building in downtown Manhattan, but it’s also the most under-utilized. Instead of the occasional wedding, low-tech business meeting, or low-budget concert, a state-of-the-art performance center bustling with actors, musicians, dancers, comedians, filmmakers, and patrons should, once again, fill the space.

This vision is attainable now more than ever before and represents a once-in-a-generation opportunity for strategic and catalytic investment in Manhattan’s future.

A \$20 million campaign will transform a lifeless building into a thriving arts and cultural center for generations to come.

Our Community Need

After engaging with over 1,000 people through interviews, focus groups, and surveys, there are several pressing issues affecting the Manhattan community that a renovated Wareham Opera House could solve.

Create a destination that generates energy and vibrancy within the downtown area

The fastest growing and most attractive cities have vibrant entertainment districts that are anchored by performance venues. The Wareham can serve as downtown Manhattan's premiere entertainment destination and bolster the viability of businesses located near the venue, from restaurants and bars serving patrons before and after shows, to other local retailers benefiting from the foot traffic drawn to the iconic historic building throughout the day.

*The arts and cultural audiences typically generate approximately \$58 (in 2022 dollars) per person in direct and indirect spending, and out-of-state travelers generate approximately \$200 per person.**

*Wareham Hall will attract approximately 42,000 patrons annually generating an estimated 4.6M in regional economic impact and will support 45 full time jobs.***

** Patron spending data is from the Americans for the Arts "Arts & Economic Prosperity 5" survey*

*** Economic impact data is provided using financial data from 708 NIVA members and the IMPLAN economic modeling tool, and Americans for the Arts' Arts & Economic Prosperity 5, and was conducted by Colorado State University and the National "Independent Venue Association*

Attract and retain workforce, donors, and students

Business owners, K-State recruitment, and University Athletics expressed keen interest in utilizing the Wareham as part of their recruitment and retention efforts. Specifically, recruitment teams would like to create a greater variety of entertainment events, and the Athletics department expressed how University donors like to be connected to the arts and would enjoy another place in Manhattan to celebrate. Lastly, out-of-state workers would find Manhattan more attractive with an increase in cultural and night-life activities. This is also supported by findings from the Greater Manhattan Project Target Sector Analysis & Marketing Review, noting that "a critical mass of [these cultural and night-life] destinations would serve as a valuable asset for talent retention and attraction as well."

"With the resurgence of downtown's vibrancy, there has never been a better time to revamp the Wareham Opera House. If a re-imagined Wareham began programming quality shows on a regular basis, nearby shops, restaurants, and hotels would benefit. There are plenty of quintessential college towns in the United States where a downtown with a vibrant theatre lives in harmony with the campus performing arts space. Look to Iowa City where the refurbished Englert Theatre located downtown complements, not competes with, the Hancher Center on the campus of the University of Iowa. With communication and teamwork of all arts leaders in Manhattan, such an arrangement could work here and provide immeasurable community impact."

Todd Holmberg
Director, McCain Auditorium

Expand educational opportunities for students

Professors in K-State's School of Music, Theatre and Dance, as well as the Director of McCain Auditorium, expressed the importance of offering students an alternate venue to both access new performing arts content and expand performance opportunities. The venues on campus are limited in either availability or size. Professors are interested in expanding their curatorial practice as part of their pedagogy.

"Our School has the potential to grow greatly and we want to grow. But the acoustic space, the room where music is made, is our medium. The room is our canvas, and that's what we don't have. Some of our spaces are rather dangerous to perform in and could lead to hearing damage, the Wareham project solves that issue for us. We want to perform concerts of punk, jazz, reggae, rock, musical theatre showcases, opera workshops, dance concerts, theatre outreach, and more, but we don't have venues capable of supporting more of these programs and concerts. Wareham Hall represents an opportunity to host these popular events in the middle of a business and restaurant district no less. We want to be collaborative and have swing dancing nights with a big band; we want to have a large scholarship showcase in a beautiful performance venue and not in a Student Union cafeteria space as it has been in the past – the Wareham represents the first opportunity in a generation for us to pursue all of these creative avenues."

Dr. Bryan Pinkall

Director, Kansas State University School of Music, Theater, & Dance

Offer engaging activities for Manhattan's older adults, as well as young-to-mid professionals

These population segments felt left out of typical programming around town that often caters to the bar-going crowd or University students. They view the Wareham as an opportunity to deepen connection to their community.

"Live music, particularly by artists familiar to me, makes me happier than nearly anything else. Why must I travel 60-150 miles to enjoy this? Plus, depending on location, add hundreds of dollars for lodging, gas, and meals? The Wareham can be just as stunning, versatile, and functional as the Midland, Uptown, and Orpheum theatres, all of which we have visited recently. We purchase McCain tickets too, but those events are not year-round. Renovation of the Wareham will not only serve Manhattan residents, but will become a draw for those outside our fair city."

- Local Survey Respondent

"Manhattan is lacking a certain kind of culture and energy, and more specifically, the downtown area. K-State has McCain, but I feel like the Wareham has the potential to appeal to a younger demographic and help foster a stronger reason to stay in Manhattan if done right."

- Local Survey Respondent

Increase access and exposure to new artists

Stakeholders pointed out the market gap in current live music and entertainment offerings. They would like to attend more marquee shows, comedy, film, theatre, and other unique activities. Performers want more spaces to create new and innovative work, and the community would like to celebrate watching their friends onstage.

“Manhattan needs investment in quality entertainment options that expand horizons.”

- Local Survey Respondent

“This would be a regional draw and create additional spin-off benefits – a cultural shift for Manhattan.”

- Local Survey Respondent

“Manhattan NEEDS more live entertainment. People leave this town because there’s ‘nothing to do.’ We need to create opportunities to get out of the house on weekends when there’s not home football games.”

- Local Survey Respondent

Preserve the Wareham; considered iconic, historic, and important to the community

The Wareham is a source of pride, full of long-standing memories from local weddings and high school reunions to the first run of Star Wars on screen. Restoring it helps to preserve these memories and generate new ones.

*“The Wareham is one of the most iconic symbols of Manhattan. It's the focal point of downtown and our community as a whole, and it's a shame how underutilized the entire building is. What was once a special place people couldn't wait to go inside, is now merely a backdrop for people to pass by on their way to dinner. This project is well overdue because the Wareham should be more than a symbol, it should be the source of joy, inspiration, and wonder for people of all ages with varying interests. That's why Manhattan needs a state-of-the-art live performance and entertainment venue like this. **I can't imagine a truly revitalized downtown without the restoration and creation of Wareham Hall.**”*

- Local Survey Respondent

Our Commitment

Transforming the Wareham Opera House into Wareham Hall, a thriving arts and cultural center that addresses the previously outlined community needs, would be the first of its kind in Manhattan. To be successful, this historic endeavor requires a clear vision and mission and, more importantly, a commitment to values and beliefs that drive decision-making.

Vision

A Manhattan that is recognized, celebrated, and sought-after for its thriving arts, cultural, and entertainment offerings

Mission

We set the stage for community connection, inspiration, and growth through the arts.

Values & Beliefs

Partnership

We believe cooperation is necessary to build a vibrant, interconnected, and engaged arts community. We embrace collaboration and seek to cultivate meaningful partnerships with artists, organizations, stakeholders, and other members of the community.

Inclusivity

We believe in providing a space for all performers and patrons to share and experience all forms of artistic expression. We strive to remove barriers, foster an environment of inclusivity, and celebrate diversity.

Openness

We believe being open to new ideas can be more transformational than ideas themselves. We invite and welcome the unfamiliar and experimentation in order to foster creativity and innovation.

Sustainability

We believe in creating and, more importantly, protecting the historic home of an arts and entertainment ecosystem in Manhattan for generations to come. We commit to financial responsibility, stewardship of resources, and sustainable practices.

Safety

We believe a safe environment is essential for our work and the experiences we seek to create. We prioritize the physical and emotional safety of all performers, patrons, and staff and are committed to creating a space where everyone feels welcome, supported, and free to express themselves without fear of harm or intimidation.

Our Commitment to Diversity, Equity, Inclusion, and Belonging

Setting the stage for community connection, inspiration, and growth through the arts means Wareham Hall is proactively engaging with performers and patrons of all backgrounds, cultures, races, ethnicities, ages, abilities, sexual orientations, genders, gender identities, gender expressions, religious and political views, and more. We believe our stage has the power to build empathy and establish a profound sense of belonging for each member of the Greater Manhattan region. We commit to engaging in this vital work with humility, integrity, accountability, patience, courage, and joy, because organizations with equitable systems create a more vibrant, powerful, and just world.

Our Vision and Plan

After a year of community and collaborator engagement, market and feasibility studies, benchmarking, conceptual ideation, and programmatic exploration, plans are underway for a transformative renovation of this iconic building. The end result will create a 25,000 square-foot facility capable of hosting performances for approximately 420 (seated) to 750 (standing) patrons with dramatic improvements to the artist/performer experience, patron experience, performance audio/visual/theatrical systems, site infrastructure/MEP, and ADA accessibility.

Music | Comedy | Theatre | Cinema | Dance | Community

Our Creative & Artistic Program

1. Wareham Presents

A place for popular touring performances (music, comedy, film, and guest speakers)

Program Goals

- Build network with area music venues to partner on touring musicians/entertainers and cost-sharing
- Curate consistent programs that audiences can rely on
- Become a community “living room” where the venue itself can attract audiences to see events

2. Co-Presenting Series

A place for university programs to co-present work off campus

Program Goals

- Collaborate with K-State arts and cultural programmers to provide opportunities for students to perform at Wareham Hall as well as attend programs by artists around from the globe
- Collaborate with McCain Auditorium to offer opportunities to lean on their audience while expanding its programming

3. Wareham Community

A place for local creatives to perform and create locally-themed or unique productions

Program Goals

- Develop locally-themed events, like open mic nights for comedy, improv, and music

- Collaborate with local music presenters and local bands
- Collaborate with area youth and educational programs to develop educational programming
- Offer generous programs for visual artists to exhibit/sell in lobby spaces

Rentals

A place for local groups to rent (weddings, fundraisers, corporate meetings, recruitment)

Program Goals

- Develop additional revenue streams to sustain operations
- Create a robust rental process, complete with staff procedures and consistent, high-level customer service
- Deepen network with corporate recruitment, K-State recruitment and athletics, wedding planners, and nonprofits

Building a Home for our Program

Our program is diverse and intended to attract a variety of performers and patrons, meaning it requires a space that is flexible and suitable for a range of event types. Today, there are many significant issues with the century-old structure that must be improved before it can serve as a home for our program.

Accessibility for All

Today, many of the primary spaces in the Wareham are not accessible for all. This includes the restrooms, the stage, and the balcony. A proper renovation would address these limitations and create an experience that is for *all* patrons and performers.

Modernized Site Infrastructure

Currently, the Wareham is heated and cooled by a series of louvers, fans, and boilers, all estimated to be from the 1940s. The electrical service to the stage is unsafe and unsuitable for access by performers. There are failures in the roof, leaks in the lobby, cracks in the floor. A proper renovation of this iconic structure involves a complete rebuild of the venue's key infrastructure to ensure that it will serve generations to come.

World-Class Technology

A broad artistic and creative program requires acoustical, theatrical, lighting, and projection equipment and technology that does not exist at the Wareham, nor in any single venue in Manhattan, today. The future Wareham Hall will be a technologically state-of-the-art performance space for local and touring performers.

Remarkable Space for Patrons

Walking into the lobby of the Wareham today leaves much to be desired. There is no space to gather with friends and family before or after a performance. The renovation will focus on creating welcoming, attractive, and inspiring spaces for patrons to enjoy.

Exceptional Artist Experience

As a performer at the Wareham today, there is only a second-floor apartment to serve as a green room. To take the stage, artists must walk from the green room, around the building and down the alley in order to take the stage from an unseen entrance. When completed, Wareham Hall will welcome road-weary performing artists and crew members with

exceptional hospitality and a VIP experience through comfortable lounge spaces, private showers, laundry facilities, and other amenities designed with them in mind.

Our Sustaining Match

Wareham Hall is a contributing building to the downtown business district which is listed on the National Register of Historic Places. While the building itself is not on the historic register, as a contributing building, it allows our organization to receive historic tax credits for improvements made to the building.

For every dollar invested in our capital project, we will be granted 30 cents in state tax credits which can then be sold for an estimated \$.88 per dollar.

While many building owners use these tax credits as a means of financing the capital expenditure of improvements, it is our intent to use the proceeds of the sale of these tax credits to fund an endowment to sustain operations

Every dollar invested in construction will be matched by \$0.26. When successful, we will have realized an estimated \$5 million endowment to help sustain operations.

Our Timeline

Our project officially began in March 2022 when we hired a consulting team to assist with examining the feasibility of our programming model and developing conceptual plans for the building. Design will begin in the spring of 2023 with construction anticipated to begin in the spring of 2024.

We hope to welcome patrons to our first performance in the fall of 2026.

Your Involvement

A \$20M campaign is a monumental task.

Every contribution to this campaign will have a significant impact. As we join together as one, we will ensure this historic community treasure and all that it represents will continue to provide memorable experiences for generations to come.

Gift Range	Matching Endowment	Gifts Required	Subtotal
\$4,000,000.00	\$1,040,000	1	\$4,000,000.00
\$2,500,000.00	\$650,000	1	\$2,500,000.00
\$2,000,000.00	\$520,000	1	\$2,000,000.00
\$1,500,000.00	\$390,000	2	\$3,000,000.00
\$1,000,000.00	\$260,000	3	\$3,000,000.00
\$500,000.00	\$130,000	4	\$2,000,000.00
\$400,000.00	\$104,000	6	\$2,400,000.00
\$250,000.00	\$65,000	8	\$2,000,000.00
\$100,000.00	\$26,000	10	\$1,000,000.00
\$50,000.00	\$13,000	12	\$600,000.00
\$25,000.00	\$6,500	20	\$500,000.00
\$10,000.00	\$2,600	50	\$500,000.00
		48	\$23,500,000.00

Pledges can be made over 1, 3, or 5 year periods

Your support of Wareham Hall will enable us to:

- Build a purpose-built facility
- Enhance a blossoming local arts ecosystem
- Grow educational and artistic programming
- Drive countless patrons to our thriving downtown district our audiences and increase visitors
- Create an experience that enhances the quality of life for all in the region

So much more than a neon sign.

For over 140 years, a structure has stood at 410 Poyntz Avenue with the purpose of bringing our community together to experience events and celebrate the power of the performing arts. While that structure still stands today, to most it is merely an iconic, yet fading, neon sign—a representation of a bygone era.

This brave endeavor is not just a project for the people of Manhattan; it is a project for our region, our state, and for the generations yet to come. It is a project for our artists, storytellers, historians, and educators. It is a project for community vitality.

The \$20M campaign has already garnered encouraging early support because community members and leaders recognize that arts and entertainment are not luxuries, they are necessities required by a thriving and modern city.

The Wareham sits idle as the Greater Manhattan region strives to be an attractive, vibrant home for students, young professionals, older adults, and everyone in between. It is long past due to transform one of Manhattan's most underutilized assets into a driver of community growth and a source of joy, wonder, and empowerment for all who live in or visit Manhattan.

We all have a responsibility to ensure access to experiences that not only entertain but foster empathy, challenge assumptions, and unite people. Your financial commitment is essential to make certain we can achieve our ambitious goals.

On behalf of our board of directors and fundraising team, it is with great pleasure that I am able to share with you our vision and plan for Wareham Hall, and I ask that you join me in setting the stage for community connection, inspiration, and growth through the arts with this monumental endeavor.

Sincerely,



Blade Mages
Board President

Join Us!

To learn more about Wareham Hall please visit WarehamHall.org

If you have ideas for programming, stories of the Wareham, or would like to learn more about making a financial contribution, please contact:

Blade Mages
(785) 614.1442
blade@warehamhall.org



- + History**
- + Our Mission**
- + The Future Plans**
- + Why Now**
- + How We Get There**

“Forward movement is a vital necessity in the life of every population center. There is no such thing as standing still. **Progress is made by the continual addition of new and modern enterprises and keeping pace with the times.** This new theater adds another page to Manhattan’s ever progressing record as a modern and up to date city.”

1938 – The Manhattan Mercury

1880 The Coliseum

1884 Moore's Opera House

1893 Wareham's Opera House

1893 Added electricity

1900 The first picture shows

1908 “The Electric” a 10-cent theater

1910 Preparing for Picture Shows

Wareham's Opera House

— AFTERNOON ONLY —

Wednesday, Oct. 5th

— 2 P. M. SHARP —

First Time Here of the World-
Famous



SOUSA

AND HIS

BAND

"The glorified ideal of the military
Band."—London Globe.

JOHN PHILIP SOUSA, Conductor.

Estelle Liebling, Soprano

Jessie Straus, Violinist

Herbert L. Clarke, Cornetist

POPULAR PROGRAM. PRICES 50c, 75c and \$1.00

Sale of Seats opens at Willard's Drug Store at 9 o'clock Monday Morning.

1915 Exclusively a “Movie” house

1929 Ready for “Talkies”

1938 The sign





1938 The sign

1986 Wareham shutters

1988 McCullough Renovation

2005 Sold to Darrell Hills

MANHATTAN • KANSAS

WAREHAM *Hall*

Mission

We set the stage for community connection, inspiration, and growth through the arts.

Renovate, maintain and operate Wareham Hall as a community performance space in order to: provide a wide-range of **diverse programming** in the performing and cinematic arts; provide **educational opportunities and exposure** to the performing and cinematic arts; **highlight the talents of local performers**, artists and ensembles; and **enhance the vitality** of Manhattan's downtown by preserving the city's last historic theater.

Vision

A Manhattan that is recognized, celebrated, and sought-after for its thriving arts, cultural, and entertainment offerings

Our Board

Darren Dodge

Todd Holmberg

Blade Mages

Tracy Robinson

Wayne Sloan

Mary Vanier

Jackie Hartman Borck

Bill Lansdowne

Kevin Pierce

Jeff Sackrider

Larie Schoap

Our Journey

2022

March

Formation

April - August

Feasibility

September

Building Purchase

November

Lead Gift - Cap. Campaign

December

Concept Finalization

Our Programming Model

WAREHAM PRESENTS

Popular Touring Music

Touring Comedy &
Unique Events

Lectures / Literary

Art House / Cult Classic /
Foreign / Independent
Films

WAREHAM COMMUNITY

Local Musicians

Open-Mic Nights

Saturday Morning
Cartoons

KSU Watch Parties

CO-PRESENTING

McCain Auditorium

KSU Music, Theatre &
Dance

Local Theatre

RENTALS

Nonprofit
Events/Fundraisers

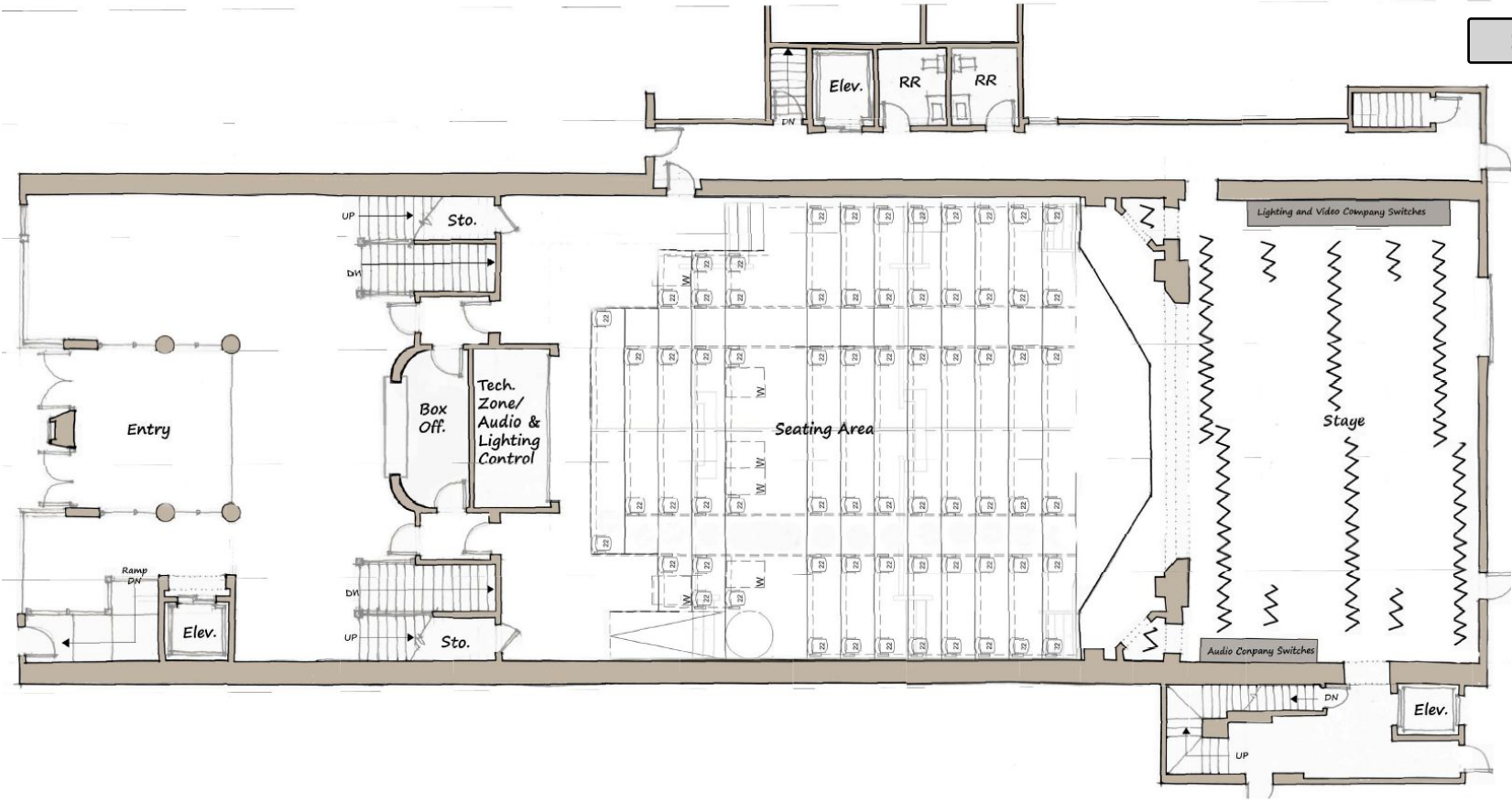
Weddings & Private
Events

Recruiting Events

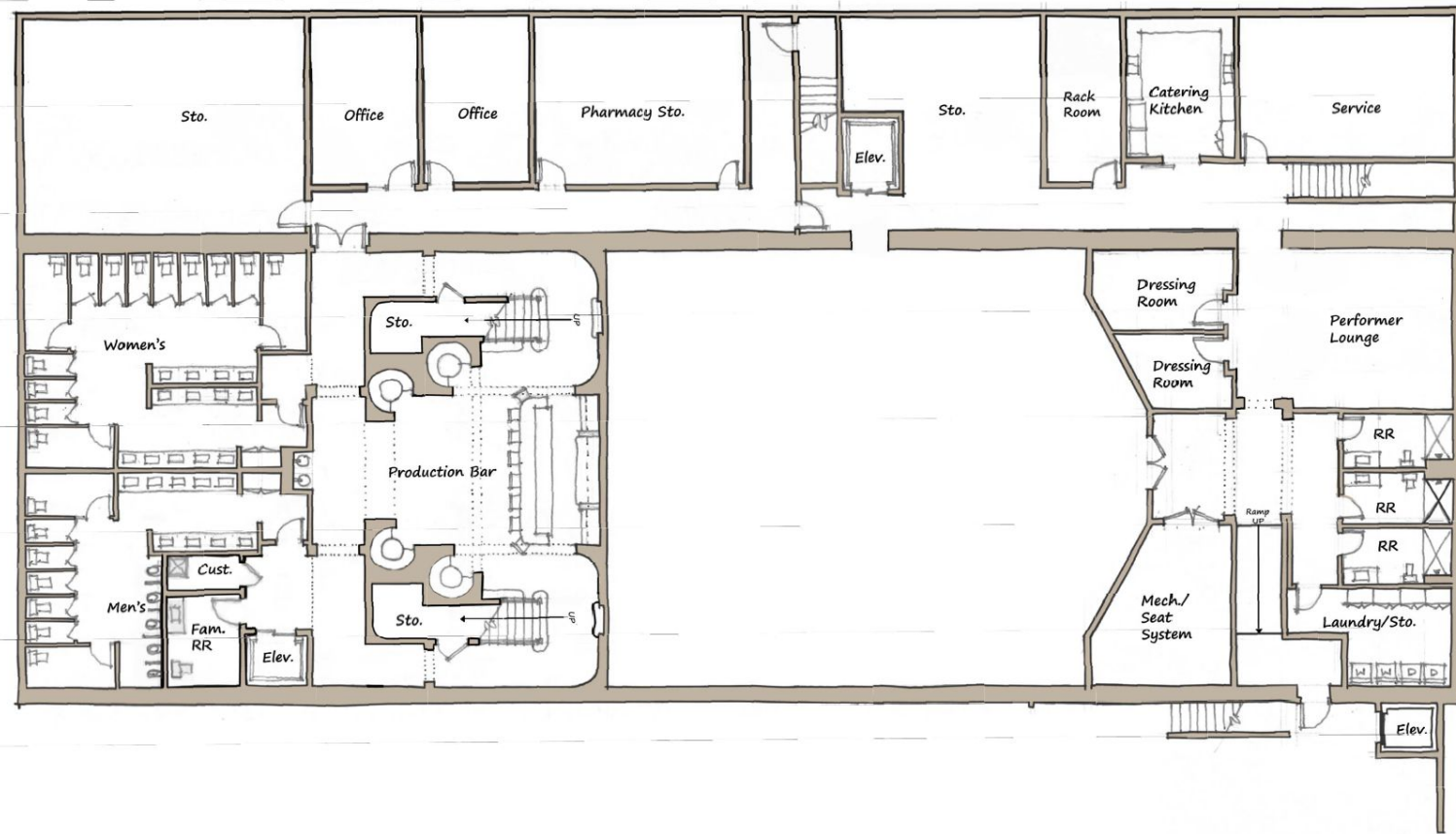
Business Meetings

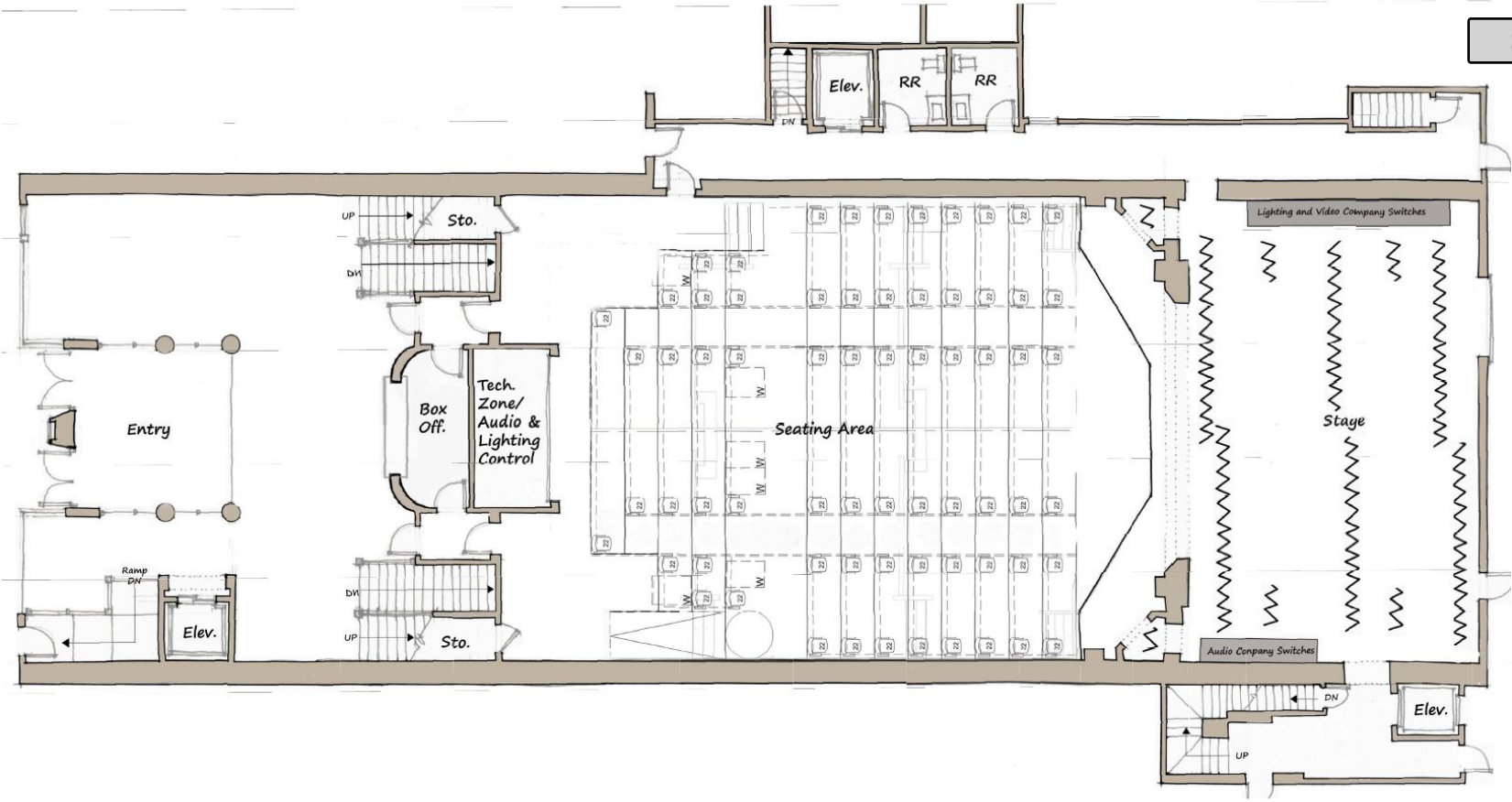
Our Concept

Please note that what you are about to see is still at a conceptual level. Design may vary depending on budget, existing structural conditions, changes to the program, etc.

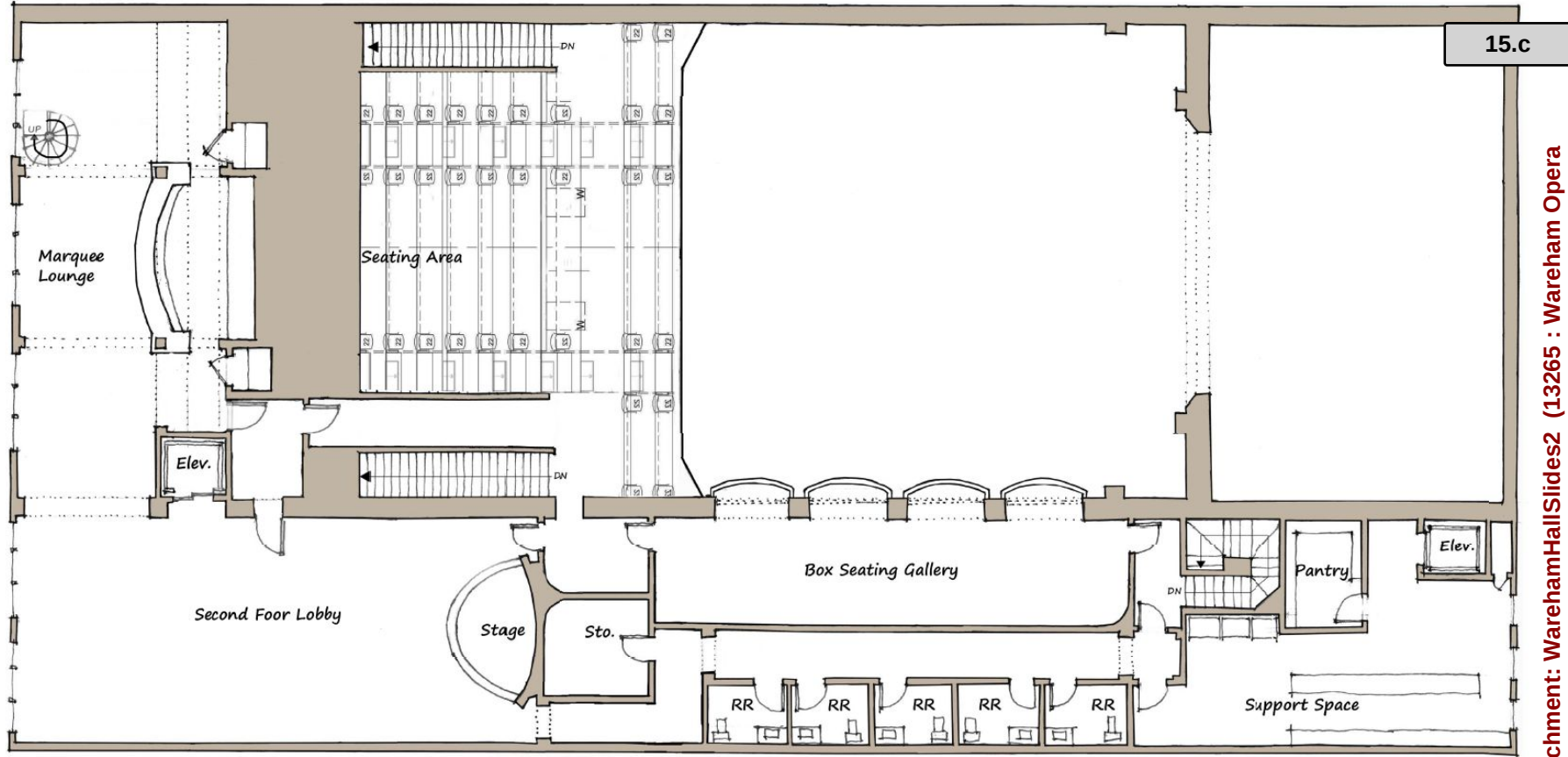


FIRST FLOOR - NEW



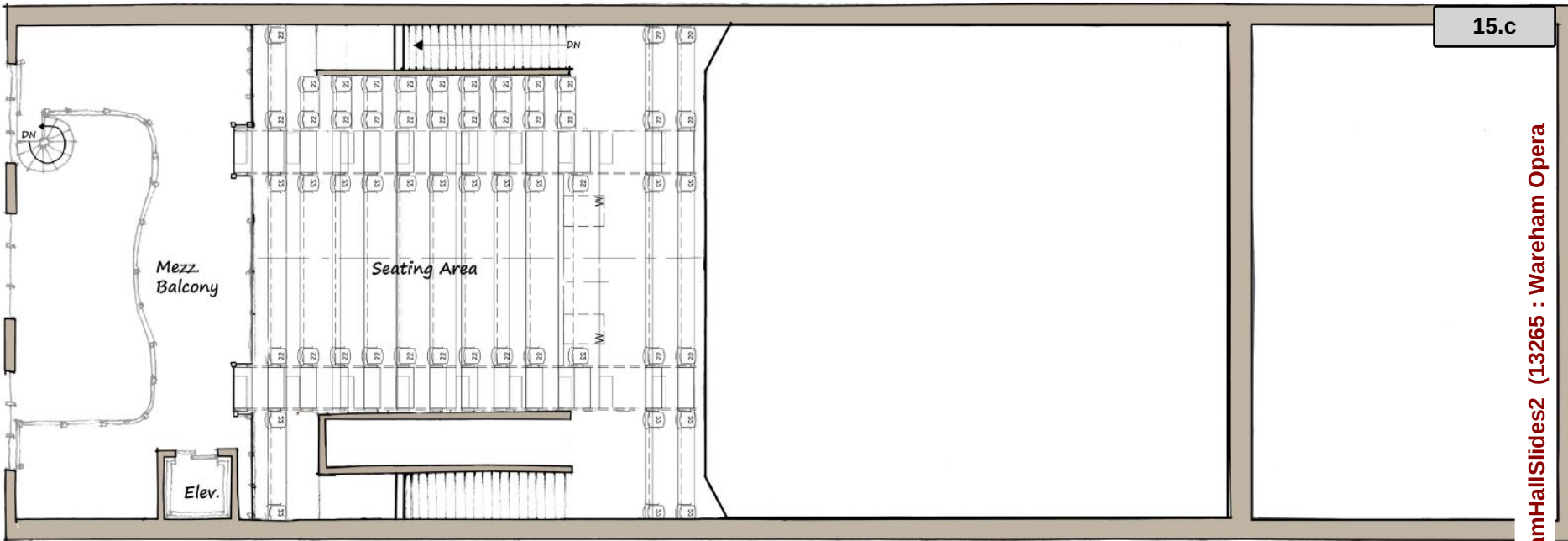


FIRST FLOOR - NEW



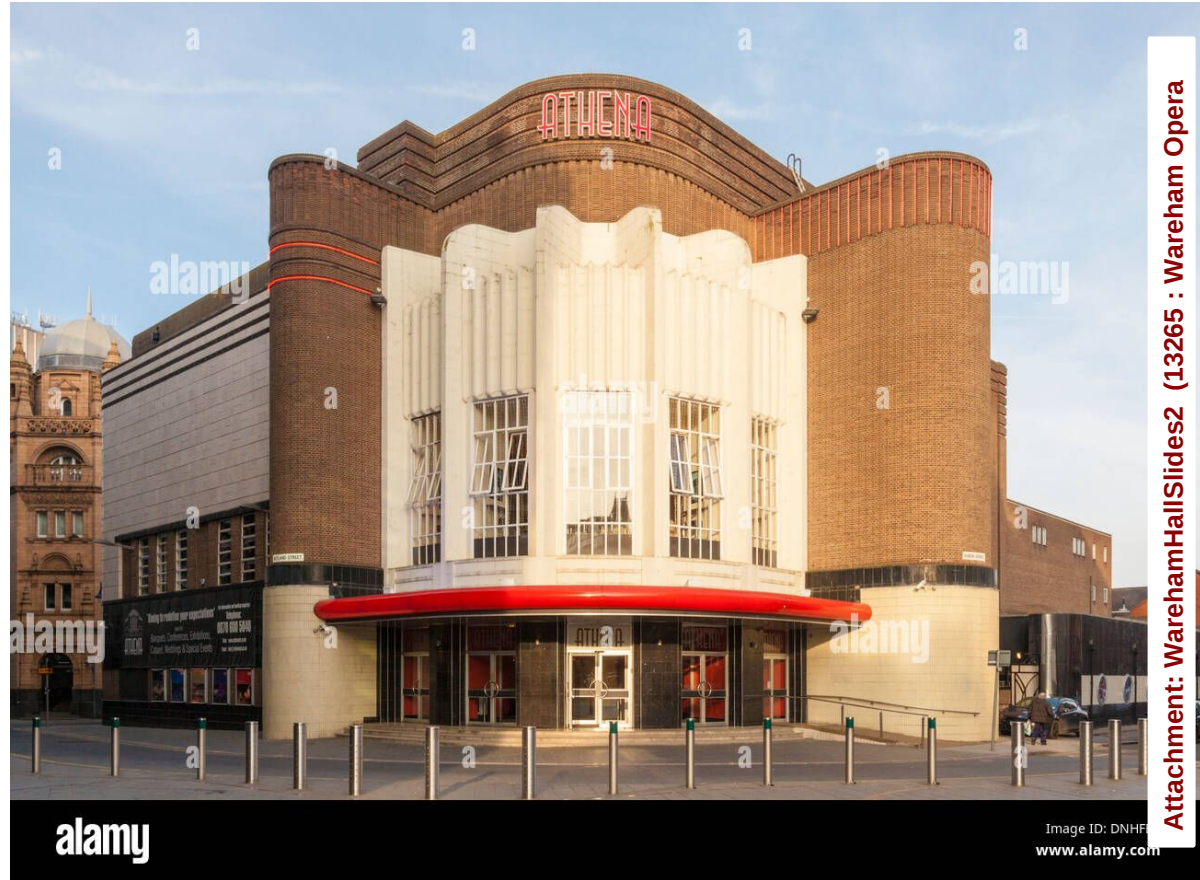
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Attachment: WarehamHallSlides2 (13265 : Wareham Opera



Streamline Moderne

Streamline Moderne is an international style of Art Deco architecture and design that emerged in the 1930s. Inspired by aerodynamic design, it emphasized curving forms, long horizontal lines, and sometimes nautical elements.





15.c

Attachment: WarehamHallSlides2 (13265 : Wareham Opera



Our Concept

Please note that what you are about to see is still at a conceptual level. Design may vary depending on budget, existing structural conditions, changes to the program, etc.





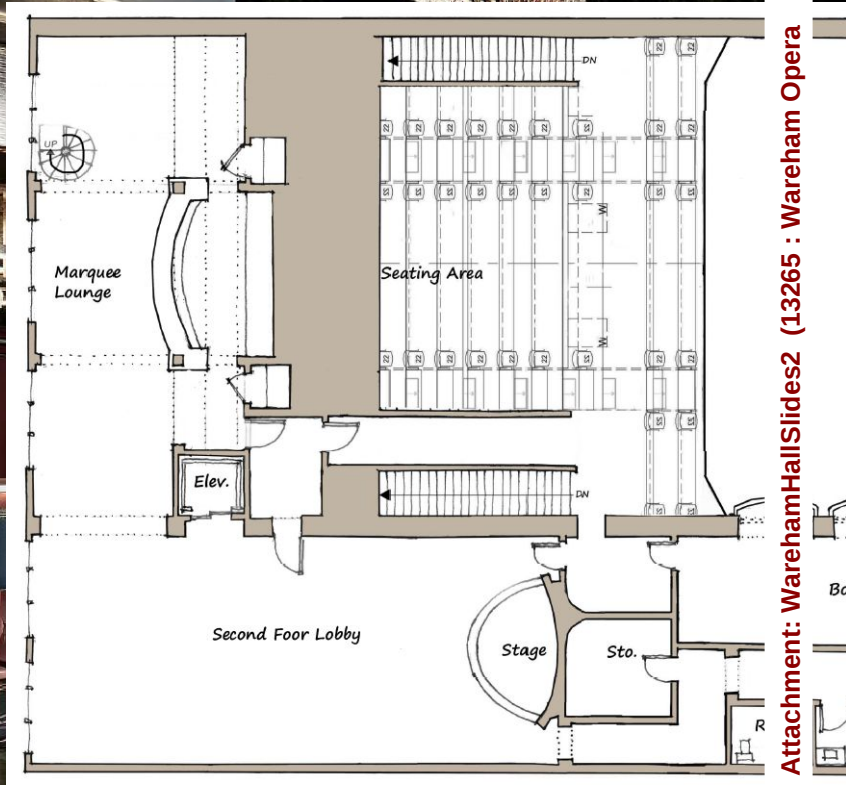


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Attachment: WarehamHallSlides2 (13265 : Wareham Opera



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Attachment: WarehamHallSlides2 (13265 : Wareham Opera

Why Now?

- 1. Historical and Cultural Value**
- 2. Increased Access to the Arts**
- 3. KSU Music, Theater, & Dance**
- 4. Economic Impact**
- 5. Quality of Place, Attraction & Retention**



Music Venue Economic Impact Calculator

Regional Population:

- ☐ Less than 49,999
- ☐ 50,000 to 99,999
- ☒ 100,000 to 249,999
- ☐ 250,000 to 499,999
- ☐ 500,000 to 999,999
- ☐ 1,000,000+

Venue Capacity:

- ☐ 50-249
- ☒ 250-599
- ☐ 600-999
- ☐ 1,000-1,499
- ☐ 1,500-7,500

Annual Patrons:

- ☐ Low (10,000 to 19,999 Patrons)
- ☐ Medium (20,000 to 39,999 Patrons)
- ☒ High (40,000 to 99,999 Patrons)
- ☐ Robust (100,000 to 200,000 Patrons)

Regional Economic Impact

\$4,611,679

Jobs Supported

45.2

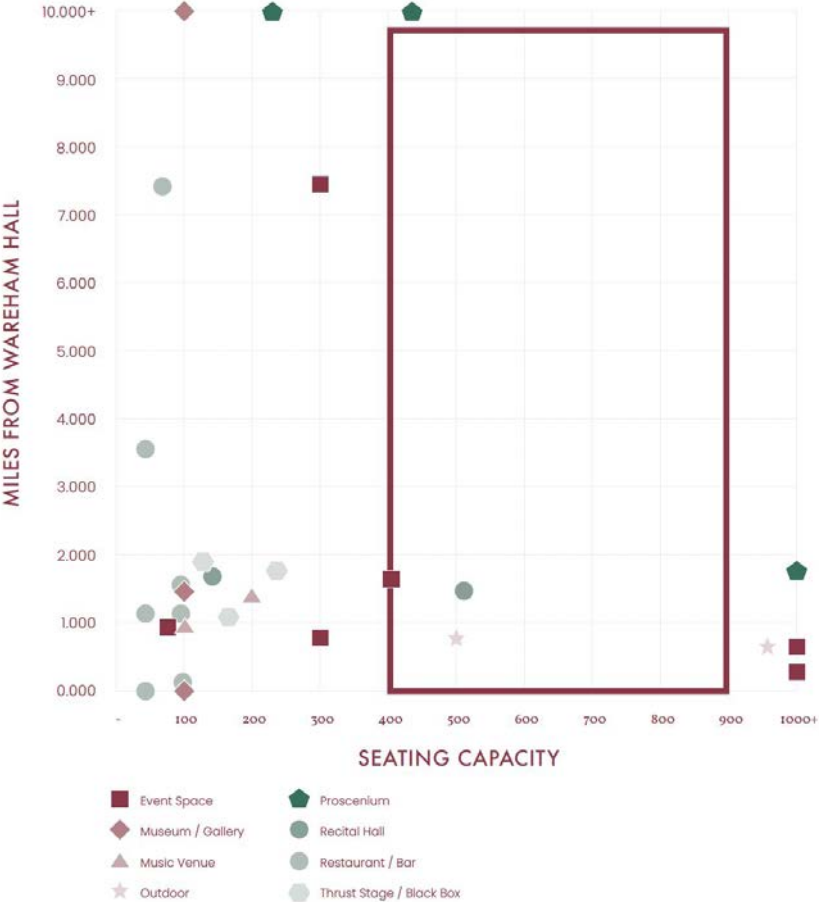


COLORADO STATE
UNIVERSITY

Contact michael.seman@colostate.edu for questions

“An inventory of facilities reveals a gap in inventory for indoor performance venue with 400-900 seat range within 10-mile radius of downtown, and most performance activity in Manhattan takes place within a restaurant or bar.”

FACILITY INVENTORY



We are one of the largest programs, yet have considerably the fewest number of venues. Although most have an on-campus chapel and McCain-type series, we were the only one without a dedicated concert hall for the music program, not just among the Big XII but the Kansas regent schools as well.

We desperately need a concert hall, and the Wareham would be a place for our performing ensembles, which are large, to bring in hundreds of parents and family members to every concert.

We *want* to be collaborative and have swing dancing nights with a big band; we *want* to have a large scholarship showcase in a beautiful performance venue and not in a Student Union cafetorium space as it has been in the past.

**The Wareham represents the first opportunity
in a generation for us to pursue all of these creative avenues.**

Dr. Bryan Pinkall

Director, Kansas State School of Music, Theater, and Dance

What Manhattan **lacks is a quality space of medium size** to host event that that would be too big for the MAC and better suited for a medium-sized space such as the Wareham Opera House.

I have **demonstrated the need for a space** of medium size in the downtown area by programming numerous shows at the Wareham under the banner of the McCain Performance Series.

With the resurgence of downtown's vibrancy, **there has never been a better time to revamp the Wareham Opera House.** If a re-imagined Wareham began programming quality shows on a regular basis, nearby shops, restaurants, and hotels would benefit.

This project has my full support.

Todd Holmberg

Director, McCain Auditorium

How do we get there?

1. 20M Capital Campaign - “Set The Stage”

- a. 10M in Local Major Gifts (May 23)
- b. 6M in Major Foundation Support (Dec 23)
- c. 4M in Public Support

2. Design - May/June 2023

3. Construction - May 2024

4. Opening Season - Summer 2026

How do we get there?

1. 20M Capital Campaign

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2. Design - May/June 2023

3. Construction - May 2024

4. Opening Season - Summer 2026

3.1M

Pledged/Raised

Learn More & Take Our Survey!

WarehamHall.org

Info coming soon but sign up for email updates

Stories? Ideas? Questions? Support?

Blade Mages

Blade@warehamhall.org

(785) 614-1442

“The time is ripe for at least exploring the possibility of converting the Wareham into an arts/culture center.

To not pursue the possibilities would be little short of dereliction of duty.”

1986

Manhattan Mercury

MANHATTAN • KANSAS

WAREHAM *Hall*



PLANNING & DEVELOPMENT
Project Update

Amanda Webb
 Planning/Special Projects
 Director
 110 Courthouse Plaza
 Manhattan, KS 66502
 Phone: 785-537-6332

COMMISSION AGENDA REPORT

FROM: Amanda Webb, Planning Director

MEETING: March 16, 2023

SUBJECT: Keats Sewer Benefit District - project update

PRESENTER: Amanda Webb, Planning Director

Keats Community Meeting - March 9, 2023

Staff held a community meeting out in Keats on the evening of March 9, 2023, for the purpose of providing a project update as well as gauging support for continued reevaluation of the lagoon option. Residents within the benefit district, as well as property owners adjacent to the district, were sent a meeting notification letter. The media also picked up the story.

During the meeting, staff provided attendees an explanation as to why the lagoon option was now the favored option - most notably lower up-front and on-going costs associated with operating, maintaining, and using the lagoon. Because costs for construction, materials, and labor (plus supply delays) have all risen, this rendered the City of Manhattan connection financially unfeasible. We explained our continued evaluation of funding mechanisms and conveyed our intent to keep the costs as affordable as possible for the residents. There was a good turnout and folks asked a lot of great questions. Attached are several pictures from the community meeting.

The next step is for a property owner(s) to allow us access to their land to evaluate soils and other physical characteristics to determine suitability for a lagoon. To that end, we requested a vote from the group - those in favor of the lagoon option, and those not in favor. The majority raised their hands in support of a lagoon.

We were able to construct an email notification list from the meeting sign-up sheet and will be sure to provide monthly updates. We can provide additional update if there is something happening which warrants doing so. We've provided the handout to a variety of people, and many attendees took copies with them. We still have handouts available and can make more

copies if needed.

Where are we now?

As mentioned, the next step is locating property that can support a lagoon. This requires property owners to allow us on site to evaluate soils and other physical features of the site. Once we find a suitable location, negotiations can begin for the county to acquire the land. We can then better determine more precise project costs.

We also continue to seek and evaluate various funding sources and are working closely with USDA Rural Development on their program. We await more information for other new federal and state funding opportunities.

Enclosures:

- Keats meeting pictures (PDF)







Attachment: Keats meeting pictures (13264 : Keats sewer benefit district update)