

APPLICATION FOR

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT PROGRAM
--2013 PROGRAM YEAR FUNDING--

ACTIVITY NAME: Complete Rehabilitation of 69 Beekman Street

APPLICANT: Frederick Allen Lodge #609

MAILING ADDRESS: P.O. Box 4742, Saratoga Springs NY 12866

PHONE: 583-1087; or 986-3994

E-MAIL: mr11pat@aol.com; or
kklotz@nycap.rr.com

CONTACT PERSON: Tommy Davis

TITLE: Treasurer
Frederick Allen Lodge #609

APPLICANT (select 1): City Department

 Private non-profit organization

Other Public Agency

Federal ID # 43-209855

DUNS # 119235158

NATIONAL OBJECTIVE (select 1)

 "Benefit persons of Low/moderate income" "Address slum/blight Conditions" "Urgent CD Need" Slum/blighted Spot BasisREQUESTED ENTITLEMENT FUNDING: \$12,000Funding Leveraged from Other Sources: 8,200Total Activity Cost: \$20,200

Proposal Abstract:

This proposal is to complete the final phase of rehabilitation to the historic structure at 69 Beekman Street housing the Frederick Allen Lodge. Remaining tasks are some final touch-up painting, mostly to trim on the front façade; installation of an external rear staircase; and, finally, completing restoration of the historic second-story front porch. The number of persons served, including Lodge and Temple members, guests, program participants, event audiences and neighbors is estimated at nearly one thousand.

(Authorized Signature)


 David ("Mike") Plaskett
Exalted Ruler, Frederick Allen Lodge
(Title)

January 27, 2013

1. Activity Description

Overview

This proposal is for additional CDBG funds to complete the repair and rehabilitation of the structure at 69 Beekman Street housing the Frederick Allen Lodge #609. The goal of the Lodge building project for 2013 is to do some minor touch-up painting of exterior trim, install an external rear staircase, and, most important, to restore the historic second story porch.

The structure at 69 Beekman Street was originally built in 1845. Over the years, use of the building reflected the growth of Beekman Street from a quiet residential neighborhood to a twentieth-century commercial district. In 1868, Henry Freeman, a mason, made his home at 69 Beekman. In 1900, Elmer Freeman opened a meat and vegetable market there. In 1930 a bakery was established at the address, and in 1934 Fusco's Restaurant opened at the site, and operated there until the 1960's, when the building was purchased by the Frederick Allen Lodge.

The Lodge itself was founded in Saratoga Springs in 1925 as a branch of the International Benevolent and Protective Order of Elks of the World, I.B.P.O.E.W. (the Black Elks), an organization that had been established in 1898, originally in Ohio. It was first located on Congress Street, when a 1966 fire forced the relocation to its current premises on Beekman Street.

Historic photographs of the structure reveal a charming building whose two-story porch reflected the vibrant street life so prevalent on Beekman Street and throughout the Dublin neighborhood during much of the first half of the 20th century. A major fire in 1989 destroyed the second story porch and portions of the building's front façade. Evidence of that fire was still visible during upstairs renovation efforts beginning in 2004-2005.

Frederick Allen Lodge has received CDBG money in 2007, 2008, 2009, and 2010, and 2011 for earlier stages of the rehabilitation effort which is now at long last nearing completion. Previous CDBG money was spent productively for an urgently needed new roof; for structural repairs to the building in the roof area, and for chimney repair; for debris removal and demolition of an adjacent garage; for engineering and design of the entire project; for repairs and insulation, in the kitchen area and on the second floor; for major and desperately needed work to stabilize the building's foundation; for façade work on all four sides of the building; for removal of a side door and of a superfluous concrete handicapped entry ramp; and for the purchase and installation of plate glass windows on the south (Oak Street) side and the west (Beekman Street) side, and of smaller windows on the same sides upstairs, that restore the presentation of the building visible in historic photographs from the early 20th century.

This means that a substantial and impressive amount of work has already been accomplished: what was once an improbable task is now at last nearing completion. Since 2004, approximately \$155,000, from a variety of sources--primarily CDBG, the Preservation Foundation (which has contributed nearly \$50,000 of the total) and the

Lodge's own active Building Fund--, has been spent on the building project to date. The final phase of the project will not only advance the general purpose of blight removal in the neighborhood but will complete the restoration of a structure with a long and significant role in the City's history.

[A] Identify whether the activity is new, ongoing, or expanded from previous years..

As indicated above, this project is an ongoing activity. The Lodge is grateful for past CDBG support, which has, as noted, been critical for the progress made so far. Over the years it has evolved from dealing with emergency roof, foundation, and plumbing repairs to a complete interior and exterior renovation and restoration.

[B, C] Describe the community need that your activity is intended to address and how your activity will address that need. Provide evidence that this need is currently not being addressed through existing programs or activities. Identify who will benefit from the proposed activity.

The Lodge and the current structure housing it are of substantial historical and cultural significance to the City of Saratoga Springs. The organization has historically played, and continues to play, a uniquely important role in the neighborhood and the community through social programs, arts programs, youth projects, and community activities. Examples from the past include scholarships for minority high school graduates, an after-school mentoring program staffed by volunteer Skidmore students, Thanksgiving dinner and Christmas baskets to the needy, and Easter egg hunts and Christmas parties for young people. Five years ago the Saratoga County Arts Council funded two arts-related programs that were offered at the Lodge. Two years ago a food drive was conducted to benefit the Franklin Community Center. Just last year a pre-Christmas drive collected winter clothes and holiday children's gifts for city residents in need. These activities served primarily low-income persons from the community who are not reached by other programs. The Lodge also serves as a neighborhood social center and provides inexpensive home-style cooking during street festivals and some weekends; also, it hosts regional and state Black Elks conventions. The rehabilitation project contributes to the renewal of the Beekman Street neighborhood over the past decade as a result of public and private initiatives.

Several years ago the Saratoga Springs Preservation Foundation, recognizing the historic significance of the area, acquired NYS funding for seven projects in a two-block area on Beekman Street, and the Lodge is one of these projects. The last portion of Preservation Foundation money available for this project was expended in 2009.

In summary, the project will benefit the members of the Lodge, which serves primarily African-American residents of the community, the children who are served by the Lodge's activities, the Beekman Street neighborhood, and the city's arts, historical, and preservation communities.

[D] Identify your performance goals and the types of indicators you will use to document activity accomplishment and success, with examples of persons served or specific accomplishments.

The goal this year is to bring to completion what is now a nearly decade-long historic rehabilitation project of substantial significance to the neighborhood and the community. This project has necessarily proceeded in small segments over the years, with the building in various stages of being “under construction,” inside and out. The exterior façade work is now virtually complete on all sides of the building. Once the historic second story porch is restored the success of the project will be visible to the entire community.

We are grateful to the CDBG program, the Giving Circle, and the Preservation Foundation for financial and volunteer labor assistance in the past. This support has enabled the Lodge to remain active in the Beekman Street neighborhood in recent years, participating in outdoor festivals, providing a venue for musical performances, and hosting community events. CDBG funding for this project will provide benefits not just for Lodge members but literally for hundreds of members of the neighborhood and the community. Specific persons affected by this project would be approximately as follows: 40-45 members of the Lodge and its women’s auxiliary, the Mary A. Carter Temple; 350 annual visitors, guests, and program participants; 325 members of street festival audiences; and 200 additional residents of the immediate neighborhood who benefit from the improved condition and appearance of the building.

[E,F] Provide an activity time frame/schedule. Identify whether the activity requires additional local, state or federal approval.

We intend to complete this work once funds become available and before June 30, 2014. Chris Bennett, a local builder and former member of the Design Review Board, continues his role as construction supervisor, with Tommy Davis serving as co-supervisor representing the Lodge management team. Local architect Tom Frost has provided architectural drawings on a pro bono basis. A city building permit is on file and will be renewed as necessary. Design Review Board and ZBA approvals have already been received. Actually construction dates will depend on availability of volunteer and/or paid labor.

2. Organizational Capacity

[A] Provide an overview of your organization including length of time in existence. List current officers and board members and identify any prior funding by the City of Saratoga Springs.

The Lodge was founded in Saratoga Springs in 1925. It has operated more or less continuously since that time, and has flourished at various times in the city’s history. The goal of the Lodge members today is to bring back the spirit and activity of the best times of the past. Officers and Board Members for 2013 are as follows:

David Plaskett – Exalted Ruler
Roland Yarborough – Leading Knight
Lester Foster – Secretary
Thomas Davis – Treasurer
Arron Ford – Loyal Knight
Richard Ferguson – Lecturing Knight
Aaron Thompson – Inner Guard

The Lodge is supported by an active women's auxiliary, the Mary A. Carter Temple #362. Officers of the Temple are as follows:

Dora Lee Stanley – Daughter Ruler
Stacey Turner – Vice-Daughter Ruler
Kathy Cummings --Assistant Daughter-Ruler
Anita Turner – Financial Secretary
Carol Porter – Recording Secretary
Ernestine Gooden – Escort
Shannon Page -- Chaplain

The Benevolent Protective Order of Elks (B.P.O.E.), the original Elks Club, has a Saratoga/Wilton branch that has been supportive of the Frederick Allen Lodge. In addition, the Lodge has received support from two other regional Black Elks chapters, the Commando Lodge in Albany and the Sacandaga Lodge in Gloversville, as well as the state and national organizations. The Giving Circle has generously provided volunteer labor in the past. It is hoped that either the Giving Circle or Rebuilding Together Saratoga will provide volunteer labor to complete the project; otherwise, funds will be raised to engage paid laborers. As noted before, CDBG money has been provided in the past.

[B,C,D] Describe your organization's experience in successfully conducting this type of activity. Identify any skills, current services, or special accomplishments that demonstrate your capacity for success. Identify the person(s) responsible for program and financial management of the activity. Identify all other persons involved in this activity noting whether these positions are current or new, pending this award. For construction/site development projects, identify the development team including proposed contractors, subcontractors, and project manager. Identify any other agencies/partners involved in this activity and define their roles and responsibilities.

The Lodge has made substantial progress on its renovation efforts since 2005 with its volunteer construction leadership and the hard work of the members of the Lodge and the Temple. Since June 2007 six separate volunteer days have been held, attracting a total of over 160 volunteers, many of whom have had experience in construction and renovation. The most recent volunteer day was May 2012, when Giving Circle volunteers coordinated efforts to install the front plate glass windows, replace the front stairs, and complete façade work in the front of the building.

The Adirondack Trust Company continues to be an active supporter and partner of the Lodge, having provided several emergency loans at the outset and, more recently, bridge loans for construction purposes based on commitments from the CDBG program, the Preservation Foundation and anticipated results of fundraising projects. County

Supervisor Joanne Yepsen and former mayor Kenneth Klotz have been active in planning and fundraising for the Lodge. Ellen Riley of the Preservation Foundation has also been a regular participant in meetings and activities in recent years; and the Foundation continues to provide encouragement, support, and endorsement of the final stages of the project. Mayor Johnson has supported and attended Lodge events, and his wife Julie plays an active role in the Mary A. Carter Temple's fundraising fashion show. As has been mentioned earlier, architectural design work and construction oversight are being provided, pro bono, by Tom Frost and Chris Bennett, respectively.

Additional contributions to the Lodge's efforts in recent years have come from the Principessa Elena Society, the Commando Lodge, the Italian-American Club, the Eagles Club, the National Grid Foundation, and anonymous donors. Kim Klopstock and the Lily and the Rose catering firm did a major fundraiser for the Lodge in 2007. Ray Brooks has been a generous contributor. Price Chopper provided a \$1000 grant for a fundraising concert at the Parting Glass in the Spring of 2009.

The Lodge itself has been active and successful in its recent fundraising efforts. Initially in September 2006, and each year subsequently, the Lodge and the Temple successfully planned a Jazz BBQ at the Principessa Elena that attracted hundreds of members of the community and raised a total of approximately \$28,000 for the building fund. Other fundraising efforts include a dinner-dance at the Wilton Elks Club and a musical performance at the Parting Glass. Another Jazz BBQ is planned for September 2013. The Temple raises funds with a popular annual summer fashion show.

The Lodge has been an active participant in the arts community and has been the subject of events and exhibits sponsored by the Historical Society and the Visitors' Center; it continues to be featured in articles in the local press.

3. Activity Budget [A, B]

Proposed Budget – Expenses

Exterior repair staircase, railings	\$3400
Complete painting trim	500
Remove, replace concrete base from old front porch	2800
Materials for 2 nd -story porch	7500
Labor to install porch	4000
Contingency	2000
TOTAL:	\$20,200

Proposed Budget – Revenue

Frederick Allen Lodge Building Fund	\$ 2300
(scheduled fundraisers, special community appeal)	
Preservation Foundation	1900
In-Kind Labor	4000
CDBG	12,000
TOTAL:	\$20,200

4. Monitoring of Federal Financial Assistance to Subrecipients

See attached.

(ATTACHMENT 3)

OFFICE OF MANAGEMENT AND BUDGET (OMB) CIRCULAR A-133

MONITORING OF FEDERAL FINANCIAL ASSISTANCE TO SUBRECIPIENTS

ORGANIZATION: Frederick Allen Lodge #609

MAILING ADDRESS: P.O. Box 4742, Saratoga Springs NY 12866

FEDERAL I.D. #: 43-4094855 PHONE: 518-583-1087

DUNS #: 119235158

1. Please identify your fiscal year: January 1, 2013 – December 31, 2013

Please identify below funding received during your last fiscal year:

2. Community Development Block Grant Entitlement Funding (CDBG):

CDBG Activity Name: Continue Rehabilitation of 69 Beekman Street

CDBG Funding Program Year: 2011-2012 CDBG Funding Amount: \$18,500 (appx.)

3. Other Federal Financial Awards: None

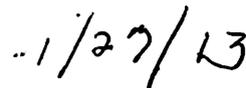
4. During your last fiscal year, has your organization expended more than \$500,000 in total federal financial awards? NO

5. Are you aware of any financial audit violations, findings, or questioned costs relating to any activity funded with federal financial assistance? NO

6. Other Saratoga County Awards: None



Authorized Signature



Date