

The Space 109 - The progress of Renovation

On Friday February 23, Rust Country Roll Offs arrived and dropped off their 20 yard dumpster at 9:30 am. A team of volunteers began arriving shortly after 8 am, together filling the dumpster by 3 pm, removing 2.51 tons. This included all of the books, most of the under stairway area, and begun working upstairs.

Saturday February 24, Rust Country Roll Offs picked up and exchanged the dumpster and we began working again. With our team of volunteers we were able to fill the second dumpster shortly after noon, removing another 2.47 tons.

On Sunday February 25, A team of my family volunteered with their pickups and trailers and removed the rest of the personal items upstairs and downstairs, leaving only the furniture remaining upstairs. The volunteer trees growing in the alleyway were removed. The stairway is completely cleared, and ready for bracing with the approval of the contractor.

Due to exposure to mold, mice, and water nearly everything ended up having to be thrown away. All of the volunteers were supplied with masks, gloves, hand sanitizer, and water. Volunteers brought food, and near by businesses allowed us access to their bathrooms.

On February 28, I met with Brent Johnson and Kim Bear of Cedar Falls Community Main Street. They have offered to advise me along the way, and help us reach our full potential.

I had met with a few 'construction people' previously, and told them my struggles of finding a recommendation that were qualified for this level of a project. The people that I met have worked in construction, or have family members involvement in construction that were interested in hearing more about the project. They have all volunteered their labor on the project but recommended talking to others. Kim and Brent as well as a number of our volunteers during clean out recommended Peter's construction. And helped reach out explaining the situation and shared contact information. We set the official walkthrough to be on March 11.

We discussed making the shell of the building safe, then working on the next phase. It's at the level of repair that is open to creativity and ingenuity.

They connected me with Amy Dutton at UNI's chapter of America's Small Business Development Center Iowa

We discussed the potential of a bank loan, investors, and fundraising options including a GoFundMe page.

I didn't yet have the official list of requirements from the city yet at this time, but was suggested to get that to have for the contractor.

We discussed creating a business plan, with multiple options that can shift over time. Each option has the gallery space in street level, but various options for the upstairs. With option A being a community art studio space, and option B being a studio apartment. During the beginning phases of construction has the flexibility of both design options. Later I developed option C transitioning to option B in 1-3 years. Option C is semi private rental studio space for artists. There is enough room for 6-10 artists to rent the upstairs on a semester basis as they complete their BFA.

I shared my interest in having the upstairs being able to support the downstairs by paying the bills, and over time employees and further outreach.

My homework was to set up a business meeting with Amy Dutton, and reach out to Darrin Gillett

On March 2nd, the Space 109 and I shared a booth at the Waterloo Urban Farmer's Market Spring Breakout where we had a number of donated art for trade for donation, shared our flyers, and talked to our visitors about the future goals of our project. We were able to raise a little money, and spread a lot of awareness. We also discussed the potential of having a booth at the Waterloo Farmers market this season.

My meeting with Amy Dutton was set for March 6.

In preparation, I sketched a framework business plan with a breakdown of expenses and revenue options.

During our meeting I shared a bit about who John was, how The Space 109 was developed, and what our goals were trying to be in the future. Since this is a passion project and in the process of becoming a non-profit.

I called the IRS and received confirmation that had an EIN number, but we hadn't finalized the 1023 501c3 paperwork and will need to do that. At the bank we began a business account with the EIN number that will be needed to file the non-profit. In 2021

we had completed our articles of incorporation, and bylaws documents, so will be in the process of editing that as we develop our business plan and then filing as a non profit.

Our sketch framework business plan is once completed our monthly bills will include an estimated

Utilities: \$300

This is roughly what John had been paying with full TV, Internet, and the least efficient heating system. So this is a high estimate.

Insurance: \$150

This is also based on John's current/past plan, I have a meeting with Farm Bureau Insurance agent Keaton Graves March 18. As the project progresses the insurance needs will change.

Supplies: \$200

This estimate includes, cleaning supplies, as well as art supplies. This number is likely to shift some as the plans finalize, it is based on a full community art studio, if rented as a studio apartment or semi-private studio space.

Employee: \$1600

This is based on 1 Employee making \$10 an hour, 40 hours a week, 4 weeks a month. We have a team of volunteers willing to work shifts each week, or several days a month, and I am more than willing to volunteer those 40 hours a week, 4 weeks a month until the business is running well. Ideally over time volunteering will shift into paid positions where we can employ a few artists.

Income potentials:

Studio use price per day of studio hours.

Child \$5 comes with paper, child supplies, a coloring book or page and take home materials.

Parallel play pair \$10, \$2 per additional child caretaker plus child both working on projects. Comes with 1 5x7 canvas or 1 4x6 watercolor paper.

Studio member \$7 (members no longer at risk of eating paint/markers) Use of everything except Artist level supply cabinet. Includes 1 5x7 canvas or 1 4x6 watercolor paper.

Artist Level \$10 comes with swatch sheet test page, 1 5x7 canvas or 1 4x6 watercolor paper.

Post card program

For \$1 buy a 4x6 postcard to decorate with our studio supplies, then either keep or return to the desk to be submitted to our Mystery postcard program, for \$5 donation you get a mystery original 4x6 piece of art ready to mail to friends and family or keep to decorate your home. If you return your postcard to the program you receive \$1 off a mystery postcard.

Classes

Educators will be able to rent or share a portion of the income of independent classes. The studio space offers flexibility to rearrange for a number of uses. The class sizes will be small and intimate. Income potential is \$35-60 per event

Private Room Rental

Individuals will be able to rent the studio space for private parties such as birthday parties or individual studio time. This could be estimated at \$50-75 per part or full day rental with an additional studio material fee if they're using the full studio, packages could include canvas or paper as well.

Equipment rental

Art festival supplies

- Folding tables
- Folding chairs
- 10x10 EZ pop canopy
- tent walls
- Table displays
- Painting framework wall display

Plein Air Supplies

- Field Easel
- Sketch Kit

Painting
Drawing
Mixed Media
inspiration box
Sketch Board
Picnic Blanket

Art Equipment Reservations

Sewing machine/materials
Drafting table station
Easel
Design computer

Mini Art Store

Sketch paper
Mixed media paper
Watercolor paper
Canvas various sizes

There is room to explore this depending on demand. I'd love to have everything on hand to get creative. Everything can be of high quality, and low cost.

There will also be a section of art kits and materials donated to re-sell for a donation, such as diamond art kits, embroidery kits, paint by number

A look at our potential Calendar

I plan to have The Space 109 open from 10 am - 5 pm 5 days a week. Right now there is flexibility on which days would be best for our days off, and potential to be open 7 days a week. During the morning hours from 10 am- 12 pm I plan to have child time, with child friendly music, child theme events, and working to make a family friendly atmosphere. Over the course of the day it will shift into a mix of working artists.

One-2 days a week I plan to be open late for adult only studio time. (It may be 16+)

During these nights artists will be able to socialize, gain feedback on their art, collaborate with other artists, form a community. Depending on the atmosphere these could be open very late nights with everyone getting together to be creative. It will

hopefully be a unique date idea, and will have room to expand on the idea depending on popularity.

Witchy Wednesdays

A group of volunteers are looking to bring back witchy Wednesdays where they manage the store while giving tarot readings, runes, and other fun options. This has always been a popular event when held at The Space 109 in the past.

Pop Peace Club

Jesse Coughlin board member of the space lead's Pop Peace Club an artist connection organization that works to create artist opportunities in the Cedar Valley, once open they will hold club meetings and events throughout the year. Likely to include mini pop up events, art festivals, and workshops.

Special events

Members of our community will be able to use the space to hold their classes, workshops, and special events open to the public. We will be able to have traveling artists and great educators be able to make a pit stop in our small studio space to teach our community from their experiences. This is open to a wide variety of options, and will pepper our calendar with unique opportunities throughout the year.

Amy Dutton's Advice

Amy sent me a few tools to help polish and form a well rounded business plan, and how to work that into a 3-5 year model, once I have the business plan well formed, she will help edit and correct any gaps she finds, and help with my next round of connections. This will be used for potential bank loans, investor pitches, and becoming an official well functioning non-profit organization.

She stressed the importance of the flexibility of income potential during the building process, and therefore I am developing a 3 option business plan, of Community Art Studio, Art studio monthly rentals, and a studio apartment design to be able to put each model into a 3-5 year plan to see what option will be the highest likelihood for success.

Because this is a passion project rather than a profit based business decision creativity

on all sides is important to make this successful, so I am continuing to reach out and create a network to help me.

We discussed the income potential we could have as a goal in 3-5 years

We developed the possibility of wiggle room in wages as I am able to volunteer my time until the business is able to support an employee. I also shared my goal of providing local student intern opportunities, from social media directors to accountants the Space will have opportunities for many different people.

My homework is to polish my business plan, contact others at UNI about forming a partnership for internships in the future. We can also present the opportunity for trades classes to be able to learn in a real life scenario.

My Meeting with Darrin Gillett of Peters construction was set for March 11

I prepared for the meeting by exploring my goals. Currently I am looking for as much professional help as possible to fulfill the primary goal of solidifying saving the building from being torn down and becoming a parking lot. Therefore I would like to begin with restoring aspects that need to be completed regardless of what the final purpose of the building. The roof, the stairs, meeting code requirements. I shared the various options of what the upstairs could be used for, and how we can create a structure with built in flexibility.

With previous meetings with construction workers and volunteers various options were given for finishing touches, such as stripping the walls down to reveal the stonework, and keeping as much of this historic charm as possible.

Brent Johnson joined us representing Community Main Street for the walk through.

I shared with them my difficulty getting in good contact with any of the roofing companies that may possibly be able to do the work on this building. Darrin said he would be able to work directly with the roofing companies and he has a few that he knows would be able to work on the structure beyond Black Hawk Roofing. He will be able to gather quotes for the cost estimates directly to create the full estimate plans.

There is need for a structural engineer to be able to come look at the building, and he will also be able to source this service, with an estimated quote being \$2,000, which we currently are able to afford.

It is difficult to see the rafters through the ceiling, and we had removed one ceiling panel on the 10th to allow the contractor to be able to see part of the roof rafters, but I wanted to get approval from the contractor before removing as much of the ceiling as possible. I have a team of volunteers on standby ready and willing to do so, as well as Rust County Roll Offs dumpster company willing to provide the dumpster services when we are ready. We are planning on having that completed by April 1, 2024.

Darrin asked permission to speak directly with Jamie Castle to make sure his building plans meet the city requirements, he was going to call on the 11th, or as soon as Jamie is back in office.

He is going to come up with a few options, make a few phone calls, talk more with Community Main Street, and then develop plans for phases of the construction.

On March 19 I have a meeting with Keaton Graves of Farmers Bureau Insurance to discuss our insurance options, the building is currently still on John Jacobs Insurance plan until the beginning of April, Casey Shipper has pledged to sponsor the insurance payment for 2024.

Fund Raising

We launched our GoFundMe on February 22 so far we have had 35 donors and a total of \$9,530 raised so far on the platform.

Mayor Danny Laudick has pledged \$1,000 in a match donation, I still need to talk to them to create the best opportunity for that The Space board has considered the potential during the Story of Art Ball fundraiser we have planned for May 11, 2024

Dennis Etheridge has pledged to create as many pins as we can sell for the cause, at material cost.

We have connected with Raygun, we have a meeting set for this following to discuss shirt designs, popup art events, and other options they can provide to help our fundraiser. We have the option to set up displays in multiple locations.

The Story of Art Ball

We are in the process of planning a gala event for the arts, hosted at the Waterloo center of the arts. They have donated use of the venue free of cost including their outdoor patio area. They offered to have their bar cart available with the profits from the drinks going to the Waterloo center of the arts. The room has a 200 person occupancy however, with use of the outdoor patio we can have up to 300 guests.

We have the option to have food trucks available for the event, providing interesting food and drink.

The gala is a costume party where you can come as your favorite artist, character, or original design. We have a number of musical groups and dance troops volunteering to provide entertainment and a large number of people willing to donate items and services to our auction and raffle.

We expect to be able to raise \$5-12 thousand dollars from ticket sales and auction items.

Team Duck, Kendalle Alquwaie and Casey Schipper have pledged to donate their egg sales to The Space 109, asking for a free will donation with a suggested donation of \$4-5 dozen, income potential of \$150+ per month

We plan to have a booth for Artapalooza, and a table during Pear Fair

We are continuing to network ideas with various people interested in developing ways to help, with volunteers offering profits from their bake sales, art sales, t-shirt designs and more.

We have created a team of professional level support including Kim Bear of Community Main Street, Brent Johnson of Bike Tech, Amy Dutton of America's SBDC-Iowa, Sheri Huber-Otting of The Hearst Center of the the Arts, Rayan Hultman and Alexandra Lane of Raygun, Daquan Campbell of Waterloo Urban Farmers Market, Jessica young of Waterloo Urban Farmers Market, Elizabeth Sutton of UNI Art Department. Together we are looking at all of our options.

Our Next steps

We have plans to add support under the stairway and clear out some of the wooden furniture and remove the water bed. This will take place before clearing out the ceiling. The support structure will be completed by Scott Weinberg and Casey Schipper

We plan on cleaning out as much of the ceiling as possible on the upstairs level before the end of March, we have a team of several volunteers with experience signed up ready to do that. This week we will finalize date options reach out to the city for permission for the dumpster and potential disposal shoot from the upstairs level. Then make arrangements for the dumpster delivery. We will provide full face respirators, gloves, and safety gear.

I have begun the commercial insurance process with Keaton Graves through Farm Bureau.

I am clearing out John's storage Unit located in North Cedar this following week, which will allow for space to store all of the furniture and other safe to store keepsakes from The Space 109 gallery. This will provide a clean slate for the contractor and other businesses to be able to see the space and complete their work.

I am in the process of polishing the business plan potential. Once completed I will have another meeting with Amy to make revisions and start the next chapter that she can help with, including a better point of sale system, website, and investor pitch preparation.

We are in the process of creating an official website for the space that will offer a location for online sales, a central point to keep people up to date with current information, sell tickets to events and classes, and make reservations for events in the future.

I am in the process of editing our articles of incorporation and bylaws as the business has shifted and changed. I am struggling a little to finalize it with so much up in the air for the building and organization. It is included with the tax forms to finalize the needed paperwork for becoming a non-profit. When I talked to the IRS they said John had finished the paperwork for the EIN number however, we hadn't completed the full requirements for paperwork in tax exemption.

The Space board members are working hard collaborating with local artists to create the promotional media for the Story of Art Costume Ball. Including poster design, digital ticket sale system, gift bags, and gathering donations and sponsors.

We are currently writing an editorial article on The Space 109 for the spring edition of Mag Pie, local web-zine.

We are continuing to connect with locally owned Main Street businesses to develop out of the box ideas to create income revenue to help raise money for The Space renovations. We have various people interested in the project from wanting to save The Space 109 organization, and those wishing to save the building. We are currently able to go forward on the same path with both interests. Currently I have not had to spend any of the funds raised to save the space, as I am able to pay for clearing out the building with the estate funds before the estate is finalized.

During the renovation process we are able to continue on the same path for the majority of the project, and isn't until the final detail work begins do we have to be set in stone the function of the business. This gives me a great safety net for having a contingency plan.

Once we are ready to open an artist studio we have an amazing line-up of people interested in donating supplies, from drafting tables to floor easels, we have a large number of our furniture needs met to create an ultimate creative space.

For the next several steps in this project moving forward also raises the overall potential sale price for the building, as the companies providing the services are well respected, and will be working in collaboration with The City of Cedar Falls, Cedar Falls Community Main Street, and America's SBDC. If we reach the point where The Space 109 and I, Kendalle Alquwaie, is not the best option to move forward with the project all funds raised to Save the Space will go back to the Space 109 organization and we will move forward looking for a new location to house our organization.

This week I plan to connect with Dan Berregaard of Oakridge Realty to discuss the potential asking price if we were to sell the building, and explore the option as an organization to convert another location to meet our purposes. If we were to sell the building we are wondering how much control we could potentially have over keeping it a local small business that would be able to benefit the community. We have been contacted by a local individual with potential to renovate and keep the location for the arts. Our desire is to gain as much knowledge as possible and come at the problem with

logic and our community at mind when finding a solution. We are also curious if the City of Cedar Falls or Community Main Street would potentially be interested in the building for any potential you saw.

Over the last 30 days we have increased our outreach and connection to the community. I wanted to share some of our community members thoughts on what the space means to them.

Kaylee Micu

It's a safe place for anyone that needs somewhere to go. It's a collection of stories from people of all walks of life. It's one of the few places in the area where you can go and express yourself freely.

Autumn Saul

It's an amazing place for artists to show their work to the community and the space always gave back! The full moon readings placed there were always my favorite and there's no where else around here that does that practice!

Kristin Pergande

Though I haven't lived in Cedar Falls for a few years. During college the Space was so important to my friends and myself. Art expression is so important. It was a great hangout and comforting space.

Shaniya Plunkett

The space is important to save because it gives space for artists to showcase their work. It gives us a space to connect with other like minds. To save the space means to save a 100 year old space. That history should be enough to save it!

Evelyn Wilson

it's important to save because it allows local artists of all kinds to showcase and make profit from their work. it brings creativity and love

Carolina Ignacia

The Space has always been a great place to showcase artists of various mediums. There used to be shows held there, open mic nights, I've gotten to showcase my work at three different galleries there alone and 100% of proceeds would've gone directly to me. Every time everything was always in the artists best interest, and that's rare to come across these days. It's essential for artists in the area to know there's a space for their work to be seen and heard.

Brittany Stone

It's great for artists who maybe don't have time to be full time artists. Or who don't know where to start. For those who are anxious about social media or anxious that no one will ever buy their art on very competitive craft sights. And the future of it with art classes, what a fantastic way to connect with more people who have something in common! Think of the new hobbies you'd develop and the friendships you'd create!

April Didier

Brittany Stone this is me.. I have a bunch of amateur paintings that I've always been too afraid to try and sell on my own publicly. And just when I was ready to bite the bullet and see about brining my art to The Space I seen it was closing

Conner J. Miller

Culture, art, a sense of belonging that other places lack

Andrew Joseph

Art. Culture

Alysia Owens

Third spaces are so important and we don't have many. & art that doesn't require the artists to have well off connections.

Jeremy Patchin

Options for those without.

Emily A. Boyd

Gives access to art without paying the gallery inflated prices for local artist to get paid directly and there's always interesting folks in the dove to chat with and exchange ideas with it's a little world away from the cookie cutter re-pop stuff from big box stores.

I am willing to be the leader and spokesman for The Space 109, however, I am just a member of a wide network of individuals looking to save The Space 109, and the building. I have been astounded by the outpouring of support that has been presented at this time. All of us individually believed in the importance of saving art opportunities, during the course of this process this far we are discovering a connection that runs

much deeper. Art is important at a base level, but under the connection of art is a desire to belong.

During the celebration of life of John L. Jacobs, we all discovered how vital John and 109 E 2nd Street really is to the mental health of Cedar Falls. We shared our stories about how the constant presence of having someone to talk to, an open mind that is always prepared for an unexpected conversation about culture, current events, art, and life decisions took place in those walls. 109 E 2nd street has been a magnet for lost and struggling souls that have found their way within its walls and found a place of connection. The Space 109 is a place to drop societies pressure, a place to find inspiration, and spark passion that we may have lost along the way.

John has left behind a self made family of people coming together offering all of the skills and knowledge they have acquired along the course of their life to brainstorm ideas and create a unique plan that matches our desires and meet the needs of our community.

Team of Board Members

Crystal Waltz

Sue Wright

Scott Davenport

Sierra Jones

Jesse Coughlin

LeRoy Busch

Charlie Grove

Kendalle Alquwaie (I'm currently both leading and not offically on the board I believe, I am not taking part in voting on issues, however, I am developing the business plan and everything with the board, we are taking each situation as it comes, and trying to plan ahead)