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**Duluth Armory Arts and Music Center Announces \$1,000,000 Donor and Partnership With Nationally Recognized Developer**

The Duluth Armory Arts and Music Center Board of Directors announced today that it has secured both a \$1,000,000 lead donor for its campaign and the services of nationally recognized developer the Alexander Company as the development consultant.

An anonymous donor has stepped forward to make the plans for the restoration of the Armory a reality with a pledge of \$1,000,000. They stated, “This pledge makes sense for many reasons. This is a wonderful project that will add to the vitality of Duluth’s downtown and allow millions of dollars in tax credits and other funding to come to our community that otherwise would not. We are now significantly on the path to making this project come to life and are confident that Duluth residents will support this project with subsequent donations. It is also a way to recognize the many years of work by a dedicated board of directors.”

Award winning Madison, Wisconsin developer The Alexander Company has been engaged as a development consultant in the rejuvenation of the Duluth Armory. The historic rehabilitation and adaptive reuse of the armory, led by the Armory Arts and Music Center (AAMC), will breathe new life and economic viability into a facility that has served as an inspiration to generations of Duluthians from soldiers training to defend their country and musicians in the first Duluth Symphony to those who listened to Leonard Bernstein, Louis Armstrong, Bob Hope, or Buddy Holly.

“Our projections show that a thorough historic rehabilitation of the building, coupled with a strong tenant partner and neighborhood involvement, will develop a revitalized Armory that can be both an arts and economic engine for the city of Duluth,” said Jonathan Beck, Development

Project Manager, Alexander Company. “With the financial backing and support of the city officials, citizens and the business community of Duluth, these plans will become a reality.”

### **Economic Impact of The Duluth Armory to date:**

- Over \$6 million in state and federal historic tax credits have been committed to the project.
- More than \$600,000 has already been raised through the prestigious Save America’s Treasures grant and additional foundation support.
- Tenants are being sought to fill premium, office and retail space in the mixed-used development, adding to the fiscal impact of a revitalized Duluth arts and entertainment district. Priority will be given to one tenant that can use approximately 35,000 square feet of space.

### **The Duluth Armory**

The Duluth Armory has served as an inspiration to generations of Duluth residents. The 107,000 square foot facility sits on prime, waterfront real estate, across from the Rose Garden with spectacular view of Lake Superior. The building has played a key role in the history of Duluth, from serving as a training facility for the Minnesota National Guard, to inspiring folk legend Bob Dylan, who referenced the impact of seeing Buddy Holly perform at the Armory when accepting his 1998 Grammy Award. The building is eligible for listing on the National Register for Historic Places; this application is in process.

### **“A Place That Inspires”**

With the support of the 501c (3) non-profit organization AAMC, plans for a rehabilitated Armory aim to fill a key gap in a 2,500 capacity open floor venue in Duluth’s thriving arts scene and will work with other entertainment venues to make Duluth a destination for the best in all forms of art and entertainment . It will serve as a 21<sup>st</sup> century model of for-profit/non-profit partnership that will require a modest fund raising goal and very limited, if any, annual support. Plans for donor-supported areas include: the Music Resource Center, the Next Generation Tribute Space, the Inspirational Duluthians Tribute Space, and the Drill Hall community space.

These plans tie into the Duluth East Downtown, Hillside, and Waterfront Charrette Plan completed in 2005, as well as to the Armory/Plaza Mixed Use Development Plan Final Report from June. 2007 and the At Home in Duluth East Hillside Neighborhood Revitalization Plan from January, 2007.

### **The Alexander Company**

Nationally recognized for achievements in urban development and historic preservation in the last 25 years, The Alexander Company (TAC) has undertaken the development, finance, design, restoration, construction and management of over 250 projects, new and historic. Specializing in

urban infill, new construction, brownfield revitalization, and historic preservation, TAC projects give new life to historically significant buildings and urban neighborhoods.

The Alexander Company previously completed the successful Irving School Redevelopment in Duluth, working with Minnesota Power under the direction of Mark Phillips, and also with Pam Kramer of LISC. Mark, who was recently appointed to head up Minnesota DEED called the Armory Project, “One of the first Social Enterprise” projects in the area, where a for-profit portion of a project helps sustain the non-profit component.”

This is only the first of many exciting announcements that you will see from the Duluth Armory Arts and Music Center Board of Directors. Please watch for more as the plans develop.

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