



Ephraim City Council

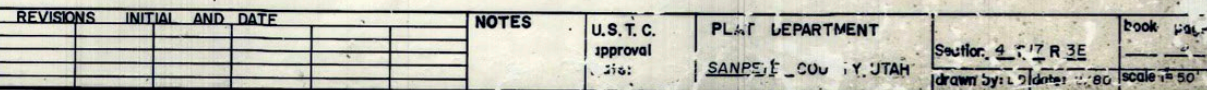
Purchase of Ephraim Square

November 15, 2023

# PROPOSAL

Granary Arts proposes to purchase the historic Ephraim Square, including the Ephraim Co-op, Granary Arts, Bishop's Storehouse, and the east parking lot, with the vision of thoughtfully developing a dynamic downtown arts and cultural district which will serve as an economic hub for our community and a destination for visitors.

Granary Arts has received national and international recognition for our innovative programs and was recognized in USA Today as one of 10 top art spaces in the country. As a designated Local Arts Agency in rural Sanpete County, we are committed to providing access to the arts, facilitating meaningful interactions in our community, and leveraging our platform to promote Ephraim and central Utah's cultural landscape on the national stage.



# Our Mission

Granary Arts is a nonprofit organization whose mission is to support the contemporary arts through exhibitions, education, and cultural programming, and serve as an anchor for artistic activity and community. We support and exhibit regional and international artists; provide educational opportunities through programming, outreach, and cultural events; and foster collaborative relationships with individuals, organizations, and communities.

- Provide access to diverse art forms
- Engage in community development through the arts
- Provide or support arts education
- Present arts and cultural programming
- Manage cultural facilities in the community
- Contribute to creative place-making

# VISION

A creative hub and destination

# Arts & Cultural District



# Goals

- Be a cultural, historical, and economic cornerstone of Ephraim.
- Preserve historical architecture and regional history.
- Contribute to the revitalization of the downtown area.
- Provide a destination and information center for the community and visitors.
- Create a community gathering space for art and cultural events and programs.
- Highlight the Hwy 89 and Mormon Pioneer National Heritage Area.
- Bridge historical use with today's needs.



# Granary Arts & CCA Cabin

- Continue to offer the mission-based arts programming
- Visual arts exhibitions
- Arts education workshops and school visits
- Film Feast, supporting independent filmmakers
- Granary Fellows and research opportunities
- Community based arts projects and other programs



# Ephraim Co-op

- Complete needed repairs and upgrades on the building
- Museum: an exhibition space dedicated to the art, architecture, and history of Ephraim and rural Utah region
- Mercantile: a thoughtfully curated selection of items highlighting artists, artisans, and regional products
- Community: a space for cultural programming and event rentals for the community



# Bishop's Storehouse

- Complete renovation
- Architectural Feasibility Study completed in 2019
- Residency space for visiting artists and scholars
- Commercial kitchen & dining area, expanding on the building's historical connection to food and community welfare



# Future Development of Lot

- Landscaping and gardens with low-water native plants, natural habitat teaching area, public art
- Outdoor amphitheater for concerts and gatherings
- Future building to accommodate art collection & storage, arts education classroom, workshop, artist studios



# PARTNERSHIPS: EPHRAIM CITY & COMMUNITY

A long-standing and successful partnership

# Alignment: City's General Plan

In “Chapter 11: Heritage and Culture” of the General Plan, the following goals align with Granary Arts’ proposal:

- 1. Identify and protect Ephraim’s current historical and archeological sites, as well as natural resources.
- 3. Support cultural amenities as an important contributor to our economic health and as a reflection of the importance of the arts and our heritage.
- 5. Support the arts, emphasizing the potential of the arts to add to the quality of life of City residents.
- 6. Support and promote the growth and enhancement of the facilities and programs of local museums.

# Benefits to Ephraim & Residents

- Beautification of Ephraim Main St. & downtown corner
- A central location for residents to engage in multiple activities and experiences
- Cash from the purchase for other projects benefiting the community
- City no longer responsible for insurance, grounds, maintenance, restoration
- Quality of life improves when residents engage in the arts



# Community Involvement

- Advisory Board: comprised of Ephraim City representatives, community members, other stakeholders
- Community input: planning initiatives, design & build process
- Revitalization strategy
- Capitalize on cultural strengths of the region



# PURCHASE OFFER

A future arts and cultural district

# Offer & Endowment

- 1.2 million, cash offer
- Donation to Granary Arts who will purchase property under 501(c)3 non-profit
- Donor will establish endowment for Granary Arts
- \$2,000,000 to be funded over 4 years
- Preservation easement and/or deed restriction on historical buildings
- Reduction in Ephraim City donation to Granary Arts over time as endowment is funded

# Endowment Funding

- Paid over 4 years
- First payment by end of 2024, first usable funds not available until end of 2025 (in FY26)
- Fully funded by FY29
- Only a portion of interest earned annually can be used, the remainder goes back into endowment
- Stock market does not always gain every year, gains over time
- Endowment income successful over time
- Importance of continued funding from Ephraim City
- Recognition of service Granary Arts provides to the community

# Sustainability (hit by a bus)

Since our founding in 2012, we have built a responsible and sustainable organization with rich collaborations in the community. Granary Arts is uniquely poised to champion arts development in rural Utah and is committed to the long-term vision of supporting arts and culture in Ephraim and central Utah. We do so with a focus on providing exemplary programming and an eye to building an organization that will thrive far into the future.

- Endowment provides sustainability
- Internal operation systems in place
- Robust community of arts leaders in Utah
- SUU, master's degree in Arts Administration
- Utah Arts & Museums support (fiscal & professional)

# Why Should Ephraim City Sell?

## Ephraim City

- Many competing priorities and financial responsibilities
- Limited staff and financial resources for maintenance and preservation
- Buildings are not a primary focus

## Granary Arts

- Mission driven
- Directed area of expertise
- History of good stewardship
- Demonstrated fundraising and completed renovation projects
- Buildings added to National Register of Historic Places
- Artists, non-profits, and community members have always been champions of cultural centers and historical buildings

# Restored: Community & Artists



1985

# 10+ Years of Capital Projects

## Completed

- ✓ High efficiency HVAC systems / Granary and CCA Cabin
- ✓ Water heater + softener / Granary
- ✓ Roofing and gutters / Granary
- ✓ Exterior Masonry Restoration / Bishops Storehouse
- ✓ Weatherproof doors / CCA Cabin
- ✓ Safety markers on interior staircase / Granary
- ✓ New toilet / Granary
- ✓ Re-finished exterior doors / Granary
- ✓ Electrical and lighting / Granary and CCA Cabin
- ✓ Hardwood floors / Granary
- ✓ New tile in bathroom / Granary
- ✓ Feasibility study / Bishops Storehouse
- ✓ Front steps + railing / Granary
- ✓ Exterior historical lighting / Granary
- ✓ CCA Cabin historical sign / CCA Cabin

## In the Works

- Bathroom renovation
- Baseboard heating

- Cash Raised: \$157,344
- In-Kind: \$23,457
- Total: \$180,801

# Work Ahead / Estimated Costs

- Bishop's Storehouse
  - \$979,028 (2019 est.)
  - complete renovation
- Granary Arts
  - water damage, masonry repair, window restoration, cupola & eaves, bats
- Ephraim Co-op
  - HVAC, bats, elevator, masonry, water damage, roofing, soffit/fascia, drainage, etc.
- Future Development of Lot
  - Sewer mainline
  - Power/utilities

**Total Range: \$2-10 million**

(source: Ephraim City)

# Build a Legacy Organization

## Generational Stability as Ephraim Grows

- Continued partnership with Ephraim City
- Maintain the tradition of excellence in programming and connection to our rural place
- Plan for regional growth



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HEART



**Article submitted by Deborah Plummer, President of Fort Ephraim Camp, DUP**

As the Daughters of Utah Pioneers, Fort Ephraim Camp, we would like to clarify what EPHRAIM SQUARE is. As addressed in the August 3, 2023 edition of the Sanpete Messenger, *In Our Opinion*...Ephraim Square includes the "Co-op, Granary Arts Building (originally a Relief Society Granary), Bishops Storehouse, CCA Christensen cabin and the skeleton of another granary, not yet restored and whose use has not been determined".

An article written by Blodwin P. Olsen in the 1997 edition of Saga of Sanpitch entitled The Ephraim Co-op, the Rest of the Story, details the beginning of the Ephraim Square Board, which was chaired by Robert Stoddard who was then a member of the city council. This Ephraim Square Board was given the responsibility to "oversee all construction and future operation of Ephraim Square."<sup>1</sup> The Ephraim Square originally included the Co-op Building, Relief Society granary, and the adjoining land. Amazing things happened with the efforts made by many loved and long-time residents of Ephraim who saw to the saving of these buildings for the benefit of future generations.

As per the article by Blodwin P. Olsen, Mayor Warnick, who was the current mayor at the time of the beginning of the Square Board, "asked if the board would or could be persuaded to make the Ephraim Square more complete by doing some work on the Pioneer Park located across Main Street from the buildings being preserved. The two log cabins had been vandalized, the Sparks home, historic Hans Hansen home, was for sale. A Main Street entrance to the park would make it more attractive and available."<sup>2</sup>

So begins Phase II of the Ephraim Square project! The Sparks family sold the Hans Hansen home to the City and it became an integral complementary addition to the park and home to donated antiques and relics under the care of the Fort Ephraim Camp DUP. The pioneer cabins were roofed, the floors repaired, and secure windows and doors installed. Finally on May 29, 1993, the project was dedicated. Phase I and Phase II of Ephraim Square had been completed.

In the Olsen article in the 1997 Saga of the Sanpitch, the question is asked, what will phases III and IV be? In the messenger article of August 3 the question is asked "If residents of the 1970's and 1980's were able to restore what we now call Ephraim Square, can residents of the 2020's and 2030's peer down the road at a whole historic block and see the potential to preserve it as a historic tourism destination."<sup>3</sup>

We say YES!! In fact, we feel that Phase III has already begun in that the Daughters of the Utah Pioneers, along with the Sons of the Utah Pioneers worked together starting in the spring of 2020 to repair the Hansen House, Cabins, Granary and beautify the park itself to its current inviting surroundings. The Fort Ephraim Camp of the DUP has been working hard to

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<sup>1</sup>Minutes of Ephraim City Council 1989

<sup>2</sup> Saga of the Sanpitch Sesquicentennial Edition, 1997, page 120

<sup>3</sup> Sanpete Messenger, Thursday, August 3, 2023 *In Our Opinion*

preserve our Ephraim history, make it an enjoyable place to visit and teach our young people about the history of this area. We have had school field trips at Pioneer Park the past 2 years. This last year we hosted over 600 kids from 4 school districts and 3 counties. We have also had many youth groups and family reunions visit. We have welcomed thousands of visitors from all over the world to visit the park in the last 3 years. We are continually receiving artifacts from donors of current and past residents of Ephraim and hope to continue preserving and sharing this inspiring information both online and in person. Please come visit us at Ephraim Pioneer Park, 75 W. 100 N. in Ephraim, Utah or google us at Fort Ephraim Museum and Cabins. We are open Monday through Friday from 10 a.m. to 3 p.m. for tours of the Hansen House, pioneer cabins, granary and the Peace Tree site.

In conclusion, let's all work together as citizens of Ephraim and move forward from what has already been created and make future phases more of an immediate reality instead of a vision.

This statement was created and reviewed by the Pioneer Park Museum's board and voted unanimously by Ft. Ephraim Daughters of Utah Pioneers on Monday, November 13, 2023 with 42 members in attendance.

As Daughters of Utah Pioneers (DUP), our objective is to preserve historical heritage for the benefit of future generations. Our contributions are best displayed at the Ephraim Pioneer Park with its museum and cabins. We will continue to focus on these historical areas and are committed to preserving our pioneer heritage in the Ephraim community.

Because of our mission, we would like to express some concerns and questions regarding the proposed sale of a portion of "Ephraim Square".

Upon reviewing the press release, it has come to our attention that the properties for sale were often referred to as "Ephraim Square" in its entirety. It is important to clarify that this is not accurate. Pioneer Park is the other half of Ephraim Square. For further clarification, we encourage you to refer to the August 31, 2023 edition of the Sanpete Messenger, in the opinion section entitled "Phase III of Ephraim Square Proceeding". This article references the Ephraim Square Committee formed by Mayor Warnick in 1991 when the Co-op and the Granary were being restored.

Our questions for this proposed sale are as follows:

1. What are the reasons behind the need to complete this sale by December?
2. In the press release, it states "The City proposes to change the zoning of the property from commercial to a new, yet to be defined historical zone that could limit the potential for unwanted uses or look of the site". Has the city determined if it will be able to declare the area as historic after it is purchased by a private citizen or should this be pursued before any purchase by anyone?
3. The press release stated the buyer would pay \$1.2 million and that an anonymous donor would pay a \$2 million endowment over four years. How will the city guarantee this donation will be used on the buildings themselves?
4. Is there a provision that grants the City the first right of refusal if the buyer chooses to sell the property in the future? Additionally, will the \$1.2 million be put into a fund intended for the repurchase of the property if needed?
5. What is the history of the CCA Christensen cabin? Specifically, was it donated to or purchased by the city? It is important to note that if the cabin was donated, there may be restrictions preventing its sale, as is the case with the DUP's donated artifacts,

which require written permission from the donor for any potential sale. Has the Christensen family been notified of this possible sale?

6. Can the City guarantee that the historic buildings, which are integral to our city, will be accessible to the public in their entirety?
7. Referring to the Cities 10-year plan document on page 21, under 3.3 Historic Preservation. *“Currently, the City’s Historical Commission is involved in the preservation and restoration of structures in the community, with the goal to restore older buildings to their original appearance. Several significant structures within the community have either undergone historic preservation, or are targeted for preservation activities, including the Carnegie Library, Ephraim Co-op Building, Relief Society Granary, Dee Anderson building, Nibley home, and several others. A long-range goal for the City and the Historical Commission is to inventory, preserve and protect these significant structures.* Does the City intend to follow that plan in preserving the historic buildings in Ephraim?

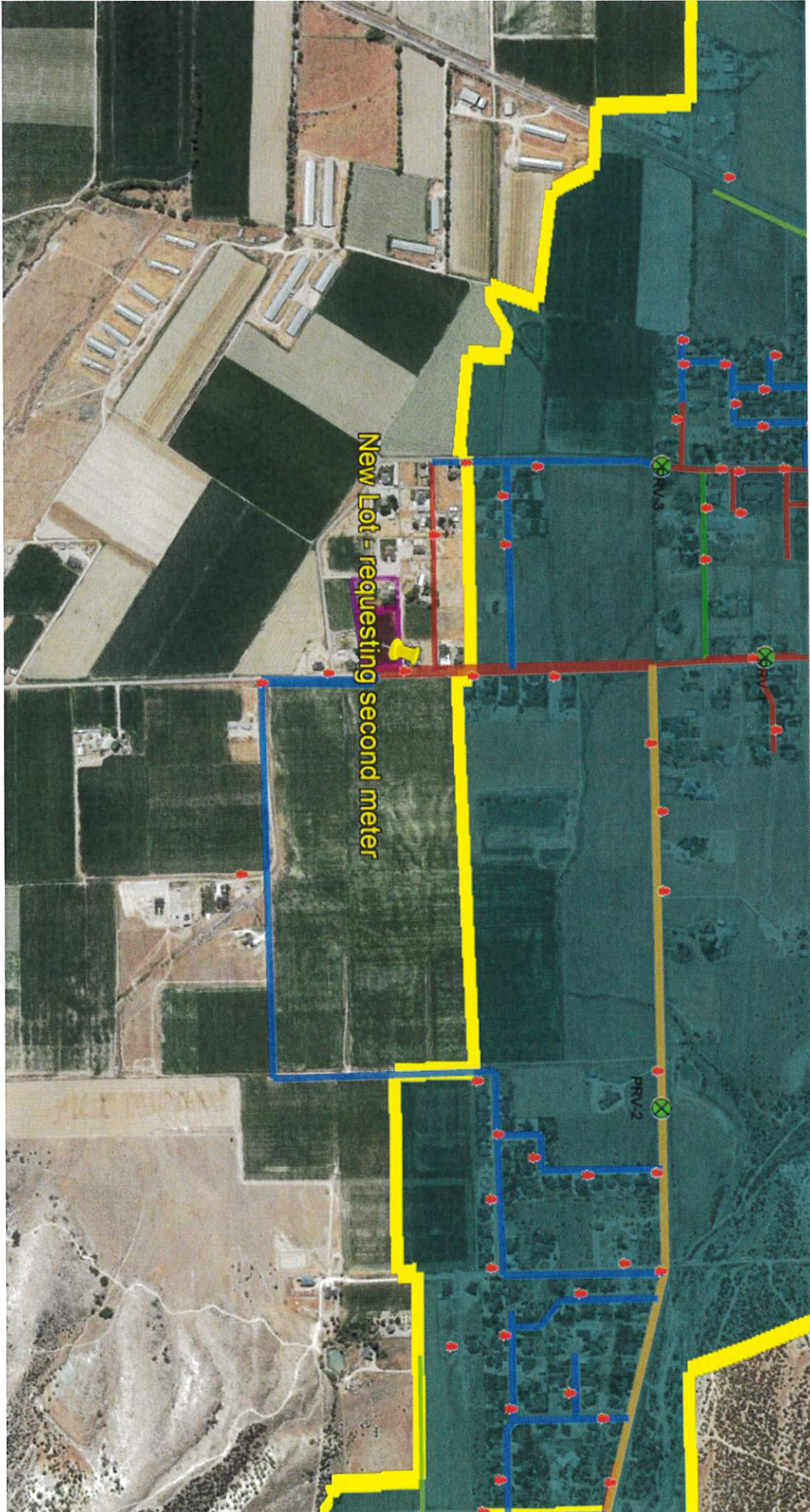
Going back to our first question of why the rush to complete this sale by December. The Fort Ephraim Daughters of Utah Pioneers propose a delay of three to six months in the sale of this property, which will allow for a more comprehensive examination of the potential consequences of this sale. We recommend that the City create a Historical Board in January of 2024 when the newly elected council members are instated. This board would be overseen by a council member and, similar to other boards such as the cemetery, library, etc., would comprise volunteers from the community who share a commitment to Ephraim’s history and preserving it for future generations.

In conclusion, our dedication to preserving Ephraim’s history remains steadfast. As we seek clarity on this proposed sale, our primary goal is to ensure that the legacy of the pioneers lasts for generations to come. We trust that these concerns will be thoughtfully addressed. We look forward to continued collaboration in preserving our Ephraim Heritage.

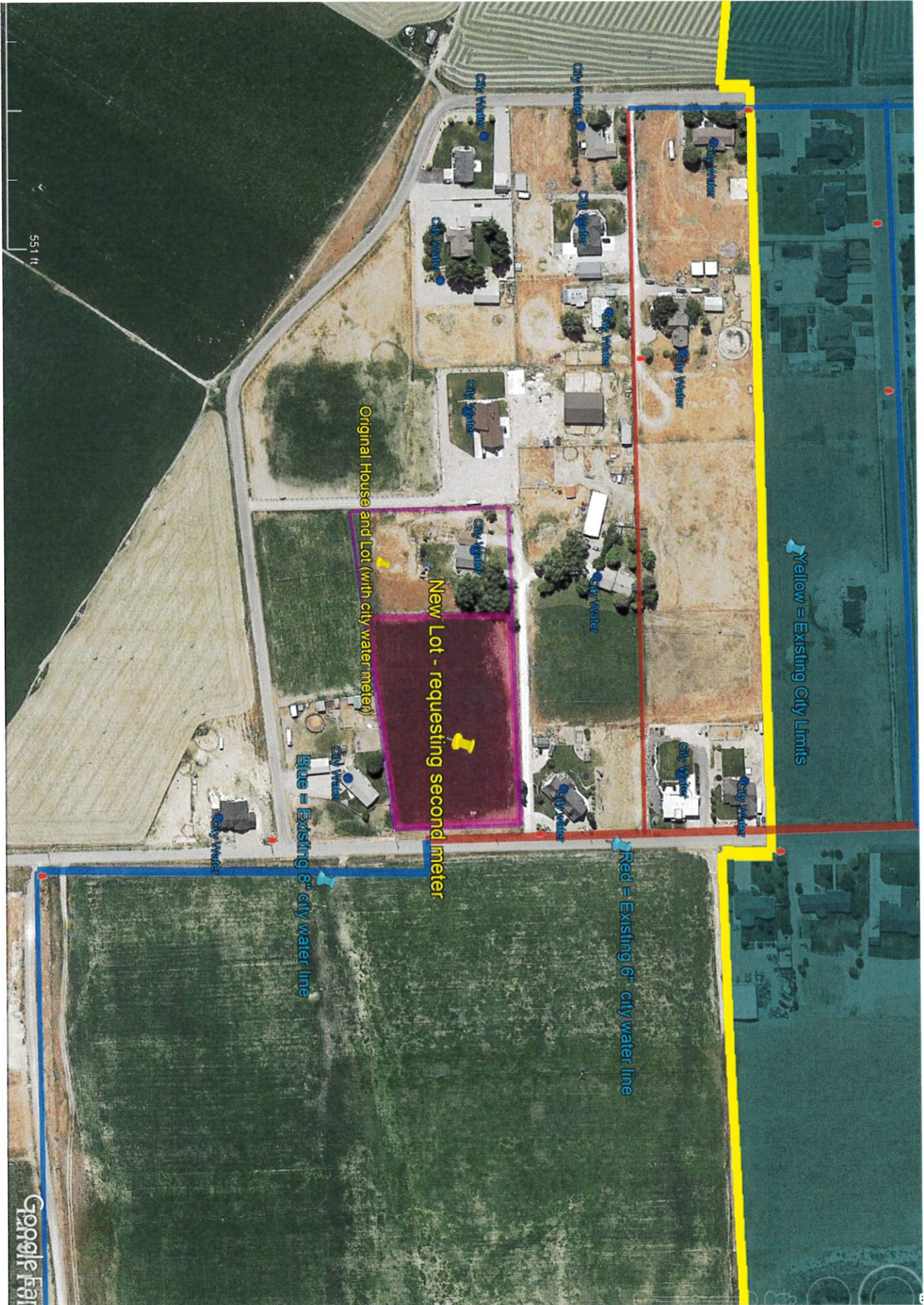
# Public Hearing Sign-Up Sheet

[illegible]

Location: Approximately 1150 South 300 East



Surrounding Properties



Close up of lot in question

