



Restoration Project Frequently Asked Questions

How much will the Delphi Opera House restoration cost?

- The restoration of the Delphi Opera House will cost \$4 million to complete. Here is the breakdown:

New Addition	\$1,525,000
Accessibility & Safety	\$ 775,000
Historic Structure & Theater	\$1,025,000
Furniture, Fixtures & Equipment	\$ 675,000
Total Project Costs	\$4,000,000

Why do you need an addition to the current building?

- The three-story addition will tie in floor-by-floor with the existing historic structure, nearly doubling its size, providing space for theater essentials and making the center fully accessible and safe. There will be an elevator, two sets of fire stairs, dressing rooms, a multipurpose meeting and rehearsal space, a banquet room, kitchen, theater lobby, and restrooms.

How will the Delphi Opera House project be funded? Are my taxes going into the renovation?

- No local tax dollars are being used in the Delphi Opera House restoration project.
- \$2.5 million comes from federal grants funneled through the Stellar Communities program: \$1 million through the Indiana Office of Community and Rural Affairs and \$1.5 million through the Indiana Housing and Community Development Authority.
- The Delphi Preservation Society has pledged to raise the rest: \$1.5 million over the next three years.

What is Stellar Communities?

- Stellar Communities is a multi-agency partnership initiated by the State of Indiana to fund comprehensive development projects in smaller communities. The Indiana Housing and Community Development Authority, Indiana Office of Community and Rural Affairs, and Indiana Department of Transportation, along with the State Revolving Fund, are participating in this innovative program.
- Delphi is one of only four communities in the state selected to date; North Vernon, Greencastle, and Princeton are the others. More than 40 communities applied in 2012 when Delphi won! Delphi's successful application included 10 projects—the centerpiece is the Delphi Opera House Restoration.
- Eight of the ten projects in Delphi's Stellar application will receive funding over the next three years; the others could happen if funding is identified from sources outside of the Stellar program.

✓ Façade Restoration	✓ Owner-Occupied Housing	✗ Demonstration Solar House
✓ Streetscapes	✓ Utility Enhancements	✗ Quiet Railroad Crossings
✓ Washington Street Trail	✓ Residential Loft Demonstration	
✓ Parking Solutions	✓ Delphi Opera House!	

What is the timeline for completion of the restoration?

- KJG Architecture has been selected to complete the design work for the Delphi Opera House restoration. Working with a committee representing various stakeholders, KJG Architecture expects to complete design schematics by the end of March 2013; design development and construction drawings will follow.
- A construction management firm is being sought to handle the cost estimating, bid preparation, and solicitations. Bids are expected to be let late 2013 or early 2014, with construction getting underway mid-2014.
- The grand Opening of the Delphi Opera House will occur in 2015—the building's 150th anniversary!

What if I don't like opera?

- The Delphi Opera House will have all kinds of music from country to R&B to jazz to gospel to rock!
- The Red Brick Theatre Company from the Delphi Public Library will use the Opera House as its home base with quarterly productions; Ivy Tech also plans to use the Opera House for theater productions; collaborations with Civic Theater of Lafayette are in the works, along with other stakeholders.
- National touring acts will perform in the Delphi Opera House along with regional talent.
- The Delphi Opera House will host dinner theater, community gatherings and receptions, recitals, concerts, even ballroom dancing!

Who will run the Delphi Opera House?

- The Delphi Opera House will likely be run by a not-for-profit group, perhaps called the Delphi Opera House Guild. The organization would be responsible for managing the facility, scheduling events, and lining up the programs, productions, and presenters.

Will the Delphi Opera House be self-sustaining once it is opened? How?

- The business plan for the Delphi Opera House shows the operation in the black by its third year;
- Income sources will include box office for events, rentals of meeting rooms or of the entire facility for conferences, weddings, receptions, etc.
- Other income sources include: concession sales for events, sponsorships for performances, and membership in the Delphi Opera House Guild.

How does the Delphi Preservation Society plan to raise \$1.5 million?

- The Opera House Advisory Board oversees the fundraising for the Delphi Opera House project and is responsible for grant writing, fundraising events, and the capital campaign. A Campaign Cabinet is forming and donor solicitation has begun. Watch for exciting details soon as the campaign goes public.

You say that the Delphi Opera House will be an economic stimulus to the downtown? How?

- Once up and running, the Delphi Opera House will become an economic engine drawing thousands of visitors and residents alike into the downtown each year for events. Delphi Opera House patrons will want places to stay, to dine, and to shop. Events held there will require caterers, florists, lumber and hardware, groceries, and more.
- With entertainment and community gatherings common fare, the historic buildings downtown will attract residents to their upper stories increasing the need for services, retail, and restaurants.

Has this happened in other communities?

- Yes ... so much so, that the *League of Historic American Theaters* held a conference in 2008 at the Newberry Opera House in Newberry, South Carolina. The topic: "Historic Theaters in Small Communities: Catalysts for Economic Development." The NOH was one of many success stories.

How can I get involved?

- The Delphi Preservation Society and Opera House Advisory Board are always in need of volunteers to help with the many projects under way. There is something for every interest whether swinging a hammer or assisting with website development, social media marketing, event planning and coordination, guiding tours, or helping with mailings. Contact: info@delhipreservationsociety.org or phone 765-564-4300 and leave a message.

How can I make a donation? Will it be tax-deductible?

- You can make a donation at either of our websites: www.delhipreservationsociety.org or www.delphioperahouse.org. Interested in sponsorship opportunities? Contact awerling@delhipreservationsociety.org. The Delphi Preservation Society, Inc. is a 501(c)(3) organization so your donation will be tax deductible to the extent allowed by law. And, thank you!