



PREPARED FOR:

**The Village of
Wellington**

**CULTURAL ARTS
CENTER
FEASIBILITY
STUDY**

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PREPARED BY:

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BUILDING A FOUNDATION FOR THE FUTURE

Cultural Arts Center Feasibility Study For the Village of Wellington

The following assessment of the potential for a Cultural Arts Center was prepared by The Chesapeake Group, Inc. (TCG) for the Village of Wellington, Florida. The Chesapeake Group is a premier economic analysis and development firm in the United States, having prepared more than 1,000 plans and analyses since its inception. TCG has established a national reputation with all forms of commercial, entertainment, residential, technology driven, and institutional development in established and emerging communities.

The intent of the analysis is to provide direction with respect to the pursuit of a Cultural Arts Center. Addressed are market factors and preliminary fiscal factors and issues. The analysis reflects the opinion of TCG based on the presented information and TCG's experience in dealing with projects in other locations.

Defining opportunities for the potential facility involved substantial analyses and related activity. These included the following.

- Survey of Wellington area residents.
- Survey of area businesses.
- Limited stakeholder interviews.
- Inventorying existing cultural arts facilities in Palm Beach County.
- Inventorying cultural arts-related organizations in Palm Beach County.
- Inventorying of venues for special events and select performance activity, such as diner theaters and comedy clubs.
- Identification of gaps and potential niches that Wellington could serve.
- Identification of potential spatial needs without identifying sites.
- Estimations of preliminary revenue potential.
- Estimates of initial development costs based on the assumption of a new structure.
- Comparison of preliminary revenues versus costs.

TCG would like to thank the staff of the Village of Wellington for their continued cooperation throughout the process.

The following summarizes the process and information gathered through the analyses and related activity as well as the conclusions with respect to preliminary feasibility of a facility in Wellington.

RESIDENT SURVEY

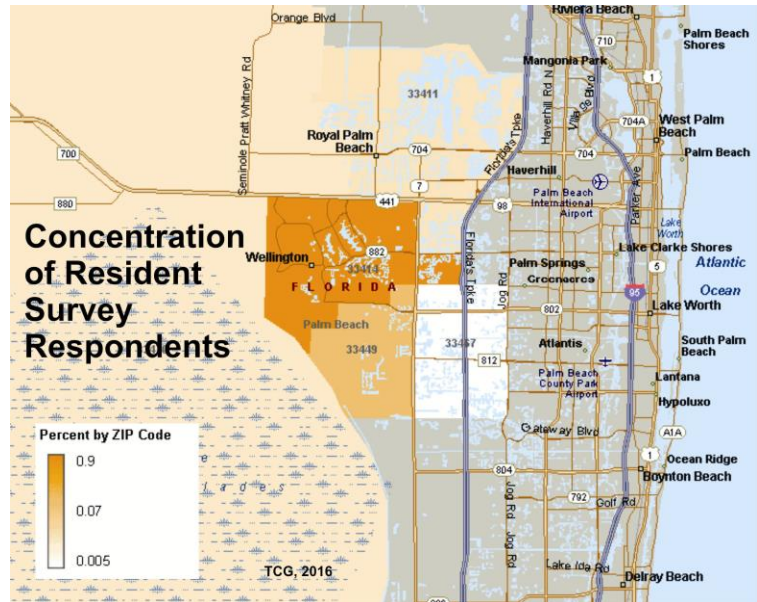
Over 530 households in the Wellington area responded to an online survey. Salient information obtained through the survey follows.

For the responding households:

- ✓ About 95% of all the households reside in Wellington's 33414 zip code area or 33449.

*Table 1 - Zip Code Areas for Responding Households**

Zip Codes	Percent
33414	83.4%
33449	11.2%
33411	2.1%
33470	1.6%
33467	0.5%
33141	0.2%
33415	0.2%
33417	0.2%
33418	0.2%
33424	0.2%
Total	100.0%



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- ✓ About one-third of the respondents were under the age of 45 and more than one-half were between 45 and 64.

*Table 2 -Age Composition of Sample**

Age Composition	Percent
Under 25 years of age	1.1%
25 to 34 years of age	6.3%
35 to 44 years of age	26.3%
45 to 54 years of age	28.8%
55 to 64 years of age	23.2%
65 to 74 years of age	12.6%
75 years of age or more	2.3%

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- ✓ 18% of the responding households have lived in the area for two years or less, and another 21% have lived at their current address for 3 to 4 years. Therefore, about four in ten have lived at their current address a short time.
- ✓ More than four in ten responding households have lived at their current address for at least ten years.
- ✓ 50% of the households have total annual incomes of at least \$125,000. One-third have incomes between \$75,000 and \$125,000.

ENTERTAINMENT

In general, households seek entertainment outside their homes frequently.

- ✓ About six out of every ten households have at least one member that generally seek entertainment outside the home once per week or more often. About eight out of ten households have one or more persons that generally seek entertainment outside the home more often than once a month.

CULTURE & ART

The majority of responding residents participate in some form of culture or artistic activities and endeavors outside of the home.

Many Wellington households have members that participate in various forms of culture and artistic activity.

- ✓ Four out of ten households have members that participate in performing arts involving dance or playing music.
- ✓ About four out of ten have a household member that paints or is involved with photography.

*Table 3- Types of Activities in Which Household Members Participate Outside of the Home**

Participation Activities	Percent
dance	47.1%
playing music	44.7%
singing	26.4%
writing, production, acting or other involvement in plays	19.1%
other performing arts	31.6%
film production	9.8%
painting	39.5%
sculpturing	8.4%
photography	41.1%
pottery production	10.4%
any other arts and crafts of any type	31.6%
readings or poetry	12.5%
technology driven activity such as 3D printing	12.8%

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- ✓ Other activities in which one or more family members participate include sports, equestrian, nature, and fitness.

LIKELY PARTICIPATION RATES IF AVAILABLE/LOCATED IN WELLINGTON

The overwhelming number of respondents are likely to participate in or attend cultural and artistic activity if located in Wellington.

- ✓ Three-fourths of all households do or would partake of public art exhibits or music performances (includes those at the amphitheater).
- ✓ Two-thirds of all households do or would partake of craft shows, and about six in ten would participate in arts and crafts classes and workshops.

*Table 4- Would Participate in the Following if Located in Wellington**

Would Participate if in Wellington	Percent
Public art exhibits or music performances	77.3%
Juried art exhibits or performances	41.5%
Public lectures with speakers	45.5%
Craft shows	65.7%
Arts or crafts classes or workshops	59.9%
Performing arts classes or workshops	33.6%
Regularly scheduled exercise activities	60.1%
Education classes on various or certain subjects not for credits	51.7%
Education classes on various or certain subjects for credit	27.8%
Adult education classes on certain or various subjects	50.3%
Classes related to ongoing education, certification or training related to a profession	27.8%
Computer or other technology training	34.1%
Peer book club or discussions on other topics	29.7%
Small fundraising events for charity or organizations	42.9%

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- ✓ Other residents would participate in community festivals, dancing, nature and other activities if located in Wellington.

An overwhelming number are likely to participate in or attend cultural and artistic activity if located in Wellington.

Many of the responding households had financial responsibility or helped plan events held in Wellington during the past three years.

While most of these activities involve regular meetings of a range of organizations in which household members are involved, a minimum of 5% of the Wellington households planned or had financial responsibility for catered weddings and other receptions, graduation parties and school reunions, and a range of family or other organization functions or celebrations.

*Table 5 - Events Held In Wellington in Past Three Years For Which Household Helped Plan or Had Financial Responsibility**

Event	Actual Numbers
catered weddings	33
receptions	68
regular meetings	125
graduation parties	66
other parties	225
fundraisers	145
family or school reunions	58
other family or organization functions or celebrations	170

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The other family or organization functions or celebrations include birthday events, charity events, anniversary celebrations, baby showers, and bar mitzvahs.

While many events were held in Wellington, the majority of events for which household members in Wellington had financial or planning responsibilities were held outside of the Village. Over 1,000 events were held outside of Wellington or almost two for each responding household. These included about 100 weddings.

*Table 6 - In the Past Three Years, Events Held Outside of Wellington in which Household Members Helped Plan or Had Financial Responsibility**

Events	Yes
catered weddings	99
receptions	131
regular meetings	151
graduation parties	62
other parties	197
fundraisers	142
family or school reunions	72
other family or organization functions or celebrations	160

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Importantly, out one in four such events were held outside of Wellington because of the perceived lack of available or quality of space in the Village.

A perceived lack of space or quality resulted in many events being held in other than Wellington locations.

*Table 7 - Whether the Availability or Quality of Local Space in Wellington Was an Issue in the Decision to Not Hold the Event Locally**

Availability or Quality of Local Space an Issue	Percent
Yes	28.3%
No	47.9%
Not certain	23.8%

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BUSINESS SURVEY

A survey of area businesses was also conducted. While only fifty responded to the survey it is noted that few were retailers who were unlikely to use a facility and those responding included some of the largest non-retail employers in the community.

The results indicate it is noted that there is weak demand associated with actual use of a facility by businesses. However, on the other hand, there exists strong desire and therefore probability of supporting individual or collective events, space naming rights, etc. through sponsorships.

From the business community, there exists strong potential support for individual or collective events and space naming rights through sponsorships.

EXISTING VENUES and ART & CULTURE ORGANIZATIONS

There are literally hundreds of organizations, facilities and events related to a broad range of visual, performing and other cultural arts in Palm Beach County and at least adjacent areas of Martin County.

The United States government categorizes all business activity, including religious organizations, educational institutions, clubs and others using six or less digit North American Classification Codes (NAICS). There are 999,999 six digit codes encompassing all activity.

According to published information, there are a total of 289 entities in Palm Beach County in related NAICS. However, unless an organization or person has its own tax status (for or not-for-profit), the official total likely underestimates the number of events, groups and activities.

*Table 8 - Palm Beach County Related "Businesses" According to Federal Information**

Industry code	Industry code description	Total establishments
611610	Fine Arts Schools	69
711110	Theater Companies and Dinner Theaters	15
711120	Dance Companies	9
711130	Musical Groups and Artists	34
711190	Other Performing Arts Companies	6
711510	Independent Artists, Writers, and Performers	141
712110	Museums	15
Total		289

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To better understand the existing supply of activity, TCG conducted research related to (1) events, (2) activities, (3) organizations and (4) facilities. In analyzing the existing supply, consideration was given to the type of activity provided on site if there was one or more particular site, permanence of events and activities and the provision of facilities. The following is a partial list of events, activities, and venues in Palm Beach County.

Akademia	Jazz Arts Music Society of Palm Beach	Palm Beach North Chamber of Commerce
Alliance Francophone	Jeannette Hare Art Gallery at Northwood University	Palm Beach Opera
Armory Art Center	John D. MacArthur Beach State Park	Palm Beach Photographic Centre
Artigras	Jupiter Academy of Music	Palm Beach Poetry Festival
Artists Showcase	Jupiter Inlet Lighthouse & Museum	Palm Beach Pops
ArtStage	Kelsey Theater	Palm Beach Shakespeare Festival
Ballet Palm Beach	Lake Worth Art League	Palm Beach State, Eissey Campus Theatre
Ballet Theatre	Lake Worth Playhouse	Palm Beach Symphony
Ballpark of the Palm Beaches	Lawrence E. Will Museum of the Glades	Palm Beach Zoo and Conservation Society
Boca Raton Historical Society & Museum	LGBTQ PrideFest	Parade Productions
Bootz Cultural Arts Center	Levis JCC Sandler Center	Perfect Vodka Amphitheatre
Borland Center	Lighthouse ArtCenter	Plein Air Palm Beach
Burt Reynolds Institute	Loggerhead Marinelife Center	Preservation Foundation
Busch Wildlife Sanctuary	Loxahatchee River Environmental Center	Puppetry Arts Center
Canvas	Lynn University, Cultural Arts Venues	Race for the Arts
Canyon Amphitheater	Maltz Jupiter Theatre	Reggae Festival
Carole and Barry Kaye Performing Arts Auditorium	Mandel Public Library of West Palm Beach	Resource Depot
Center for Creative Education	Meyer Amphitheater	River Center
Chamber Music Society of Palm Beach	Milagro Center	Riviera Beach Parks And Recreation
Chicken Coop Theatre	Mizner Park Cultural Center	Riviera Beach Public Library
Children's Science Explorium	Morikami Museum and Japanese Gardens	Riviera Beach Marina Village
Cultural Heritage Museum	Mounts Botanical Garden	Royal Palm Beach Cultural Center
Daggerwing Nature Center	Mounts Botanical Garden of Palm Beach	Schoolhouse Children's Museum & Learning Center
Dance All Night Ballroom	Multilingual Language & Cultural Society	Seabreeze Amphitheater
Dance Arts Conservatory	Museum of Lifestyle & Fashion History	Society of The Four Arts: Art, Music, Drama, Literature
Dance Theatre	National Association of Women Artists: Florida Chapter	South Florida Science Museum
Delray Affair	National Society of Arts and Letters (NSAL) Florida East Coast Chapter	Spady Museum
Delray Art League	Next Level Fairs	Standing Ovation Performing Arts
Delray Beach Arts, Inc. & Festival	North Palm Beach Community Center	Street Beat
Delray Beach Playhouse	North Palm Beach Library	Street Painting Festival
Dolly Hand Cultural Arts Center	Northern Palm Beaches Cultural Alliance Inc.	SunFest of Palm Beach County
Donna Tucci's School of Dance	Norton Museum of Art	Sunflower Creative Arts
Dreyfoos School of the Arts	Okeeheelee Nature Center	Symphonia
Duncan Theatre at Palm Beach State	Old School Square	Taras Oceanographic Foundation
Educational Gallery Group	Orchid City Brass Band	The Kravis Center
En Plein Air Art Travel and Studio Workshops	Outre' Theatre Company	The Palm Beach Photographic Centre
Fame Dance Studio and Performing Arts	Palm Beach Atlantic University - Dance	Theatre Lab
Flagler Museum	Palm Beach Book Festival	Village Music Wellington
Flamingo Clay Studio	Palm Beach County Artists' Art on Park	VSA Florida (VSAFL), The State Organization on Arts and Disability
Florida Atlantic University Galleries	Palm Beach County Band Camp	Wellington Amphitheater
Florida Atlantic University Environmental Education Center	Palm Beach County Environmental Resource Management	Wellington Art Society
Florida Atlantic University, Wimberly Library	Palm Beach County Literacy Coalition	Wellington Children's Theatre
Florida Intergenerational Orchestra	Palm Beach Dramaworks	West Palm Beach A&E District
Florida School for Dance Education	Palm Beach Food & Wine Fest	Wick Theatre & Costume Museum
GardenArts Program of Palm Beach Gardens	Palm Beach Gardens Concert Band	Women in the Visual Arts
Giselle's Dance Studio	Palm Beach International Equestrian Center	Yesteryear Village
Gumbo Limbo Nature Center	Palm Beach International Film Festival	Young Orchestra of the Palm Beach
Harbourside Place Amphitheater	Palm Beach Maritime Museum	Young Singers of the Palm Beaches
HARID Conservatory		
Harriet Himmel Theater		
International Polo Club		

The analysis of the current supply or activity indicates that:

- ✓ Some of the facilities are focused on history, one or more natural resources, recreation, etc.
- ✓ There are several outdoor amphitheatres of various scale.
- ✓ Higher education-based facilities are often open for public use but with priority given to college or university activities and sometimes are difficult to book.
- ✓ The largest theater intended for professional theater use having various scale "black boxes" is the Kravis Center.
- ✓ Most facilities focus on performing or visual arts but not both.
- ✓ In the performing arts arena, many of the non-higher education linked organizations have no permanent rehearsal and performance space.
- ✓ Many of the performance-based organizations move around.
- ✓ In terms of the number of facilities, there are fewer focusing on visual arts and crafts.

Most facilities focus on performing or visual arts but not both.

An additional analyses of available large spaces that can accommodate 300 or more people at tables or 500 more people venues was undertaken. In general, there are a number of such spaces, but the overwhelming majority have limited flexibility. Most are associated with transient accommodations, such as hotels. Use of on-site food providers associated with the hotel operation is the only option in virtually all these cases and generally package deals that include reserved rooms requiring overnight stays are required. Others are associated with religious institutions. In addition, there are a limited number of venues that allow for outside catering but they are generally smaller in scale, unable to accommodate larger audiences. Few others exist that do not offer a combination of use of the facility with at least a food package.

DEMAND FORECAST ---

There are essentially three basic user groups or markets for a cultural arts facility in Wellington. These three markets are:

- Wellington residents.
- Full-time residents from other Palm Beach County communities.
- Part-time residents of Wellington who spend significant and lesser time in Wellington.

In addition, there are two other groups that would contribute to demand but are intentionally not included in TCG's estimates in order to understand demand and related use. These are artistic and craft related businesses and visitors from other than Palm Beach County.

NEW COMMUNITY CENTER USE

Along with the survey of residents, another significant indicator of the potential for a cultural arts center for Wellington comes from the current use of the Community Center. While the Community Center is in its infancy, evening use of rooms has been significant to date.

An analysis of room use indicates that roughly one-third of all Community Center use is attributable to arts related activity. While much of that activity is during the evening hours, a reasonable level of use for arts activity is achieved during daytime hours. Weekend arts activity in the existing Community Center is minimal to date. The following table provides information on the current use for only arts and cultural activity at the Community Center.

*Table 9 - Current Arts Activity in the Community Center**

Activity	Description	Days	Total Use Hours
114134	Cartooning	thr	8
114166	Ballet Tap	mon, tu	20
114167	Jazz Funk	mon, thr	24
114168	Tap Fusion	mon	6
114169	Expressive Dance	thr	14
114170	Hip Hop	wed	12
114171	Dance Lyrical	tu	15
114172	Ballet Technique	thr	21
114625	Tune Tots	thr	9
114681	Acrylic Adults	mon	8
114684	Watercolor Adults	thr	8
214166	Ballet Tap	mon, tu	35
214167	Jazz Funk	mon, thr	45
214168	Tap Fusion	mon	17
214169	Expressive Dance	thr	15
214170	HipHop	wed	18
214171	Dance Lyrical	tu	30
214172	Ballet Technique	thr	30
214380	Expand Your Artistic	thr	18
214625	Tune Tots	thr, sat	36
214680	Expand Your Artistic	thr	18
214681	Acrylic Adults	mon	30
214682	Drawing Adults	tu	40
214684	Watercolor Adults	thr	38
214710	Crafts Workshop	tu	10
Total			525

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In addition, much of the room space in the Community Center does not well accommodate the needs of performance activity, and space is not dedicated with available equipment for a range of crafts and visual arts activity.

The Community Center does not have a one set fee structure but a variety of structures based on circumstances. Based on the review of revenue, it is estimated that roughly \$22,000 in revenues from strictly defined arts activity accrued to Community Center.

The Community Center spaces were not designed specifically to accommodate artistic endeavors.

ANTICIPATED ARTS & CULTURE CENTER USE

Based on the resident survey and the current use of the community center, it is conservatively estimated that 20% to 25% of the residents of Wellington would use a cultural arts facility at least once to three times per year. Use could include either participation in an activity or observation of other participants. Use would be heavier during certain seasons than others. Excluded from this estimate is any activity in Table 5 and 6 that would require seating for more than 100 people.

Assuming a facility is designed and equipped to accommodate a full-range of crafts and visual arts activity in addition to performing arts activity and based on the survey findings, the proximity to various other jurisdictions' populations and the lack of "open to the public" non-performance oriented space, it is estimated that there is a potential for 10 to 20 users/activities by Palm Beach County, non-Wellington organizations per week. Since there are a multitude of such groups, organizations and interested parties, most of which are without a "home" and are within reasonable driving distance of Wellington, this represents less than a 5% "market share" or the amount of activity occurring weekly on a regular basis.

PROPOSED ARTS CENTER SPACE

Success of the facility would be based on its use and meeting the needs of the present and future residents. The goal would be to meet an intermediate niche and not compete with Kravis Center for the Performing Arts or other major facilities in Palm Beach County. The facility would have a comfortable community feel and scale, not intimidating to beginners yet accommodating for high level professionals.

For performance activity, there would be rooms designed to accommodate participants, observers and audiences and reflect the "welcoming feel" of Wellington as a place to live, raise families, recreate, etc.

To facilitate complete use, the ability to accommodate large audiences 500 or more but also rehearsal activity for performing arts and the ability to accommodate group meetings, family events and other such activity, multiple spaces would be necessary. In addition to traditional performing arts activity, this space could be used for regularly scheduled comedy clubs, murder mysteries and other dinner theater types of activity.

For crafts and visual arts, there would be rooms that are properly equipped with advanced technology integration with the arts as well as a full range of possible experiences.

PRELIMINARY SCALE

Based on use, a total of roughly 17,500 square feet of space would be required for the cultural arts center. Included in the space would be:

- "One" larger performance space (roughly 11,000 square feet, with breakout rehearsal space possible or use of another room). Furthermore, this space can also be utilized for a range of other activities such as fundraisers, meetings, weddings, comedy clubs, diner theater, etc.
- Roughly eight smaller spaces, with six of the eight being roughly 400 square feet but two as large as 750 square feet. (These estimates are based on other available spaces in facilities in Palm Beach County.)
- A full kitchen for catering, food services, or potential restaurant.
- Dressing room/changing room areas as well.

The facility to accommodate demand would require roughly 17,500 square feet of space.

Preliminary Revenue Estimates

The following estimates of revenue likely understand revenues by a significant amount by intent. Estimates of revenue are conservative in nature.

In an effort to estimate potential revenues for an arts and cultural facility, TCG developed an average rate based on current use of the Community Center for arts related purposes.

The assumptions with respect to revenues are as follows:

- ✓ Average revenue per hour per room use is estimated at \$40 (in line with current Community Center use).
- ✓ Average use of two continuous hours for an activity.
- ✓ Most revenue anticipated for evening activities.
- ✓ Seasonal variations in use accounted for in estimates.
- ✓ Included is certain revenue potential for use of the larger space for non-traditional performing arts purposes, including regularly scheduled diner theaters, comedy clubs, larger weddings and other activity. The assumed use would be 24 times per year.

There are several options for revenue accrual associated with the non-traditional performing arts larger space. One is to have an on-site food operation that caters all activity, The second is to have a lease agreement with a caterer or two for a period of time. The third is to allow outside caterers to use kitchen facilities booked by the event "holder" or "promoter."

Excluded from the revenue projections are:

- ✓ Revenues from caterer or food service establishment rent or use of food facilities on a full-time basis.
- ✓ Any and all rental fees for the largest space associated with traditional performing arts activity.

Estimated annual revenues, after the initial operating year, are **\$240,000** for the use of the smaller spaces. This is based on 48 weeks and not the full 52 week year. It is based on an average weekly revenue use of eight rooms day and evening, but for five nights only and four rooms during the week for 3 days. Therefore, the average weekly revenue for 48 weeks is \$5,000.

Weekly revenue is estimated to be about \$5,000 with annual revenue of \$240,000, but excluding revenue from kitchen facilities and rental of larger room for performances or events.

Assuming revenues from only rental of the large space and no revenues from a caterer or food service establishment for any and all non-traditional performing arts events, the large space could be expected to generate between \$36,000 and \$46,000 in additional revenue.

Assuming an agreement with a food service establishment on-site to cater all activity but not including rent for use of the kitchen for catering or food service at other times, the large space could generate **between \$90,000 and \$130,000** from non-traditional performing arts activity annually.

Including additional revenue from use of the larger space for non-traditional performing arts purposes, total annual revenues are likely to range from \$330,000 to \$370,000.

Preliminary Cost Estimates

The preliminary facility cost estimate is based on the following assumptions.

1. Hard and soft costs associated with development are estimated to be \$370 per square foot. This figure is slightly above the similar costs for the Community Center.
2. The figure is for the construction of a new building. Rehabilitation of existing space is likely to be significant below this figure.
3. No land costs are assumed. The facility would be built on land controlled by the municipality.

Total soft and hard cost of development for a new structure for a cultural arts facility for Wellington is estimated at **\$6.3 million** for roughly 17,500 square feet.

Preliminary cost estimates for a new building is \$6.3 million.

Preliminary Feasibility Conclusions

Primary preliminary feasibility conclusions are as follows.

1. Many residents will use such a facility participating in or observing cultural arts activity.
2. There is a niche for a facility in Palm Beach County that includes a full range of visual arts, crafts and performing arts that can serve Wellington residents as well as residents from other jurisdiction in Palm Beach County.
3. Likely underestimating use and related revenues and intentionally excluding traditional performing arts derived revenue from a larger space in the facility and full-time food services, \$330,000 to \$370,000 annual minimum revenue is likely to be achieved.
4. Assuming an overlap in programming and certain other aspects of the facility with the Community Center and amphitheater, the conservatively estimated revenue flow should be capable of covering operational costs for the new facility.
5. The revenue flow is insufficient to cover hard and soft costs associate with construction of a new structure. Therefore, those costs would have to be borne or derived from other sources of revenue.

Revenue flow from use is likely to cover operational costs but not hard and soft costs associated with a new building.

Potential Additional Support or Capital Funds

There are a number of methods that have met with varying degrees of success for obtaining or securing capital funding in other communities. The following are some options for all or partial capital funding. The methods are not mutually exclusive.

- ✓ Normal public sector - Normal public center financing including bonding and other available revenue allocations has a certainty and can speed the process..
- ✓ Corporate contributions - Event, room naming rights and other contributions are more than just possible from the business community that could add annual revenue or fund rooms, equipment, etc. for the facility.
- ✓ Fundraising events – Fundraising events can go towards repayment of monies from other sources or for initial injections into capital. Of course, such activity can be used for grant funds to organizations that might utilize the facility.
- ✓ Benefactors - Single or multiple benefactors could provide the capital costs directly or establish an endowment for either capital or operational costs. Those residing part-time in the area or those that have affinity for the area because of the equestrian activity could be among the participants.

- ✓ Targeted grants from foundations or federal, county or state funding sources - One federal source is CDBG. Wellington is an entitlement community under for this program. For example, the facility could provide free use for organizations serving low and moderate income households and other "disadvantaged" populations or could offer dance and other services for similar population groups at no or reduced costs. Such grants could provide for funding for dance studio space, craft spaces with technology, etc.
- ✓ Niche funding - Meeting the needs of those with special needs or disabilities may also represent a funding opportunity through public and private sources. Nearly one in five United States' residents have a disability (19.3%). That number is 20.9% for Palm Beach County. Those numbers are for people aged 5 and up. For those aged 65 and under, the number for Palm Beach County is 6.3%, and in Wellington for those under the age of 65, the number with a disability is also 6.3% of residents. (Percentage estimates provided by the Village of Wellington.)
- ✓ Occupational and other rehabilitation use of spaces - Rehab purposes represent the potential for shared use of spaces with medical, other rehabilitation facilities and specialists both within and outside of Wellington. Crafts and other artistic endeavors can play a key role in the rehabilitation of both physical and non-physical recoveries. The shared space can be funded through a public-private partnership arrangement.
- ✓ "Adoption" of the project by an organized community group - The community foundation, Chamber "Leadership" group or other organizations could "take on" or adopt the creation of the center thereby being a catalyst for it reaching fruition.

In all probability, the fastest and greatest certainty for funding is to utilize normal public sector financing including bonding and other available revenue allocations and supplementing either or both capital and operational costs through any or all of the other means.