



**100 PIER 4 CIVIC/CULTURAL SPACE
Fort Point Arts Community, Inc. Expression of Interest**

EXHIBIT A
LETTER OF APPLICATION

Fort Point Arts Community, Inc.
300 Summer Street, Lower Level
Boston, MA 02210

May 4, 2015

Pier 4 LLC Boston
c/o William Licko
1745 Shea Center Drive, Suite 200
Highlands Ranch, CO 80130
blicko@udr.com Richard.

Redevelopment Authority
c/o Richard McGuinness
One City Hall, Ninth Floor
Boston, Massachusetts 02201
McGuinness@boston.gov

To: Pier 4 LLC and Boston Redevelopment Authority

Re: RFI from Potential Qualified Civic and Cultural Users—100 Pier 4 Civic/Cultural Space

Being duly authorized to represent and act on behalf of the Fort Point Arts Community, Inc. (FPAC) (the “Applicant”), and having reviewed and fully understood all of the requirements and information provide, the undersigned hereby submits the attached Application and supporting materials and hereby applies for the opportunity to provide or submit a proposal for the Civic/Cultural Space as described in the RFI from Potential Qualified Civic and Cultural Users for 100 Pier 4 Civic/Cultural Space (the “RFI”). Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the RFI.

The Owner, the BRA and MassDEP are hereby authorized by the Applicant to conduct any inquiries and investigations to verify the statements, documents, and information submitted in connection with this Application, and to seek clarification from references and other third parties regarding any financial and experience issues.

If the Owner, the BRA or the MassDEP have any questions regarding this Application, please contact the following individual(s):

Emily O’Neil
Executive Director, Fort Point Arts Community
Fort Point Arts Community
300 Summer Street, Lower Level
Boston, MA 02210
617-423-4299
Emily@fortpointarts.org

Jennifer Mecca
President, FPAC Board of Directors
15 Channel Center St #503
Boston, MA 02210
617-233-4218
jen@tekkamecca.com

The undersigned confirms and warrants that there is no officer, director, partner, employee or spouse of any of the foregoing categories of individuals who is:

- (a) An elected official of the City of Boston or an employee of the City of Boston, MassDEP or the Owner;
or
(b) Related to or has any business or family relationship with any elected official of the City of Boston or any employee of MassDEP or the Owner, such that there would be any conflict of interest or any appearance of conflict of interest in the evaluation or consideration of this Application by the Owner, the BRA or MassDEP

The undersigned declares that the statements made and the information provided in the duly completed Application are complete, true and correct in all respects.

Please do not hesitate to contact us if there are any questions.

Cordially,



Emily O'Neil
Executive Director, Fort Point Arts Community



Jennifer Mecca
President, Fort Point Arts Community

cc:
FPAC Board



**100 PIER 4 CIVIC/CULTURAL SPACE
Fort Point Arts Community, Inc. Expression of Interest**

EXHIBIT B
FORM OF APPLICATION

Fort Point Arts Community, Inc.
300 Summer Street, Lower Level
Boston, MA 02210
617-423-4299
Emily@fortpointarts.org

May 4, 2015

Pier 4 LLC Boston
c/o William Licko
1745 Shea Center Drive, Suite 200
Highlands Ranch, CO 80130
blicko@udr.com

Redevelopment Authority
c/o Richard McGuinness
One City Hall, Ninth Floor
Boston, Massachusetts 02201
Richard.McGuinness@boston.gov

To: Pier 4 LLC and Boston Redevelopment Authority

Re: RFI from Potential Qualified Civic and Cultural Users—100 Pier 4 Civic/Cultural Space

Dear Bill and Rich,

The Fort Point Arts Community, Inc. (FPAC) is pleased to submit this letter as part of the Expression of Interest for the Pier 4 Cultural Space. As you know, FPAC is a 501-c3 non-profit community-based organization founded in 1980. Our mission is to promote the work of our artists to a broad and diverse audience; to preserve the artists community in the Fort Point Channel and Seaport area; to insure the continuance of permanent, affordable studio space; to build community; and to increase the visibility of the arts in Fort Point.

In 2012, through the assistance of a Mass Cultural Council grant and funding from the BRA, FPAC undertook a community-based planning process for the development of an arts center which would provide a range of cultural space needs for the neighborhood including affordable shared workspace, performance space, a gallery and a home for Made In Fort Point, our cooperative store. The result of this process was a strategic plan for a 26,000 sf facility that could through our business plan, potentially operate sustainably in a rent-free space. A copy of the prospectus document we shared with the BRA in September 2013 is attached.

While the space at Pier 4 is not suited to portions of our plan, we would be interested in pursuing a conversation regarding programming of the space and the potential to accommodate some portions of it. There are many components – CAM charges, access, configuration, construction cost, and operations, that need further investigation and discussion as part of developing a workable business model for the space. Additionally, the 2012 business plan has not been revisited to understand impact of other area cultural projects, or our own

development of the FPAC Space at the Envoy Hotel (another Chapter 91 venue). As such, at present, we have not reached out to other organizations regarding potential partnerships. We would however be willing to discuss partnerships with other groups to help make the space a successful cultural destination within the Seaport and Fort Point area if a sustainable business model can be reached.

The following pages provide initial responses to the Form of Application questions.

We would be happy to meet with the BRA to provide an update on our organizations current goals and initiatives for artist space, and to determine whether the space at Pier 4 could be a part of our organization's efforts to build a vibrant arts and cultural community in the Fort Point/ Seaport area in the near-term or in the future.

Cordially,



Emily O'Neil
Executive Director, Fort Point Arts Community



Jennifer Mecca
President, Fort Point Arts Community

cc:
FPAC Board



**100 PIER 4 CIVIC/CULTURAL SPACE
Fort Point Arts Community, Inc. Expression of Interest**

**EXHIBIT B
FORM OF APPLICATION**

1.0 NON-PROFIT ORGANIZATION STRUCTURE

1.1 Please provide your organization's name (full legal name) and state of incorporation and your:

Fort Point Arts Community, Inc.
300 Summer Street, Lower Level
Boston, MA 02210
617-423-4299
Emily@fortpointarts.org
www.fortpointarts.org

1.2 Please provide a copy of your organization's certificate of incorporation, a copy of your determination letter from the Internal Revenue Service, and if applicable, a copy of your organization's last Form PC filed with the Massachusetts Office of the Attorney General, Non-Profit Organizations/Public Charities Division.

FPAC was approved by the IRS for 501(c)(3) status June 4, 1986. See attached letter. A copy of FPAC's 2013 Form PC is also attached.

1.3 Please provide a list of the officers and directors for your organization and include for each:

See attached. FPAC Board Members are volunteers and do not receive remuneration for their services to the community.

2.0 APPLICATION EVALUATION

2.1 Please provide a description of your proposed qualified Civic Use and how your entity would use the Civic Space. See Section 3.0 of this RFI for a description of qualified Civic Uses and Section 4.0 of this RFI for a description of the Civic Space.

See attached FPAC "Art Lab Fort Point" prospectus.

2.2 Please review the evaluation criteria set forth in Section 10.0 of the RFI and address how your organization will meet each criterion.

See attached FPAC "Art Lab Fort Point" prospectus.

3.0 FINANCIAL VIABILITY AND CAPABILITY

3.1 Please provide evidence of the financial viability of your organization and your ability to meet the lease economic terms set forth in Section 7.0 of this RFI.

As previously mentioned, FPAC's business plan for creating an arts center is based on \$0 per square foot rent, but does include provisions for operations costs. Development and construction costs for the 26,000sf program were estimated to be \$4.5M, however as the project had not moved forward due to difficulties identifying a site, a fundraising plan was not developed. Additional information and strategic plan available upon request.

3.2 Please describe your plans to contribute to the costs of creating the space you require, funding sources and contingency plans. This would include the costs for any capital and/or tenant improvements (i.e., appropriate finishing and/or furnishing your space).

Pending further conversations with the BRA and the City of Boston, we will gladly review our current business plan and model if we determine a portion of the space would be viable for one of our program components.

3.3 Please attach to your Application, copies of the last two years' audited or un-audited financial statements for your organization. If your organization has been in operation for less than three years, please provide financial statements for as many years as you have been operating.

Please see attached Profit and Loss statements for FY13 and FY14, and a year to date statement for FY15.

4.0 ORGANIZATION PROGRAMMING AND SERVICE DELIVERY

4.1 Please describe the programs and service delivery your organization provides including a summary of target user groups and the relationship of the use of the Civic Space to your Organization's program and services.

FPAC's FY15 programming plans include three open studio events and rotating gallery programming in two Fort Point locations: 300 Summer Street and 290 Atlantic Avenue. Sub-categories of this programming includes commissioning and facilitating the installation of up to 8 pieces of temporary public art; hosting monthly receptions/artist talks for gallery openings and coordinating free artist-run public art tours and workshops. Additionally, FPAC owns and operates Made in Fort Point (MIFP), a cooperative store that presents rotating exhibitions of arts, crafts and design made by local artists, hosts public events and provides a much needed retail amenity in the community. FPAC plans to open a second location for Made in Fort Point in May 2015. Located in the Envoy Hotel, a new luxury Marriott Hotel being built on Sleeper Street in the Seaport District, the second MIFP store will give FPAC the opportunity and visibility to engage with a greater number of visitors to Boston, as well as the growing workforce.

Additional information available upon request, or visit www.fortpointarts.org for a sample of current programs and activities.

See attached FPAC "Art Lab Fort Point" prospectus for program components for which we seek space.

5.0 CONTRIBUTION TO COMMUNITY

5.1 Please describe how your Application will contribute to the spirit of planning objectives for the South Boston Waterfront to provide a vibrant and popular year-round public destination for a diverse demographic. Make special note of how your Application meets the following:

See attached FPAC "Art Lab Fort Point" prospectus.

6.0 COLLABORATION OPPORTUNITIES

6.1 Is this a joint Application with another non-profit organization? If yes, please include evidence of their involvement (e.g. signed letter of intent outlining financial and/or other contributions with the non-profit organization).

At present, FPAC has not reached out to other organizations regarding potential partnerships. We would however be willing to discuss partnerships with other groups to help make the space a successful cultural destination within the Seaport and Fort Point area if a sustainable business model can be reached.

Internal Revenue Service

Department of the Treasury

District
Director

P.O. Box 1688, GPO Brooklyn, N.Y. 11202

Date: JUN 4 1986

Fort Point Arts Community, Inc.
249 A Street No 14
Boston, MA 02210

Employer Identification Number:
04-2717403
Our Letter Dated:
February 24, 1981
Person to Contact:
Mr. Pomerico
Contact Telephone Number:
(718) 780-6138

Dear Gentlemen:

This modifies our letter of the above date in which we stated that you would be treated as an organization which is not a private foundation until the expiration of your advance ruling period.

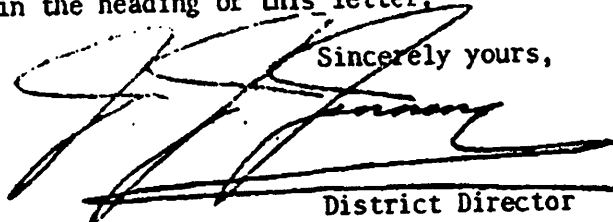
Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Internal Revenue Code, because you are an organization of the type described in section 509(a)(1) & 170(b)(1)(A)(vi). Your exempt status under section 501(c)(3) of the Code is still in effect.

Grantors and contributors may rely on this determination until the Internal Revenue Service publishes notice to the contrary. However, a grantor or a contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section 170(b)(1)(A)(vi) status, or acquired knowledge that the Internal Revenue Service has given notice that you would be removed from classification as a section 170(b)(1)(A)(vi) organization.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



District Director

cc:

Letter 1050(DO)(7-77)

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Office Use Only: Fiscal Year

The Commonwealth of Massachusetts
OFFICE OF THE ATTORNEY GENERAL
NON-PROFIT ORGANIZATIONS/PUBLIC CHARITIES DIVISION
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

(617) 727-2200, ext. 2101
www.mass.gov/ago/charities

Form PC

C
950

Report for the Fiscal Period: 07/01/12 to 06/30/13

Attorney General's Account #: 014910

Federal ID #: 04-2717403

When did the organization first engage in charitable work in Massachusetts? 10/15/1980

Has the organization applied for or been granted IRS tax exempt status? Yes No

If yes, date of application OR date of determination letter: 02/24/1981

IRS Exemption under 501(c): 3

If exempt under 501(c), are contributions to the organization tax deductible as charitable contributions? Yes No

Check all items attached (if applicable)

- Schedule A-1
- Schedule A-2
- Schedule RO
- Probate Account
- Copy of IRS Return
- Audited Financial Statements/Review
- Filing Fee
- Amended Articles/By-Laws

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14 JUN - 3
14 JUN 14

Organization Data

Name: FORT POINTS ARTS COMMUNITY, INC.

Mailing Address: 300 SUMMER STREET, M-1

City: BOSTON State: MA ZIP: 02210

Phone Number: 617-423-4299 Fax Number: 617-965-4863

Email: INFO@FORTPOINTARTS.ORG Website: WWW.FORTPOINTARTS.ORG

In the table below, please enter the appropriate codes from the corresponding tables found in the instructions. Enter up to 2 codes from Table 3 for your organization's main purpose(s)

Category	Code	Category	Code
County (Table 1)	13	Organization Purpose Code 1	25
Type of Organization (Table 2)	1	Organization Purpose Code 2	

Please check box if final return prior to dissolution:

Office Use Only: Payment Received nk



FPAC Board of Directors 2015-2016

<p>President Jennifer Mecca 15 Channel Center #503 Boston, MA 02210 617-233-4218 jen@tekkamecca.com</p> <p>Race: White Board Term Expiration/Re-election Date 6/2015 Member 2007-2010, 2012-present</p>	<p>Andrew Neumann 300 Summer Street #55 Boston, MA 02210 617-423-7046 Adn58@rcn.com</p> <p>Race: White Board Term Expiration/Re-election 5/2015 Member 2014-present</p>
<p>Vice President George Vasquez 249 A Street #65 Boston, MA 02210 617-482-2882 jorgev@rcn.com</p> <p>Race: Hispanic Board Term Expiration/Re-election 5/2015 Member 2007-2009, 2014-present</p>	<p>David Polcaro 300 Summer Street #14 Boston, MA 02210 dpolcaro@eastcoastcatalyst.com</p> <p>Race: White Board Term Expiration/Re-election 5/2015 Member 2014-present</p>
<p>Treasurer Jim Souza 25 Channel Center Street Boston, MA 02210 jimmysouza@hotmail.com</p> <p>Race: White Board Term Expiration/Re-election 5/2015 Member 2013-present</p>	<p>Claudia Ravaschiere 355 Congress Street #3 Boston, MA 02210 617-574-9439 crav@Createsound.com</p> <p>Race: White Board Term Expiration/Re-election 5/2015 Member 2013-present</p>

<p>Clerk Danielle Pillion 50 Bailey St Boston, MA 02124 dmpillion@gmail.com</p> <p>Race: White Board Term Expiration/Re-election 5/2015 Member 2014-present</p>	<p>Jon Seward 300 Summer Street Boston, MA 02210 617-542-3101 jonseward@mindspring.com</p> <p>Race: White Board Term Expiration/Re-election 5/2015 Member 2010-present</p>
<p>Shirley Barkai 371 Country Way Needham, MA 02492 sbarkai@oattravel.com</p> <p>Race: White Board Term Expiration Date 5/2015 Member 2013-present</p>	<p>Raber Umphenour 15 Channel Center Boston, MA 02210 raberumphenour@gmail.com</p> <p>Race: White Board Term Expiration Date 5/2015 Member 2014-present</p>
<p>Amy MacDonald 259 A Street #27 Boston, MA 02210 617-312-6052 amybmacdonald@gmail.com</p> <p>Race: White Board Term Expiration Date 5/2015 Member 2013-present</p>	<p>Barbara Mackin 347 Congress Street Boston, MA 02210</p> <p>Race: White Board Term Expiration Date 5/2015 Member 2014-present</p>

Art Lab Fort Point



We bring art to the public.

fpac
Fort Point Arts Community

300 Summer Street M1 Boston MA 02210 | 617 423-4299
September 2013

Art Lab Fort Point

A multi-functional place for interdisciplinary creativity, collaboration, culture and community

Change is in the air in Fort Point. Cranes tower over construction sites. The skyline is a dynamic work in progress. Historic buildings are being retooled to the needs of the most recent wave of innovation economy workers and residents to cross the Channel. The atmosphere is electric with the promise of urban vitality.

This explosive growth accelerates a process of economic development initiated by the Fort Point Arts Community (FPAC) over thirty years ago and actively promoted by its membership of artists and entrepreneurs ever since.

While Fort Point offers a rich array of creative, entrepreneurial, cultural, and educational assets, what's lacking is a dedicated, permanent, public place where the arts and tech communities, young professionals and visitors can access these resources.

FPAC envisions THE ART LAB as a multifunctional facility that will provide shared, affordable work space, nurture cross-pollination between the arts and technology, and reinforce the unique cultural identity that has attracted visitors and residents for decades.

A place to work, create, collaborate

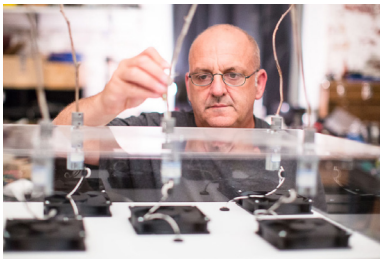
Faced with escalating rents in Fort Point, where can an artist gain access to affordable, functional, well-equipped work space? How can the micro-apartment dweller indulge her passion for woodworking? Where can young entrepreneurs with a hot new idea find the facilities for prototyping their concept or product?



THE ART LAB can meet these needs through shared, well-equipped and affordable working spaces, a model successfully adopted by visionary organizations nationwide.

A bridge between art and technology

THE ART LAB will facilitate interaction among artists, entrepreneurs and technical visionaries -- community stakeholders whose penchant for bold, unconventional thinking will help keep the “innovation” in Innovation District. Equally important, THE ART LAB will ensure a continuous infusion of younger blood through mentoring and education in the arts, crafts, new technologies and entrepreneurship.



The cultural heart of a dynamic, diverse community

THE ART LAB will be a venue for entertainment and cultural events, drawing customers to local businesses, expanding leisure alternatives for employees, and adding value to employers’ investment in the community. It will provide a permanent physical location for people to gather, interact, and forge synergistic relationships across sectors and disciplines. THE ART LAB will build on the foundation of a 34-year-old arts community established and grown from within Fort Point’s lofts and alleyways, and leverage the resources of a surging local economy.

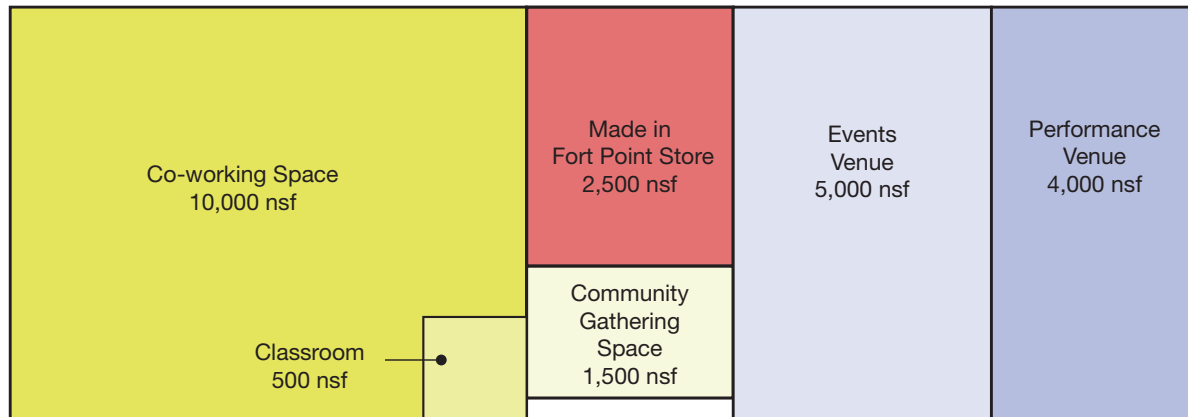
In developing and staffing THE ART LAB, FPAC will draw upon the collective expertise of its membership, which includes visual artists in all media as well as architects, industrial designers and other creative professionals.

In addition to FPAC, potential Fort Point-based resources for THE ART LAB include the Boston Virtuosi Chamber Orchestra, Studio Soto, the Fort Point Studio School, Fort Point Theatre Channel, Artists for Humanity, and Design Museum Boston.



Five Interlocking, Flexible Components

THE ART LAB will house programming in five types of spaces, flexibly designed to accommodate a variety of uses.



Artist Co-working Spaces (~10,000 square feet)

The core of the project is a shared collaborative workspace equipped with traditional tools such as kilns and power tools, as well as specialized advanced technologies such as digital printing, 3-D printing, and laser cutting. This reflects a growing national trend toward “maker spaces” – an approach that has been adopted by forward-looking creative communities across the country to foster interdisciplinary collaboration. Space to work is a desperately needed resource for artisans in all media as property values skyrocket.



Performance Space
(~4,000 square feet)

Fort Point spawns an abundance of dance, theater and performance art. THE ART LAB, for the first time, will provide a permanent performance venue, which is key to establishing Fort Point in the public consciousness as a prime cultural destination. Flexibly configured, the performance space will seat 50 to 150 audience members.

Made in Fort Point
(~2,500 square feet)

FPAC's retail store featuring merchandise made by Fort Point artists will augment a small Boutique store that will open in 2015 in the Marriott Autograph hotel being built on the northern edge of Fort Point. Retail sales will generate funds both for individual artists and THE ART LAB.

The Living Room
(~1,500 square feet)

A multifunctional "Living Room" will be a gallery space that can also accommodate gatherings of up to 50 people. It will be adaptable for curated art exhibits or for use as a classroom for artist skill development, community art classes, entrepreneurship training and other workshops.

Events Venue
(~5,000 square feet)

The performance space and gallery will also be available to rent for corporate and private events, meetings and training sessions. Equipped with a kitchen and other support facilities, it will accommodate groups of 20 to 200. Rental fees will help make THE ART LAB financially self-sustaining over the long term. At low or no cost, community groups will use the space for meetings and education.



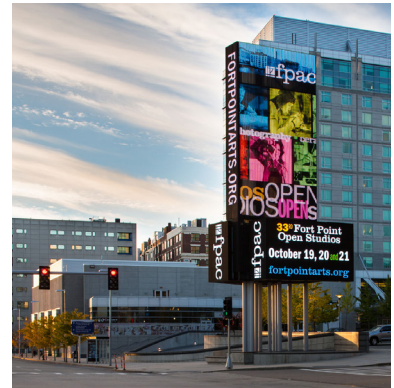
The Fort Point Arts Community: A Legacy of Community Service

The nonprofit Fort Point Arts Community of South Boston, founded in 1980, will develop and manage THE ART LAB.

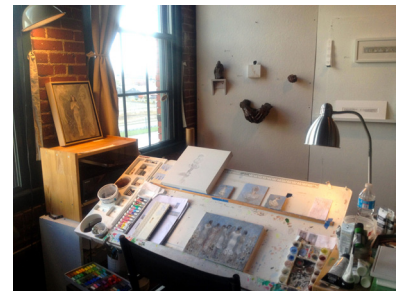
FPAC members bring a broad and deep portfolio of professional experience — as faculty of Boston’s art schools and public and charter schools, and as artists exhibiting locally, nationally, and internationally, with works in many prestigious collections. Members are active participants in the creative economy as business owners and entrepreneurs. The board of directors includes working artists, architects, urban designers, real estate professionals and representatives from local arts organizations and businesses.

FPAC has a track record of successful initiatives benefiting its members and the city, laying a solid foundation for our campaign to create THE ART LAB. Examples:

- Fort Point Open Studios FPAC organized Boston’s first Open Studios in 1979. Open Studios, Spring Art Walk and the annual Holiday Sale draw an estimated 10,000 visitors each year.
- Artist Live/Work Space FPAC developed the 249 A Street Artists Cooperative and The Artist Building at 300 Summer Street, limited equity cooperatives housing 90 artists. FPAC was instrumental in founding the Fort Point Cultural Coalition, developers of Midway Studios, Boston’s largest artist building, with 89 live/work units and businesses. Prior to the sale of the Boston Wharf portfolio, the FPAC Artist Leases represented, at their peak, studios in over 20 buildings in Fort Point encompassing well over 350,000 square feet of space.
- Made in Fort Point In 2008, FPAC launched Made in Fort Point, a retail store and gallery in space loaned by a local developer. In 2012, MIFP moved to a new temporary space. In 2015, a satellite will open in a hotel being built near the federal courthouse, with the primary location at THE ART LAB.



- “Exposing” Fort Point Artists FPAC operates the FPAC Gallery at 300 Summer Street, presenting eight shows a year. FPAC also curates corporate and residential exhibit spaces in the Fort Point Channel area, generating publicity for the artists and income for FPAC.
- FPAC’s art-lending program allows Fort Point artists to exhibit their work at Boston-area corporations. FPAC launched this program with WBUR in 1998. Since then, we have exhibited over 1,500 original artworks in businesses, public spaces and residential lobbies including Atlantic Wharf, Channel Center and Factory 63 in Fort Point.
- Educational and Other Projects FPAC hosts free hands-on art projects for adults and children during Open Studios. FPAC also regularly raises and disburses funds for public art. Most recently, FPAC worked with a local developer to solicit a major artwork that will adorn the exterior of a 900-car parking garage — a creation destined to be a Boston landmark.



Many components of THE ART LAB are a part of FPAC’s current programming and are scalable to support FPAC’s vision, providing income, a foundation for growth, and a testing ground for financial projections.



Initial planning for THE ART LAB was financed with a grant from the Massachusetts Cultural Council’s Cultural Facilities Project and neighborhood development funds administered by the Boston Redevelopment Authority. This process revealed significant enthusiasm and capacity for a permanent, sustainable, interdisciplinary community resource.

FPAC is currently seeking funding for pre-development activities; its target goal is \$200,000. Funds will be used to hire a project director, scale existing programs to meet project goals, enlist partners, and oversee fundraising. Over the next few months, FPAC will be expanding its art lending program and contracting with a retail consultant in order to maximize Made in Fort Point as a resource for THE ART LAB.



300 Summer Street M1 Boston MA 02210 | 617 423-4299
September 2013

Fort Point Arts Community, Inc.
Profit and Loss
 July 2013 - June 2014

	Total
Income	
380 FPAC Store/Art @ 12	
382 Sales	22,002.42
384 Participation fees	40.00
386 Miscellaneous	406.85
390 Art @ 12 Fees	30.00
Total 380 FPAC Store/Art @ 12	\$ 22,479.27
400 Gallery Income	
405 Other	15.00
406 Sales	2,249.86
Total 400 Gallery Income	\$ 2,264.86
408 Atlantic Wharf Gallery Income	6,000.00
408.1 Sales	1,508.25
408.2 Programming	29,500.00
Total 408 Atlantic Wharf Gallery Income	\$ 37,008.25
410 Grants	15,000.00
412 Foundation Grants	4,400.00
413 Government Grants	
415 Boston Cultural Council	2,000.00
416 MA Cultural Council	3,500.00
Total 413 Government Grants	\$ 5,500.00
Total 410 Grants	\$ 24,900.00
425 Individual Contributions	8,736.90
430 Interest	
431 Fidelity Investments	0.53
433 Main - Eastern Bank	8.19
Total 430 Interest	\$ 8.72
440 Membership dues	9,760.00
460 Open Studios Income - Fall	
461 Artist Participation Fees	9,375.00
462 Brochure Advertising Sales	7,170.00
463 Raffle, T Shirts and Contributi	50.00
464 Sponsorship	12,333.00
465 Grant - Open Studio	600.00
Total 460 Open Studios Income - Fall	\$ 29,528.00
470 Other Income and Art Lending	75,232.62
475 Web site fees	120.00
Total Income	\$ 210,038.62
Gross Profit	\$ 210,038.62
Expenses	
610 FPAC Store / Art @ 12	72.45
612 Sales payments to artists	17,958.82
614 Display and supplies	1,009.75
616 Printing	462.57
618 Entertainment	417.41
624 Telephone	816.16
626 Credit card fees	1,037.06
628 Miscellaneous	100.00
Total 610 FPAC Store / Art @ 12	\$ 21,874.22
610.10 FPAC Store @ 315A	529.75
610.15 Setup Costs	30.54
Total 610.10 FPAC Store @ 315A	\$ 560.29
630 Gallery Expenses	
630.2 Entertainment	816.52
630.5 Other	45.28
630.7 Printing	45.00
630.9 Sales Payments to Artists	1,285.40
631.1 Credit card fees	42.95

Total 630 Gallery Expenses	<u>\$ 2,235.15</u>
640 Atlantic Wharf Gallery	
640.1 Miscellaneous	1,728.42
640.2 Printing	234.93
640.3 Sales Payments to Artists	1,181.60
640.4 Stipends	15,376.00
Total 640 Atlantic Wharf Gallery	<u>\$ 18,520.95</u>
645 General and Administrative	80.89
646 Audit and Accounting Fees	8,311.50
647 Bank & Credit Card Fees	751.26
648 Consulting Fees	14,369.00
649 Equipment < \$500	201.74
650 General Expense	1,577.86
651 Insurance	2,912.00
652 Internet and Website - Old	595.60
653 Legal Fees	75.08
654 Office Supplies	2,100.05
655 Postage	106.56
656 Printing	922.83
657 Promotion	1,306.31
658 Telephone/Internet & Website	1,432.62
659 Payroll Service	104.81
Total 645 General and Administrative	<u>\$ 34,848.11</u>
684 Open Studios Expenses - Fall	
685 Advertising	670.48
686 Consulting Fees	26,150.00
689 Printing	9,598.20
690 Promotion	1,817.48
Total 684 Open Studios Expenses - Fall	<u>\$ 38,236.16</u>
695 Outreach and Art Lending	15,581.55
696 Consulting Fees-Art Lending	2,230.00
696.1 Stipend	30,150.00
Total 695 Outreach and Art Lending	<u>\$ 47,961.55</u>
697 Public Art	16,538.07
700 Payroll Expenses	0.00
701 Employer FICA	3,385.26
702 Wages	37,453.00
Total 700 Payroll Expenses	<u>\$ 40,838.26</u>
730 Rent	6,993.42
731 Electric	786.84
799 Void	0.00
Total Expenses	<u>\$ 229,393.02</u>
Net Operating Income	<u>-\$ 19,354.40</u>
Other Income	
800 Fiscal Agent Income	
810 Fiscal Agent Income - Other	1,100.00
811 Starry Night	
812 Grant-Starry Night	49,000.00
Total 811 Starry Night	<u>\$ 49,000.00</u>
Total 800 Fiscal Agent Income	<u>\$ 50,100.00</u>
888 Interest Incine	5.88
Total Other Income	<u>\$ 50,105.88</u>
Other Expenses	
900 Fiscal Agent Expenses	1,100.00
902 Starry Night	30,911.60
Total 900 Fiscal Agent Expenses	<u>\$ 32,011.60</u>
Total Other Expenses	<u>\$ 32,011.60</u>
Net Other Income	<u>\$ 18,094.28</u>
Net Income	<u>-\$ 1,260.12</u>

Fort Point Arts Community, Inc.
Profit and Loss
July 2012 - June 2013

	Total
Income	
380 FPAC Store/Art @ 12	
382 Sales	37,983.11
384 Participation fees	1,920.00
386 Miscellaneous	75.00
390 Art @ 12 Fees	75.00
Total 380 FPAC Store/Art @ 12	\$ 40,053.11
400 Gallery Income	
401 Application fees	0.00
406 Sales	775.00
Total 400 Gallery Income	\$ 775.00
408 Atlantic Wharf Gallery Income	4,000.00
408.1 Sales	1,150.00
408.2 Programming	10,000.00
Total 408 Atlantic Wharf Gallery Income	\$ 15,150.00
410 Grants	
412 Foundation Grants	6,400.00
413 Government Grants	
413.1 Boston Redevelopment Authority	80,000.00
415 Boston Cultural Council	2,000.00
416 MA Cultural Council	23,000.00
417 Other	7,500.00
Total 413 Government Grants	\$ 112,500.00
Total 410 Grants	\$ 118,900.00
425 Individual Contributions	644.35
430 Interest	
431 Fidelity Investments	0.79
433 Main - Eastern Bank	10.04
Total 430 Interest	\$ 10.83
440 Membership dues	8,000.00
460 Open Studios Income - Fall	
461 Artist Participation Fees	9,275.00
462 Brochure Advertising Sales	2,765.00
463 Raffle, T Shirts and Contributi	1,790.00
464 Sponsorship	24,250.00
Total 460 Open Studios Income - Fall	\$ 38,080.00
470 Other Income and Art Lending	15,647.45
475 Web site fees	305.00
Total Income	\$ 237,565.74
Gross Profit	\$ 237,565.74
Expenses	
610 FPAC Store / Art @ 12	
612 Sales payments to artists	11,386.96
614 Display and supplies	17,679.46
616 Printing	1,378.56
618 Entertainment	376.46
620 Insurance	1,442.00
622 Electric	561.89
624 Telephone	827.57
626 Credit card fees	1,716.91
627 Accounting Fees	3,113.75
628 Miscellaneous	685.00
Total 610 FPAC Store / Art @ 12	\$ 39,168.56
630 Gallery Expenses	
630.4 Insurance	961.00
630.5 Other	6,859.64

630.7 Printing	115.47
630.9 Sales Payments to Artists	520.00
631.1 Credit card fees	14.45
Total 630 Gallery Expenses	\$ 8,470.56
640 Atlantic Wharf Gallery	
640.1 Miscellaneous	639.11
640.2 Printing	59.93
640.3 Sales Payments to Artists	910.00
640.4 Stipends	6,250.00
Total 640 Atlantic Wharf Gallery	\$ 7,859.04
645 General and Administrative	222.55
646 Audit and Accounting Fees	3,113.75
647 Bank & Credit Card Fees	404.99
648 Consulting Fees	35,182.00
649 Equipment < \$500	30.81
650 General Expense	409.08
651 Insurance	500.00
652 Internet and Website - Old	210.00
654 Office Supplies	974.31
655 Postage	30.10
656 Printing	77.50
657 Promotion	3,322.26
658 Telephone/Internet & Website	1,252.39
Total 645 General and Administrative	\$ 45,729.74
684 Open Studios Expenses - Fall	204.09
685 Advertising	324.40
686 Consulting Fees	17,800.00
687 Other	1,073.08
689 Printing	7,650.24
Total 684 Open Studios Expenses - Fall	\$ 27,051.81
695 Outreach and Art Lending	6,194.97
696.4 Art Lending Sales	5,500.00
Total 695 Outreach and Art Lending	\$ 11,694.97
697 Public Art	10,992.16
697.10 Materials	226.27
Total 697 Public Art	\$ 11,218.43
700 Payroll Expenses	
701 Employer FICA	2,092.13
702 Wages	27,348.00
Total 700 Payroll Expenses	\$ 29,440.13
730 Rent	7,529.49
731 Electric	962.05
799 Void	0.00
Total Expenses	\$ 189,124.78
Net Operating Income	\$ 48,440.96
Other Income	
800 Fiscal Agent Income	
810 Fiscal Agent Income - Other	12,049.84
Total 800 Fiscal Agent Income	\$ 12,049.84
888 Interest Incine	1.01
Total Other Income	\$ 12,050.85
Other Expenses	
900 Fiscal Agent Expenses	
910 Fiscal Agent Expenses - Other	12,049.84
Total 900 Fiscal Agent Expenses	\$ 12,049.84
Total Other Expenses	\$ 12,049.84
Net Other Income	\$ 1.01
Net Income	\$ 48,441.97

Fort Point Arts Community, Inc.
Profit and Loss
July 1, 2014 - May 4, 2015

	Total
Income	
385 FPAC Store - 315A	28,771.31
385.10 Memberships	600.00
385.50 Sponsorship	5,833.00
Total 385 FPAC Store - 315A	\$ 35,204.31
400 Gallery Income	
405 Other	600.00
406 Sales	3,236.87
Total 400 Gallery Income	\$ 3,836.87
408 Atlantic Wharf Gallery Income	
408.1 Sales	561.19
408.2 Programming	12,200.00
408.30 Public Art	6,450.00
Total 408 Atlantic Wharf Gallery Income	\$ 19,211.19
410 Grants	
412 Foundation Grants	15,500.00
413 Government Grants	
413.1 Boston Redevelopment Authority	100,000.00
416 MA Cultural Council	3,600.00
417 Other	2,500.00
Total 413 Government Grants	\$ 106,100.00
Total 410 Grants	\$ 124,600.00
425 Individual Contributions	3,028.49
427 Board Donations	750.00
430 Interest	
433 Main - Eastern Bank	1.23
Total 430 Interest	\$ 1.23
440 Membership dues	13,815.00
460 Open Studios Income - Fall	
461 Artist Participation Fees	5,356.70
462 Brochure Advertising Sales	1,910.00
463 Raffle, T Shirts and Contributi	1,923.40
464 Sponsorship	22,200.00
Total 460 Open Studios Income - Fall	\$ 31,390.10
460.10 Open Studio - Holiday Sale	520.00
460.2 Open Studios Income - Spring	
461.2 Artist Participation Fees	2,520.00
462.2 Brochure Advertising Sales	430.00
Total 460.2 Open Studios Income - Spring	\$ 2,950.00
470 Other Income and Art Lending	140,596.26
480 General Sponsorship	2,500.00
499 Sales Tax	-3,378.73
Services	5,670.32
Total Income	\$ 380,695.04
Gross Profit	\$ 380,695.04
Expenses	
610.10 FPAC Store @ 315A	223.34
610.12 Sales Payments to Artists	2,706.35
610.15 Setup Costs	3,594.50
610.20 Entertainment	994.32
610.25 Stipend	11,699.40
610.30 Advertising/Promotional	434.01
610.40 Software	789.00
610.60 Telephone & Internet	1,138.26
610.80 General	124.21
610.85 Printing	70.68
Total 610.10 FPAC Store @ 315A	\$ 21,774.07
610.50 FPAC @ Envoy	6,187.50
630 Gallery Expenses	
630.1 Advertising	150.00
630.2 Entertainment	1,036.92
630.3 Stipends	250.00
630.5 Other	534.27
630.7 Printing	1,185.08
630.8 Promotion	108.21
630.9 Sales Payments to Artists	5,120.00

Total 630 Gallery Expenses	\$	8,384.48
640 Atlantic Wharf Gallery		160.00
640.1 Miscellaneous		1,247.87
640.2 Printing		138.73
640.3 Sales Payments to Artists		240.00
640.4 Stipends		16,760.00
Total 640 Atlantic Wharf Gallery	\$	18,546.60
642 Midway Gallery		170.00
645 General and Administrative		
646 Audit and Accounting Fees		5,030.16
647 Bank & Credit Card Fees		1,362.84
648 Consulting Fees		500.00
650 General Expense		4,071.72
651 Insurance		2,091.00
652 Internet and Website - Old		3,560.40
653 Legal Fees		332.92
653.5 Entertainment		854.79
654 Office Supplies		4,888.27
655 Postage		151.66
656 Printing		804.08
657 Promotion		2,085.00
658 Telephone/Internet & Website		1,988.56
659 Payroll Service		850.17
Total 645 General and Administrative	\$	28,571.57
684 Open Studios Expenses - Fall		
685 Advertising		315.00
686 Consulting Fees		28,975.00
687 Other		259.35
689 Printing		5,398.26
690 Promotion		1,277.70
Total 684 Open Studios Expenses - Fall	\$	36,225.31
684.10 Open Studios - Holiday		
686.10 Consulting		800.00
687.10 Other		101.43
689.10 Printing		927.90
Total 684.10 Open Studios - Holiday	\$	1,829.33
695 Outreach and Art Lending		1,135.50
696 Consulting Fees-Art Lending		250.00
696.1 Stipend		29,090.00
696.2 General Expenses		1,127.87
696.3 Payroll		6,772.78
696.4 Art Lending Sales		46,090.00
Total 695 Outreach and Art Lending	\$	84,466.15
697 Public Art		30,108.83
697.20 Artist Stipend		567.50
Total 697 Public Art	\$	30,676.33
700 Payroll Expenses		
701 Employer FICA		5,844.24
702 Wages		91,935.83
Total 700 Payroll Expenses	\$	97,780.07
730 Rent		5,647.21
731 Electric		721.87
Total Expenses	\$	340,980.49
Net Operating Income	\$	39,714.55
Other Income		
888 Interest Incine		11.96
Total Other Income	\$	11.96
Other Expenses		
900 Fiscal Agent Expenses		
902 Starry Night		16,806.92
Total 900 Fiscal Agent Expenses	\$	16,806.92
Total Other Expenses	\$	16,806.92
Net Other Income	-\$	16,794.96
Net Income	\$	22,919.59