

**City of Hillsdale  
Tax Increment Finance Authority (TIFA) Targeted Development Committee  
and Dawn Theater Governance Committee  
City Hall, Second Floor Conference Room  
August 10, 2021**

**I. Consent Agenda**

**II. New Business**

A. Dawn theater Stencil proposals review

B. Recommendations

**III. Old Business**

A. Dawn Theater:

1. Overall construction update:

a. Marquee, Completion schedule, other topics

b. Ticket Booth design and use

2. Role/relationship of the Governance Board/Targeted Development of the Dawn Theater  
- Documentary update

B. Other Targeted Development/ Governance Board topics.

**IV. Committee Members' Comments**

**V. Public Comment**

**VI. Adjournment: Next Meeting will be September 14, 2021 at 5:30 pm.**

03.19.2021

AMY BAUR ■ BRIAN BOLDON  
inplainsight art studio 

e.amy@ipsart.com e.brian@ipsart.com  
681 17th ave ne #121. minneapolis mn. 55413  
p. 612.788.9301 w. ipsart.com

## Dawn Theater Stencil Restoration

Hi Ron,

After reviewing the project in detail, we propose 2 options for you to consider for recreating the original stencil designs and color palate for the Dawn Theater. The scope and budget are our initial ideas, we are certainly open to input and feedback from those involved in this project.

### **Option 1:**

InPlainSight ART becomes the subcontractor for entire stencil restoration project with a budget of \$ 95,000.00.

Working closely with W. Gary Anderson Architects, we will begin with their vector graphic depiction of the stencil patterns, scale and location documentation to recreate high-resolution vector graphic line art of each of the individual stencil patterns to the correct scale. We will verify and confirm the color palate with the Interior Designer. After all artwork is verified and confirmed we will produce .7mm laser cut mylar stencils.

InPlainSight ART will interview and hire an artisan/painter to complete the stenciling on-site. This subcontractor will be responsible for staging and the stencil painting. Via site visits and on-line meetings, we will work closely together to ensure that the stencils are working as designed, have clean lines and proper registration.

Reviewing the images of the original artwork, there appears to be evidence of multiple techniques. We will develop strategies with our artisan/painter subcontractor to best recreate the original stencil painting. For example, we believe that color grounds were painted first, mono chromatic color stenciling was painted over the ground and then hand painted accents in a third color were painted over the stencil work to complete an area.

We will develop a timeline, coordinate all and ensure a successful stencil restoration. We would coordinate with all involved to create the best possible outcome for this project.

### **Option 2:**

InPlainSight ART will recreate high-resolution vector graphic line art of each of the individual stencil patterns to the correct scale and provide the stencils. We will provide a budget proposal for this service for your approval if this is the direction that you would like to pursue. There is a good amount of work needed to ascertain a square foot amount and/or a decent calculation of the number of and sizes before we can give an accurate quote on the stencil reproduction.

Working closely with W. Gary Anderson Architects, we will begin with their vector graphic depiction of the stencil patterns, scale and location documentation to recreate high-resolution vector graphic line art of each of the individual stencil patterns to the correct scale.

After all artwork is verified and confirmed we will produce .7mm laser cut mylar stencils for the project and ship to you.

## RESUME: commissions / permanent installations/ public Art

- 2022** *TBD*. City of Encinitas : Frit-based printing on Ceramic . EXTERIOR Underpass Commission \$140,000.
- 2021** *Confluence*. Howard County Courthouse. Maryland. : Frit-based printing on Ceramic . Commission \$50,000.
- 2021** *Canopy of Possibilities*. SE Louisiana University, Science/Tech Building. Hammond, LA. : Relief & Tiles. Commission \$50,000.
- 2020** *Fieldwork*. Utah State Univ.:Biology, Logan Utah. 3D printed Porcelain Relief Maps. Commission \$100,000.
- 2019** *range of view*. Hibbing Com. College. Hibbing, MN. Low relief ceramics & glass. Commission \$60,000.
- 2018** *cadence*. City Center, Greeley CO. ceramics & 3D printed vessels. Commission \$60,000.
- 2018** *all things discoverable*. Health Science Center. St. Paul College. St. Paul, MN. Ceramic. Commission \$40,000.
- 2017** *groundwork*. Hagfors Science Center, Augsburg College. Minneapolis, MN. Glass. Commission \$16,500.
- 2017** *flux*. Miami of Ohio University, Oxford, Ohio. 3d ceramic form, glass, steel. Commission \$192,000.
- 2017** *What Was Once Imagined*. Higher Ground/ Homeless Shelter St. Paul, MN. Ceramic Commission \$100,000.
- 2016** *thread*. Spartanburg-Greenville Airport, S.C. : Waterwall / Glass. Commission \$166,000.
- 2016** *nascent, blueprint & inviting wonder*. MSP Airport, Minneapolis, MN : ceramic. Commission \$83,000.00.
- 2015** *Current*. MN State University Moorhead. Livingston Lord Library, Moorhead MN : glass. Commission \$85,000.00
- 2015** *Glass Lightwaves after After Thomas Young*. MetroState Univ. Science Building. St. Paul, MN: glass. Commission \$96,000.
- 2014** *The Currency of Insight*. Austin Hall, School of Business. Oregon State Univ. Ceramic. Corvallis, OR Commission. \$98,000.
- 2014** *assemblage & inquiry*. UAA Natural Sciences Building, Anchorage, AK. ceramic & wall relief. Commission \$30,000.
- 2014** *Tribute*. Gainesville Police Department Headquarters. Gainesville FL. : ceramic. Commission: \$17,000.00
- 2014** *the shape of wind*. Omnitrans Rapid Transit Station. San Bernardino, CA. Glass Windscreen. Budget \$37,000.00.
- 2013** *Recollection & Promise*. St. Louis Park City Hall. City Hall, St. Louis Park, MN. glass curtain wall. Budget: \$33,000
- 2013** *Trainscape*. Union Station, St. Paul Depot. St. Paul, MN. : ceramic and glass. Commission: \$150,000
- 2013** *this promises water*. Grand Corridor. Ralph Carr Judicial Center, Denver, CO. Commission: \$150,000
- 2011** *porous*. Transit Authority, Norfolk , Virginia. Exterior Bus Shelter. Commission: \$10,000
- 2010** *coelostat, coalesce, anatomia, coryphaeus, integer, corona, consonance and tactus*.  
(9 works) Secchia Medical Center. Grand Rapids, MI. Ceramic & Glass. Commission: \$250,000
- 2010** *trestle*. Rothwell Student Center, University of Wisconsin, Superior. LEED. Glass. Commission \$53,000
- 2009** *expectation*. Wharton Performing Arts Center. MI State Univ. East Lansing. Ceramic & Glass. Commission: \$103,000
- 2009** *equivalence of site*. Landscape & Architecture Library. Penn State University. Ceramic. Commission: \$33,000
- 2009** *rendering the familiar*. Mecklenburg County Courts, Charlotte, NC Ceramic & Glass. Commission: \$93,000
- 2009** *beacon & lumen*. Southeast Division Police Station, Houston, Texas. Ceramic & Glass. Commission: \$153,000
- 2008** *kernel*. Rice Auditorium. Wayne State College. Wayne, Nebraska. Ceramic. Commission: \$35,000
- 2007** *Benefactors Plaza*. Michigan State University. East Lansing, MI. EXTERIOR Ceramic. Commission: \$170,000
- 2007** *benevolence*. Renton Technical College. Renton , WA. Ceramic. Commission: \$36,000
- 2006** *knowledge made matter*. School of Chemistry, Western Michigan University. Ceramic & Glass. Commission: \$30,000
- 2006** *View from a Distance*. University Development, MSU. East Lansing, MI. Ceramic & Glass. Commission: \$67,000

**Resume.**

**amy baur.**

see @amyjobaur (instagram)

**education.**

- M.F.A. Photography - University of Illinois. Champaign, IL.
- B.F.A. Photography - University of Alaska, Anchorage. Anchorage, AK.
- A.B. English Literature & Speech Communication. Augustana College. Rock Island, IL.

**selected exhibitions. (abbreviated)**

- 2016 *Petrichor.* Two-person. Bloomington Art Center, Bloomington, MN
- 2014 *Between.* Solo Exhibition. Phipps Center for the Arts. Hudson. WI.
- 2012 NorthEast Art Association, Fall Exhibition. Second Place, Minneapolis, MN.
- 2011 *Crossover.* A Material Exchange. Bullseye Glass. Portland, Oregon.
- 2009 *13 vs. Summer Funk.* Gallery 13, Minneapolis, MN.
- 2007 *Interstice.* Fine Art Gallery, Mott Community College, Flint, MI

**research projects / grants / public lectures / publications / juror service.**

- 2020 Wisconsin Artists Biennial 2020. Juror.
- 2014 **Minnesota State Arts Board : Artist initiative Grant. \$10,000.**
- 2013 Minnesota Original, TPT Broadcasting, October, Minneapolis/St.Paul MN.
- 2012 Panelist. Glass Art Society (GAS) Conference. Toledo, Ohio.
- 2011 Lecture. Electronic Impulse in Contemporary Glass. BECon Conference. Portland, OR.
- 2009 History of Image and Architecture, AIA Minnesota, Minneapolis Convention Center, MN
- 2009 Midwest Home Magazine, Best of Issue, September p. 36.
- 2008** 500 Tiles,(Book) Collection of International Works. Publisher: Lark Books.
- 2008** Midwest Home Magazine,Best of the New.... November issue p.30.

**Resume.**

**Brian Boldon.**

**education.**

- M.F.A. Rhode Island School of Design. Providence, RI
- B.S. Art University of Wisconsin, Madison. Madison, WI

**Selected Exhibitions (abbreviated)**

- 2019 Clay Center Sculpture National 2019, Clay Center of New Orleans, New Orleans LA  
NCECA Annual Exhibition, The Form Will Find Its Way:Contemporary Ceramic Sculptural  
Abstraction, Curator: Elizabeth Carpenter, Katherine E. Nash Gallery, Department  
of Art, University of Minnesota, Minneapolis MN  
Lies, District Clay Gallery, Washington DC  
Wintertide NEMMA Biennial, Public Functionary, Minneapolis MN
- 2017 NEMMA Biennial, Public Functionary, Minneapolis MN
- 2016 Decalcomaniacs, Belgar Clay Yard Studio, Kansas City, Mo
- 2015 Body and Machine, Northrup King Gallery, Minneapolis, MN
- 2014 Red River Reciprocity: Contemporary Ceramics in Minnesota and North Dakota,  
Plains Museum of Art, Fargo ND  
Transformation 9: Contemporary Works in Ceramics, the Elizabeth R. Founder's Prize, The  
Society for Contemporary Craft, Pittsburgh, PA (April 2014)
- 2013 Brian Boldon 2012 McKnight Fellow, Northern Clay Center, Minneapolis, MN

**Publications**

- 2018 Haptic Collaboration, Brian Boldon's Kinetic Vision in "Bodyplan", by Whitney Jones  
<https://cfileonline.org/exhibition-haptic-collaboration-brian-boldon-kinetic-vision/>
- 2014 Brian Boldon: McKnight Fellow Exhibition, Cfile.org  
<http://www.cfileonline.org/exhibition-brian-boldon-mcknight-fellow-exhibition/>  
Transformation 9: Contemporary Works in Ceramics, the Elizabeth R. Founder's  
Prize, Exhibition Catalog, The Society for Contemporary Craft, Pittsburgh, PA2013  
Brian Boldon MN Original TPT Original Video Production, Broadcast 10/20/13  
Brian Boldon 2012 McKnight Fellow, Catalog Essay By: Mason Riddle, Northern Clay
- 2012 Invitational Push Play. The 46th Annual NCECA Conference, Exhibition Catalog  
Brian Boldon Digital Technology, the Body and Experience by Glen R. Brown

## Bios.2020

AMY BAUR is the co-creator of In Plain Sight Art Studios, based in Minneapolis. Since 2004, she has developed a variety of approaches for translating and assembling the many voices articulated in a successful Public work of art. Integrating digital media with traditional studio art practices, utilizing the electronic tablet, photographing objects, landscape and light- her expertise is collaging these sometimes desperate parts into a unified whole. Baur exhibits her own work nationally. She holds a BFA in photography from the University of Alaska and an MFA in photography from the University of Illinois.

Her expertise is 2D based collage and design. Listening to the shape and intention of a site, building visual resonance for a multi-layered context is a great strength of Amy's.



BRIAN BOLDON exhibits his sculpture nationally and internationally as a solo artist and as collaborator with artist Amy Baur creating Public Art installations. Boldon uses digital technology for printing glass and ceramic enamels , 3D printing of carbon fiber and porcelain. Boldon coordinated the Ceramics and Graduate Programs at Michigan State University from 1995-2008, headed the Ceramics Program at the University of Alaska Anchorage 1990-1995 and taught Sculpture at Hamilton College in Clinton NY 1989-90. Boldon received a BS in Art from the University of Wisconsin Madison in 1982 and a MFA from Rhode Island School of Design..

Brian greatly understands how the systems of ideas and mechanics of the material can be made physical.

## Team Responsibilities

In Plain Sight Art is a collaboration of artists Amy Baur and Brian Boldon. While early on in a project both work to create the conceptual basis, design aesthetic that would best serves a desired result, each have different strengths. For the past 16 years have created, designed and fabricated over 50 large-scale Public works of art. Amy primarily gathers the source material and designs the artwork, scales the artwork up to site specs and prints the ceramic digital glaze images for fusing the imagery to the substrate. Brian's specialization, MFA Ceramic/Sculpture, primarily fabricates the artwork and conceptualizes the structural elements. He is constantly pushing the envelop in terms of experimentation. He transfers the ceramic glaze decals on to tiles or glass panels & kiln fires them. Both can oversee installation.



## PROPOSAL

**FROM:** David Riccio  
**TO:** Mary Wolfram, City of Hillsdale TIFA  
97 North Broad Street, Hillsdale, MI 49242  
**RE:** Dawn Theater Stenciling  
**DATE:** August 5, 2021

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**SCOPE:** The scope of work is limited to the stencil replication referred on drawing A400.

**PRICE:** \$103,600.00 (One Hundred Three Thousand, Six Hundred and 00/100)

### PAYMENT

**TERMS:** 25% deposit upon acceptance of this proposal. Monthly progress payments will be invoiced based upon work completed.

**EXCLUSIONS:** sales & use tax, overtime/premium time, hazardous materials abatement, handling, or disposal, scaffolding and/or other equipment to access our work, environmental controls & ventilation, framing, substrate repairs, demolition and/or cutting, plaster repairs, paint removal, specialty and/or custom products (and associated express mail service), permits & fees, bonds, and off-site disposal.

**Accepted By:** \_\_\_\_\_  
Mary Wolfram DATE \_\_\_\_\_

This proposal price/fee is available for a period of 30 days from the time it is proposed. John Canning Studios (JCS) reserves the right to cancel, withdrawal, or change any portion or the entire proposal for convenience at any time. This proposal does not constitute an agreement or contract and should not be considered or taken as such by the receiver. JCS shall not be responsible for delays or defaults where occasioned by any causes of any kind beyond its control. Adequate light, heat, water, power, available elevators, hoists, etc. shall be furnished by others in sufficient amounts to complete our work. All mechanical systems provided by owner shall be in proper working order meeting current building codes. JCS shall have access to owner's trash disposal containers at no additional costs. Surfaces on which we are to perform/apply our work shall be made ready for us in sufficient quantity that our work will not be interrupted or delayed. These surfaces shall be in dry, clean, and in accessible condition and suitable for receiving our work. Others if necessary, shall remove all electrical fixtures, hardware and other obstructions to our work.



4204 N Adrian Hwy  
 Adrian, Michigan 49221  
 Ph: 517-263-7446 (SIGN)  
 Fx: 517-920-4577

# Estimate

Date	Transaction #
5/24/2021	2024

Name / Address
Watters' Colors Osseo, MI

**\*\* THERE WILL BE A 4%  
 CONVENIENCE FEE FOR  
 ALL DEBIT OR CREDIT  
 CARD TRANSACTIONS\*\***

Terms	P.O. No.

Description	Qty	Rate	Total
Cut vinyl paint mask decal set for wall/ceiling stencil work	1	1,934.89	1,934.89T
Labor/Installation	24	70.00	1,680.00
Graphic Design	4	60.00	240.00
Customer Signature _____			

Insignia Graphics, Inc (hereby known as "Insignia") reserves the right to change prices at any time. Quotes are good for 30 days. Any artwork supplied is for reference and customer approval only. All original artwork is the sole property of Insignia and cannot be copied or used without prior written consent until purchased by the customer. All work created by Insignia is subject to use for marketing purposes. Any unauthorized use is forbidden and is subject to prosecution. Deposits made to Insignia may be left on account for future services and are non-refundable after 90 days or on ordered materials. Insignia will assess a monthly finance charge, in the amount of \$10 or 18% APR, whichever is greater, to each invoice carrying any balance for over 30 days regardless if items have been picked up or not. Insignia reserves the right to charge storage fees in the amount of \$10/day on any item left over 30 days.  
 \*These fees apply unless prior arrangements have been made\*

<b>Subtotal</b>	\$3,854.89
<b>Sales Tax (6.0%)</b>	\$116.09
<b>Total</b>	\$3,970.98

## Watters' Colors

3771 Reading Rd E  
Osseo, MI 49266 US  
(517) 610-4363  
ajwatters10@hotmail.com



## Estimate

ADDRESS  
Dawn Theater  
110 N Broad St  
Hillsdale, MI 49242 USA

ESTIMATE 1099  
DATE 05/24/2021  
EXPIRATION DATE 12/31/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Painting stencil work on walls and ceiling	In order to give the Dawn Theater walls and ceiling the beautiful look you desire we will paint the stencil work on the ceilings and walls that has been presented to us. Stencils will be made and installed by Insignia Graphics and are not included in this quote. This quote assumes that the paint is provided. Painting would commence immediately after stencils are in place in August or September.	1	26,000.00	26,000.00

I do ask for 50% at commencement with the remainder upon completion.

TOTAL

**\$26,000.00**

Accepted By

Accepted Date



Brian Sweet & Lisa Jarrow  
4521 Moore St., Glendale, CA 91214

To: Mary Wolfram  
City of Hillsdale, TIFA

April 21, 2021  
Bid - Stenciling  
Dawn Theatre, Hillsdale MI

Our bid is for the stenciling as specified in the Gary Anderson Architects site drawings 2/22/2021, 4/20/21

Price for executing the stencil work is \$49,000.00. A 20% deposit is required for start-up, and the balance is due upon completion.

This includes, all labor, materials, scaffolding, housing and travel costs. It is solely for the stenciling and does not include any prep or base painting of the surface to be stenciled. It also does not include the color bands on the top and bottom of the walls. We estimate that it will take approximately 35 working days to complete. All areas to be stenciled should have the final base finish prior to our arrival. The bid also does not include floor protection or additional scaffolding costs if the chandeliers in the main theatre are installed.

If our bid is accepted, the price also includes creating one sample of each different stencil to be approved prior to starting the stenciling.

We reside in Los Angeles, CA and would be traveling specifically for the project so it is necessary that the 35 working days be continuous without interruptions in the work schedule.

Also, we both currently carry general liability insurance up to 1,000,000.00 each.

Price quoted is valid for 60 days.

As requested, our last three projects and references:

Last three projects:

Oratory of St. Mary Magdalene - 2020  
Fort Wayne, IN  
Hand Lettering

Lismay Residence - 2020 - Ongoing  
Berkeley, CA  
Mural, Woodgraining

Eckhart Library - 2019  
Auburn, IN  
Painting and Frame Conservation

References:

Debra Selden (Head Conservator Eckhart Library Project), Auburn, IN - 914 941-8121  
Josie Lismay (Client - Murals and decorative finishes), Berkeley, CA - 510 295-7914  
Renee Delaney (Client, Lisa - Decorative finishes), Eureka, CA - 707 442-7626  
Antonio Panoussi, Chatsworth (Client, Brian - Props, sculpting and painting), CA - 818 730-9627

Please contact us if you have any further questions:

Lisa Jarrow Mobile: 707 672-9987, email: c3dnyc@suddenlink.net  
Brian Sweet Mobile: 510 541-1535, email: vepris@hotmail.com

Regards,  
Lisa & Brian  
www.briansweetarts.com









