



**SHEILA DIXON**  
MAYOR

*100 Holliday Street, Room 250  
Baltimore, Maryland 21202*

Mr. Thomas Kiefaber  
The Senator Theater  
5904 York Road  
Baltimore, MD 21212

Dear Tom,

For reasons that you and others have articulated well, the Mayor agrees that we should make every effort to secure the future of The Senator Theater for generations to come. We commend you for your tireless efforts to preserve this Baltimore icon and applaud your willingness to support the creation of a non-profit corporation to own and manage The Senator Theater.

We understand that a small steering committee with expertise in non-profit management, film, theater management, and fundraising has agreed to study the feasibility of establishing such a non-profit, building on the considerable work that has already been completed. An optimist, I am anticipating that the group will conclude that a non-profit is feasible under certain conditions, including a reduced debt burden.

To that end, the City of Baltimore has been in discussions with First Mariner Bank to purchase the portion of The Senator Theater debt, \$320,000, which is not secured by the City's \$600,000 loan guaranty. Under the conditions described below and subject to the approval of the Board of Estimates, the City would hold this portion of the debt as a non-amortizing soft second mortgage. The conditions are as follows:

- The steering committee concludes that The Senator Theater can be operated as self supporting non-profit corporation capable of raising sufficient revenue (through ticket sales and contributions from corporations, foundations and individuals) to cover debt and expenses.
- The Senator Theater would be deeded to the non-profit corporation before the City purchases the aforementioned portion of the debt.
- First Mariner Bank agrees to release from its collateral the property at [REDACTED].
- 501 Orkney Road remains as collateral on the property.

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- The Maryland Department of Housing and Community Development agrees to waive its claim to the theater and [REDACTED]

We understand that not all of these conditions are in your control; however, the most critical condition is your willingness to transfer control of the property to the new non-profit entity. Please let me know if you are interested in pursuing this strategy.

Sincerely,



Andrew B. Frank  
First Deputy Mayor

cc: Jay Brodie, BDC  
Kimberly Clark, BDC  
Carolyn Blakeney, Assistant Deputy Mayor  
Robert Warr, First Mariner Bank