



Project Summary

Benzaiten Center for Creative Arts, Inc.

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At the Crossroads of Creativity & Community

Benzaiten

The Japanese Goddess of all things Flowing, i.e.: Art, Music, Poetry, Learning, the River, Hot Glass and Bronze

The **Benzaiten Center for Creative Arts** is a unique concept in the world of the arts, and South Florida's most compelling community development project. The Benzaiten Center is being developed by the **Benzaiten Center for Creative Arts, Inc.** a 501(c)(3) not-for-profit organization.

The Benzaiten Center Project is the singular inspiration of artist, author and arts promoter JoAnne Berkow, who has lived in Palm Beach County for over thirty-five years. The Benzaiten Center is a direct expression of her lifelong love and support of the arts.

Located in **LULA — the Lake Worth Arts District**, in Lake Worth Florida, the Benzaiten Center has lovingly restored an historic, 1920's era **Lake Worth Train Depot** as a permanent urban arts community providing a unique combination of production facilities, exhibitions, educational opportunities from children's classes to college level, and one-of-a-kind visitor experiences. The Project creates a compact, mixed-use arts campus consisting of three main facilities:

The **Benzaiten Glassworks Studio**, a full service 4,500 square foot glass blowing and glass-working studio, accommodates three separate working shops. The *Hot Shop* includes glass furnaces, glass working "glory holes," annealers, kilns, "garages," glass blowing benches and full handling and shop equipment for 4 separate glass blowing stations, accommodating up to 8 artisans at a time. The Glassworks *Flame Shop* provides space and equipment for flame-working and fusing workstations, and the *Cold Shop* provides grinding, cutting, polishing, glass casting and sandblasting equipment.

The **Benzaiten Fine Art Metal Studio**, a metal foundry with full facilities and equipment for metal sculpting, modeling, enlarging, mold making, sand casting, lost-wax and cold-casting techniques, acrylic casting, grinding, welding, and finishing. At 6,000 square feet, the foundry can pour up to 69,000 pounds of bronze per year, accommodating the production of monumental sculptures, repetitive cast works, and small works.

The **Benzaiten Gallery and Gift Shop** will provide over 2,000 square feet of gallery space within the Center, providing competitively priced display space for artists, office space, and meeting rooms.

The Center incorporates protected viewing areas with bench seating for visitors and demonstrations, off-street parking, truck access with full loading dock, and is serviced by the Florida East Coast Railway (FEC) to accommodate freight rail shipping.

The Benzaiten Center Mission

The arts enrich our lives, with multiple educational, economic and community-building benefits. Arts education at an early age improves self-discipline, confidence and builds habits that improve learning across all subjects. Children with high levels of arts participation outperform students with limited arts exposure by virtually every measure, and arts education often reaches at-risk students when other methods cannot.

Economists cite the powerful role that arts education plays in closing the achievement gap, building creative problem solving and innovative thinking skills — key components in global economic competitiveness. The Arts can also contribute to meaningful community development, enhance economic resilience, create jobs, and rebuild neighborhoods. As communities across the country seek new paths to economic revitalization, utilizing the Arts as an engine of economic redevelopment may never be more important.

Despite its many benefits, the national structure for supporting the arts and arts education is in a period of significant, permanent and challenging change:

- A majority of the nation's students never receive any arts education at all — only 49 percent of all school-age children take at least one art class.
- Total public funding for the arts has shrunk 28 percent, and Congressional funding for the National Endowment for the Arts has shrink by 44 percent since 1992. Private Foundation funding for the arts decreased by 21 percent from 2008 to 2009 alone, and has continued to slide.
- Entering the profession has never been easy, and artists have endured shrinking incomes and job opportunities at rates greater than the rest of the labor force since 2008.
- South Florida has become a leading international destination to purchase and sell works of art, but it is becoming an increasingly difficult location for artists to produce high quality art works — most importantly, the region lacks high quality arts production facilities.

Without an educated public, much of what today's artists will create will go under-appreciated and under-valued. Without sustained support and broad participation in the arts, its individual and social benefits are lost.

The mission of the Benzaiten Center for Creative Arts is to provide a world-class fabrication center where professional artists in our community can realize their full creative potential, and to connect these working artists with both children and adults to educate and inspire a much deeper understanding and appreciation of art and the creative process behind it.

A Permanent Hub of the Arts

The Benzaiten Center will create a permanent community dedicated to the living arts, artists, and the community. The Center brings the arts to life, immersing the public in the arts production and creative processes, providing direct interaction with artists from around the world. The Center will serve the local, statewide, and ***national*** community of artists, students, visitors and arts patrons with a wide array of services and activities.

Arts Development, Support & Professional Development

World-Class Production Facilities: The core function of the Fine Arts Fabrication studios is to provide high quality facilities to artists to design, fabricate, and finish new works at affordable rates. Leading and experienced professionals in their respective fields will operate each of the Fabrication studios. Distinguishing itself through the quality of its facilities, services and staff, the Center will draw artists from the region, state, and nation to produce their respective works at the Fabrication studios. The Center's facilities can serve as many as 600 artists throughout the year, supporting the creation of significant new works of art, collaboration between peers across multiple media, tutelage, and instruction from master to emerging artists.

The Benzaiten Center is committed to provide the highest quality facilities and services to artists at competitive and affordable rates to develop the next generation of fine arts artists.

On-Line gallery and marketing: The Internet plays an increasingly important role in the world of fine arts marketing and sales. The Center will provide an on-line gallery, aggressively marketing the work and skills of artists using the Center to as broad an audience as possible.

Artist-in-residence program: Fellowships and rent support for leading artists to live in the neighborhood, teach their craft, demonstrate their work, and lead "hands-on" classes with the public and other professional artists.

Public art matching grant program: Matching funds for entities needing assistance to commission new public art installations. Works produced under the program would be designed and produced at the Fabrication studios.

Internship and apprenticeship program: Supporting artists and professional crafts persons learning the glass blowing, flame working, or steel fabrication techniques through a work-study program in the Fabrication Center.

Benzaiten Licensed Merchandise and Limited Reproduction Works: The Center will work with its working and exhibiting artists to license, market, and sell Benzaiten branded items and limited edition replicas (t-shirts, multiple casts, etc.) of their works to further support their art. Limited edition pieces will be sold through the Gallery Gift Shop and on-line gallery.

Arts Education & Lifelong Learning

Public arts education programs: The Center will host sponsored school trips, special demonstrations for student tours and hands-on production classes for school-age children.

Extended University level arts courses: The Center will partner with the area's many Universities and Colleges to provide courses and advanced certificate and/or degree programs.

Student tuition scholarship and internship fund: Proceeds from operations will be used to develop competitive student scholarships and internship programs for university level arts students.

Visitor Experience, Hospitality, Arts Participation & Tourism

Tours and demonstrations: Experiencing the creativity, skill and work that goes into making great art is central to the Benzaiten Center's purpose. The pouring and working of molten glass and steel is a dramatic process, creating a unique, entertaining visitation experience. Each of the fabrication studios have been designed with viewing areas from which visitors will view works of art as they are being made. Full-time hosts/docents will guide visitors through the Center, explain the history and nuances of producing steel and glass works, and provide "play-by-play" commentary on the fabricating process. The Center will schedule glass blowing and bronze casting demonstrations on a regular basis.

Hands-on production classes for the public: Immersive experience in the making of art is a crucial, and fun way to bring the arts to the public. The Center will provide hands-on classes for the public to produce their own glass and steel creations under the tutelage of master artists through one-hour, multi-hour, and multi-day classes.

Group and corporate team building and special events: The Center will offer small group hands-on glass and steel production classes specifically for groups, private parties and corporate team building events.



Events hosting: The Center provides a distinctive venue capable of hosting events and receptions for up to 200 guests. The Center will accommodate multiple events throughout the year, including receptions for visiting artists, art openings, seasonal parties for the community, gala fundraisers, performance art, music performances, happy hours, poetry readings and lectures.

Compelling Highlights and Benefits

A Unique Business Plan Directly Supporting Artists: The Center utilizes a unique business plan that 1) provides world class fine art production facilities at an affordable cost, 2) promotes, markets and sells artists' work free from the 50 or 60% commission structure of the traditional gallery system, 3) provides nationwide exposure for artists to market their existing work and commission new works, and 4) ***all of the proceeds from the Center's operations will be reinvested into the arts community through its residence, scholarship and sponsorship programs.***

A Critically Needed Economic and Community Development Project: The Center is one of the most significant community development projects in Palm Beach County, anchoring and stimulating the redevelopment of an emerging, but economically distressed neighborhood. Its public programs will attract over 19,000 new visitors each year to Lake Worth, including artists, students, buyers and collectors from the region, state and nation.

The direct economic benefits of the increased employment and tourism generated by the Benzaiten Center to the City of Lake Worth include the creation of 20 direct permanent and 18 secondary full-time jobs, the generation of over \$4.4 Million in new economic output, \$1.6 Million in new direct and indirect local annual spending, and the generation of over \$149,000 in new local and state annual government revenues.

The Benzaiten Center will draw a significant number of artists, workers, and employees seeking short and long-term housing and will work with the Lake Worth Community Redevelopment Agency to build a housing finance, subsidy and incentive program to restore and occupy vacant and underutilized residential properties in the neighborhood and downtown.

A Perfect Neighborhood Fit: The Lake Worth Arts District is the ideal location for the Benzaiten Center. **LULA** is a

neighborhood on the rebound, and has reinvented itself as one of the region's most important arts, culture, and urban entertainment districts. The business owners association, with assistance from City government, actively markets the neighborhood, its art related businesses, lifestyle, and man monthly events. LULA is home to 37 different locally owned and operated Arts businesses, and has become popular with eclectic, one-of-a-kind businesses, shops, cafes and restaurants, including a diverse blend of ethnic restaurants, antique and vintage shops, boutiques, and galleries. LULA is also home to the Cultural Council of Palm Beach County.

The Lake Worth Community Redevelopment Agency is investing \$30 Million in new artist loft housing, repurposed commercial buildings, infrastructure, and new public spaces. In addition, the proposed development of passenger rail service and platform directly servicing the Benzaiten Center would make it the State's most interesting Transit Oriented Development Project.

Carefully Planned Market Position: The Center will be a unique facility in the arts marketplace, making it a singular draw for artists, visitors, collectors, and buyers from around the **nation**. The Center's facilities and services fill key local and national market gaps, competitively priced to meet the needs of artists and the traveling public. The Project benefits from its location: South Florida, with over 5.5 Million residents, is the 8th largest Metro Area in the U.S. and hosts over 27 Million tourists per year. 8.3 Million people live within 100 miles of Palm Beach County and over 160 Million live within a 2-hour flight of West Palm Beach. Over the last decade Florida led the nation's population growth in artists and arts employment, and is one of only four states with 100,000 permanently residing artists or more (126,000). Palm Beach County has a high number of arts related businesses per capita compared to other areas of its size. 15 prominent Colleges and Universities are within 75 miles of Lake Worth.

Self-Supporting Project Economics: The Benzaiten Center has been carefully planned for long-term financial sustainability. Utilizing a disciplined approach to income, rents, and operations, after the initial capital raise, the Project has been structured to be financially self-supporting. Annual philanthropic and charitable contributions will directly support artists, student scholarship, fellowships and grants.

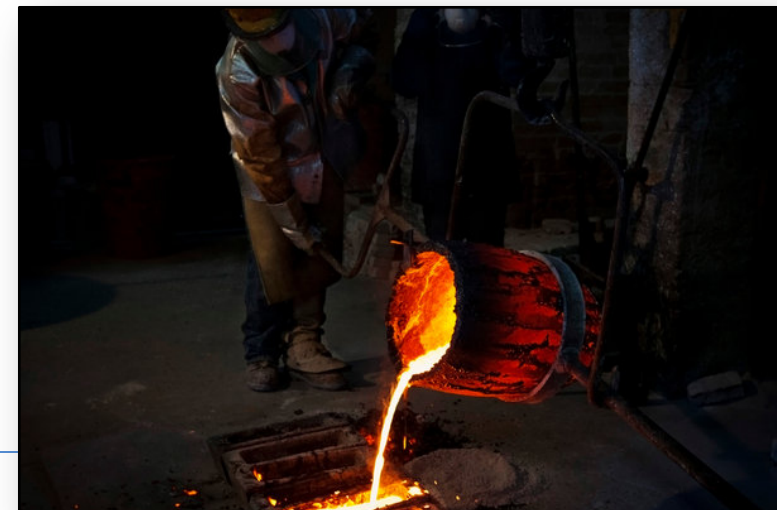


A Highly Experienced Leadership, Development and Operations Team: The Board of Directors of the Benzaiten Center for Creative Arts, Inc. includes leaders from the worlds of the arts, business, real estate development, community development, sales and marketing, and law. Initially, the center was developed by a development team, which was led by the **IBI Group**, a multi-national design, engineering, planning and project development company, and **Charlotte Pelton & Associates**, one of the region's leading strategic planning and fundraising consultancies.

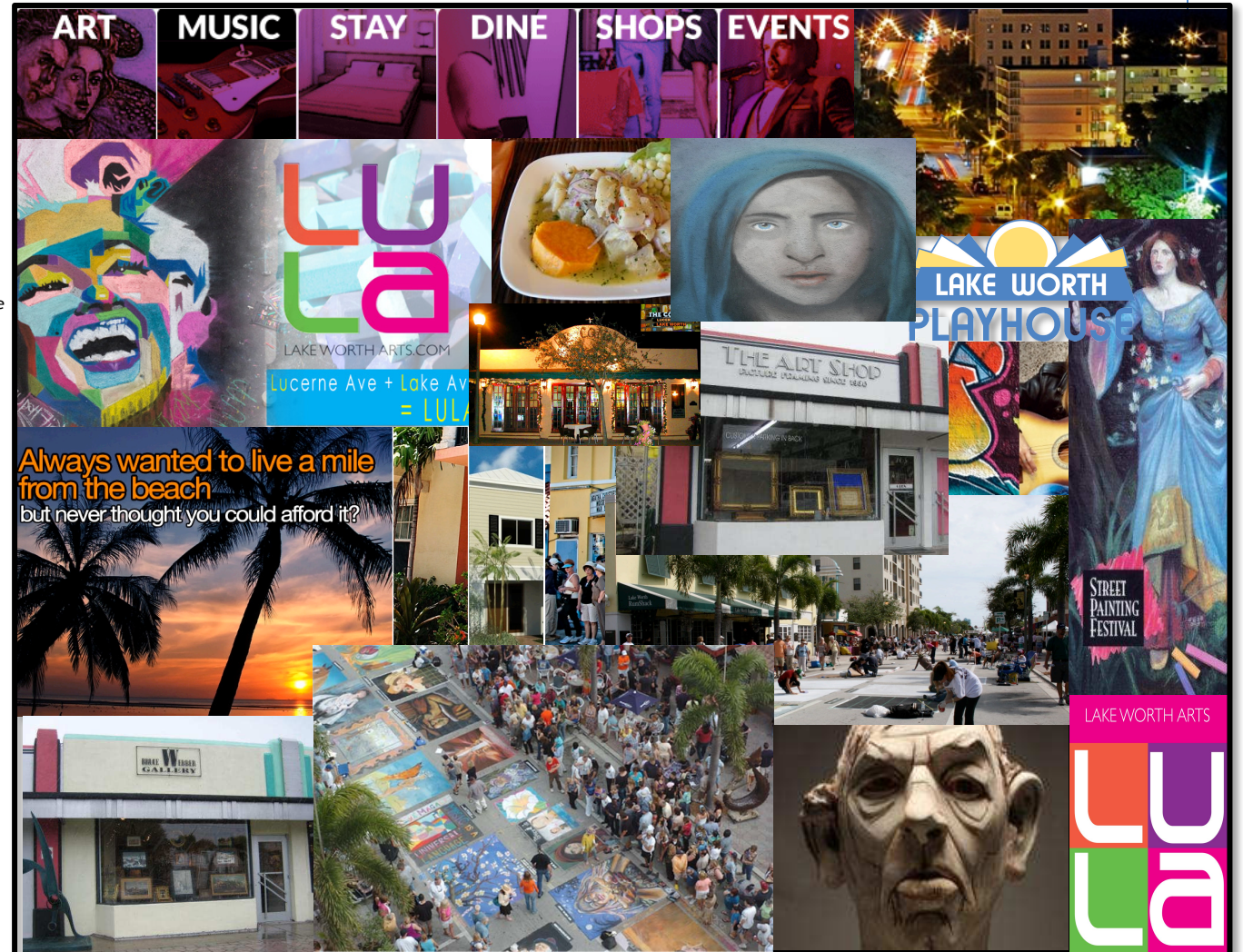
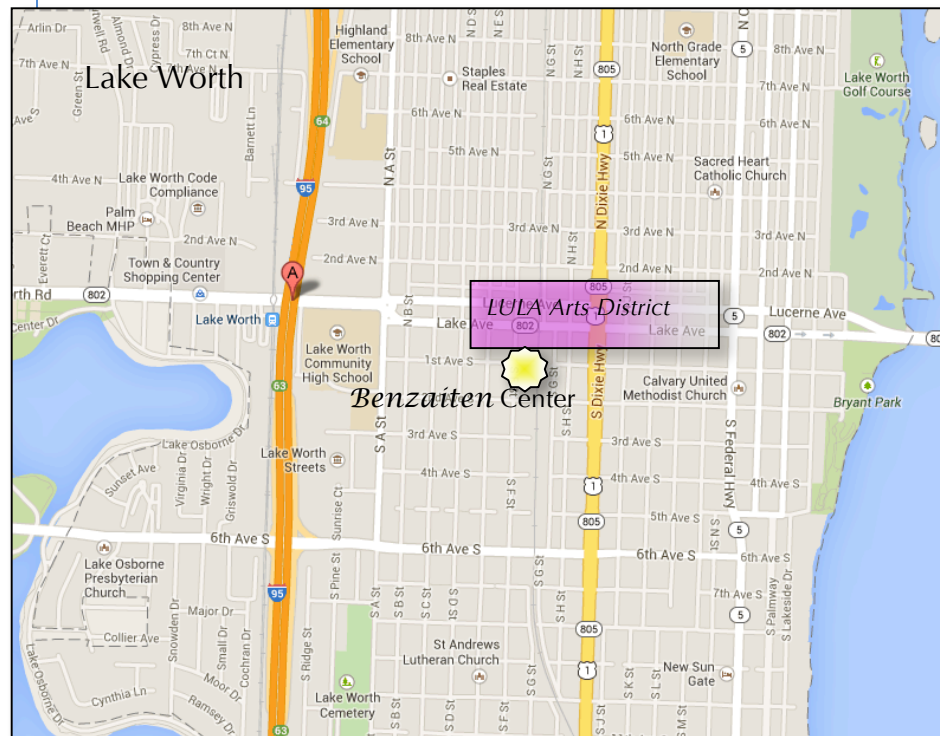
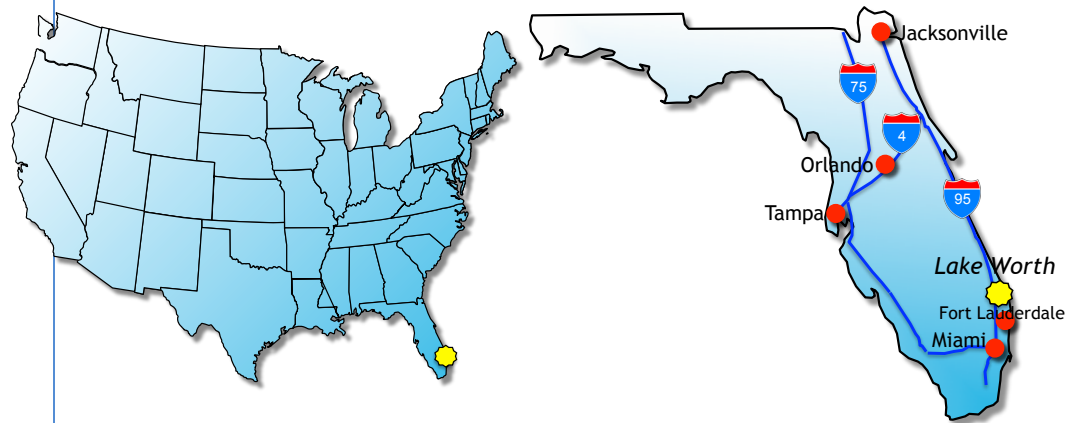
Now that the Benzaiten Center is open, it will be utilizing the experience, expertise, and business skills of its **Executive Director, Anita Holmes**, who has over thirty years of helping to build and run such well-known projects as the Science Museum of Palm Beach County, Susan G. Koman Race for the Cure and many more, as well as our **Creative Director, Rick Eggert**, who ran the only continuously running full service glass blowing facility on the east coast of Florida. He practices both centuries-old Venetian techniques and modern approaches to create pieces both for commercial sale and to fulfill his own artistic inspiration. At the Lotus studio he taught 300 classes per year to artists and the general public that explore these techniques through a hands-on approach.

Modern Art Foundry of New York has supplied its conditional statement of interest to act as the consultant of the Benzaiten Metal Works on behalf of the Benzaiten Center. Modern Art Foundry is one of the oldest, most established and best-known Fine Art Foundries in the US, and probably the oldest family-run foundry in the country. Founded in 1932 by John Spring, the foundry is now run by Jeff Spring. Modern is a full service foundry, providing traditional craftsmanship, facilities, and production services to its growing list of international client artists and communities for over 85 years.

At full build-out, the Benzaiten Center will encompass 22,591 gross square feet of building and grounds at a total development cost of \$1.93 Million. The Benzaiten Center for Creative Arts, Inc. is seeking to complete project development and construction funding, utilizing philanthropic donations, grants, tax credit, and debt financing.



Project Location



Building Design

Financial Performance

Benzaiten Center for Creative Arts
Development Program

GENERAL INFORMATION	
Sponsor	Living Arts Foundation, Inc.
Location	Lake Worth, FL
Property Type	Mixed-Use Arts & Commercial Complex
Proposed Opening Date	Q1 2015

DEVELOPMENT PROGRAM	
Site Area (Acres)	0.65
Benzaiten Arts Fabrication Studios	Gross Square Feet
Benzaiten GlassWorks (Main Floor)	2,876
GlassWorks Flame Shp (Mezzanine)	958
Benzaiten MetalWorks	5,113
Outdoor Metal Pour & Working Area	1,927
Benzaiten Gallery & Gift Shop	2,077
Alleyway Plaza	4,040
Outside Storage	400
On-Site Parking	5,200
Total Project Square Feet	22,591
Total Building Lot Coverage (SF)	10,066
Lot Coverage Ratio	36%
On-Site (Off-Street) Parking Spaces	18

Benzaiten Center for Creative Arts
Estimated Project Development Budget

HARD COSTS	
Land Acquisition	-
Construction Costs	
General Conditions	51,428
Demolition, Cutting, Patching	26,355
Exterior Structures (Inc. ADA Accessibility)	57,591
Interior Walls and Ceilings	45,426
Elevated Floors	14,979
Exterior Closure	17,401
Doors	42,137
Windows	53,930
Toilet Partitions and Accessories	10,738
Interior Stairs and Guardrails	12,636
Floor Finishes	14,635
Painting	8,036
Roofing	100,000
HVAC	51,035
Electrical	148,465
Plumbing	67,400
Process Piping	13,560
Sprinklers	35,020
Fire Alarm	9,685
Site Work, Utilities, Landscaping & Parking	77,505
Subtotal	857,963
Benzaiten Metal Works Equipment	325,000
Benzaiten Glass Works Equipment	55,000
Equipment Moving Expenses	4,200
Total	1,242,163

SOFT COSTS	
Professional Services	
Contractor's Overhead & Profit	180,172
Architectural Design, Mech, Elec & Plumbing	25,000
Site, Civil Engineering & Landscape Design	23,500
Construction Administration	15,000
Development Services	65,000
Fundraising Services & Pre-Opening Marketing	68,800
2014 Staff Salaries & Expenses	72,000
Legal	10,000
Accounting	8,000
	467,472
Project Fees	
City Permit & Impact Fees	-
Appraisals	7,500
Phase I Environmental Certification & Report	5,500
Survey (Supplied by City)	-
Flood Certification	5,000
Title Insurance	-
Building Risk, Liability, Property Insurance	12,869
Project Contingency	182,378
Subtotal	213,247

Total Construction and Development Cost	1,922,882
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Benzaiten Center for Creative Arts
Operating Pro Forma

REVENUE	2014	2015	2016	2017	2018	2019	2020
Benzaiten Glass Works Income							
Classes	28,000	42,000	48,300	49,266	50,251	51,256	52,281
Studio Rental	16,667	25,000	28,750	29,325	29,912	30,510	31,120
Retail	22,000	33,000	37,950	38,709	39,483	40,273	41,078
Tax Exempt Sales	2,333	3,500	4,025	4,106	4,188	4,271	4,357
Repairs	333	500	575	587	598	610	622
	69,333	104,000	119,600	121,992	124,432	126,920	129,459
Benzaiten Metal Works Income							
Commissioned Fabrication Work	-	234,000	292,500	298,350	304,317	310,403	316,611
Contract Educational Classes	-	12,000	14,400	17,280	18,144	18,507	18,877
Themed Classes & Public Classes	-	16,500	18,975	19,355	19,742	20,136	20,539
	-	262,500	325,875	334,985	342,203	349,047	356,028
Other Program Income							
Event Rentals	16,000	33,000	41,250	42,075	42,917	43,775	44,650
Paid Admissions (Regular Admissions)	14,400	72,000	73,440	74,909	76,407	77,935	79,494
On-Line Gallery Listing Fees	-	20,000	20,400	20,808	21,224	21,649	22,082
Art Sales Commissions	-	15,000	15,300	15,606	15,918	16,236	16,561
Benzaiten Branded Merchandise and Limited Edition Sale	20,000	23,000	23,460	23,929	24,408	24,896	25,394
	50,400	163,000	173,850	177,327	180,874	184,491	188,181
Philanthropic Income							
Memberships & Donations	150,000	1,000,000	35,000	35,700	36,414	37,142	37,885
Fundraising Events Income	100,000	50,400	51,408	52,436	53,485	54,555	55,646
Donated Art Work Sales	20,000	35,000	36,414	37,142	37,885	38,643	39,406
Grants	75,000	50,000	50,000	51,000	52,020	53,060	54,122
	345,000	1,135,400	172,108	175,550	179,061	182,642	186,295
Loan Proceeds	-	744,582	-	-	-	-	-
Investment Income							
Total Revenue	464,733	2,409,482	791,433	809,854	826,569	843,101	859,963
EXPENSES							
Real Estate Operating Costs							
Building Repairs & Maintenance	184,929	1,744,582	10,000	10,000	10,000	10,000	10,000
Replacement Reserve	-	-	17,446	17,446	17,446	17,446	17,446
	184,929	1,744,582	27,446	27,446	27,446	27,446	27,446
Benzaiten Studios Operating Costs							
Materials & Supplies	9,278	59,678	60,872	62,089	63,331	64,597	65,889
Utilities	17,000	48,900	49,878	50,876	51,893	52,931	53,990
Tool Parts & Repair	200	14,040	14,321	14,607	14,899	15,197	15,501
	26,478	122,618	125,070	127,572	130,123	132,726	135,380
Benzaiten Center Operations & Overhead							
Consultant Services - Development & Fundraising	68,800	-	-	-	-	-	-
Personell Expenses	72,000	322,650	322,650	329,103	335,685	342,399	349,247
Marketing, Advertising & Promotion	20,000	45,000	45,900	46,818	47,754	48,709	49,684
Cost of Goods Sold (Benzaiten Branded Items)	13,000	14,950	15,249	15,554	15,865	16,182	16,506
Fundraising Expenses	20,000	12,600	12,852	13,109	13,371	13,639	13,911
Legal	(in-kind)	10,000	10,100	10,201	10,303	10,406	10,510
Accounting	(in-kind)	3,500	3,535	3,570	3,606	3,642	3,679
Insurance - Property & Liability	18,393	27,590	27,866	28,145	28,426	28,710	28,997
Insurance - General Liability & Office Contents	1,000	1,500	1,515	1,530	1,545	1,561	1,577
Insurance - Director's & Owners Liability	1,000	1,500	1,515	1,530	1,545	1,561	1,577
Telephone	2,000	3,000	3,030	3,060	3,091	3,122	3,153
Web, IT Maintenance	5,000	7,500	7,575	7,651	7,727	7,805	7,883
Travel Expenses	1,667	2,500	2,525	2,550	2,576	2,602	2,628
Office Supplies	1,667	2,500	2,525	2,550	2,576	2,602	2,628
	224,527	454,790	456,837	465,372	474,071	482,939	491,977
Total Expenses	435,934	2,321,990	609,353	620,389	631,640	643,110	654,803
NET OPERATING INCOME	28,799	87,492	182,080	189,464	194,929	199,990	205,159
Debt Service (Interest Only)		37,229	37,229	37,229	37,229	37,229	-
AVAILABLE CASH FLOW	28,799	50,263	144,851	152,235	157,700	162,761	205,159

About the Benzaiten Center for Creative Arts, Inc.:

Leadership & Management

The Benzaiten Center for Creative Arts, Inc. is a 501(c)(3) not-for-profit corporation. Founded in 2011 by **JoAnne Berkow**, the Foundation was formed out of JoAnne's lifelong commitment to the arts as an artist, patron, and promoter of the visual arts and her fellow artists.

Board of Directors

The Board of Directors of the Benzaiten Center for Creative Arts is distinguished by its depth, breadth and experience. The Board includes leaders in the fields of the Arts, Arts Funding, Business, Community Development, Real Estate, and Law.

JoAnne Berkow — President and Founder

JoAnne Berkow's singular vision, energy and lifelong love of the Arts led her to conception of the Benzaiten Center. Ms. Berkow is a highly regarded artist and business owner. In 1976, at age twenty-six she founded the most successful cooperative gallery in the country, Touchstone Gallery in Washington, D.C., which is still going strong today. She began Frenchman's Art Gallery and Studios in Juno Beach, Florida in 1995, and in 2005 she opened Rosetta Stone Fine Art Gallery. Her artwork has been shown in museums and universities around the country and is in the permanent collection of the Contemporary Art Collection at the Vatican in Italy. She is an unusual artist in that she has spent most of her professional life promoting her own work, **and** the work of other talented emerging and mid-career artists.

Ms. Berkow's ardent desire is to educate the public about the importance of art in our everyday lives and to show how a community can benefit by investing in the arts. Five years ago she started a corporate art consulting division, building an impressive consortium of artists from all over the world who specialize in large and dramatic public artworks. She educates companies about the use of **creative aesthetic branding** to further enhance their image in the community as well as have a positive reinforcement on their employees, business partners, and customers. She believes in this way corporate America will fill the arts funding gap that government has left behind.

Ms. Berkow is also a published author of three books, "Shades of Love," "What They Didn't Teach You In Art School" and "Painted Poetry." She resides in West Palm Beach, Florida.

Steven A. Tendrich

Steven A. Tendrich began his career in 1960, and today is widely regarded as one of South Florida's top retirement industry real estate developers. Mr. Tendrich has developed more than four thousand residential homes, shopping centers, office buildings, and Senior Living Communities.

Mr. Tendrich served as executive vice president of CRSA Corporation, a Senior Living development and management company. As president of National Investment Company, he led a team that oversaw the development of Devonshire at PGA National, the acclaimed Continuing Care Community in Palm Beach Gardens.

Currently, Mr. Tendrich serves as vice president of NuVista at Wellington Green, a prestigious senior resort community located in Wellington, Florida. Mr. Tendrich once sat on the board of directors of the American Red Cross, and formerly sat on the board and development committee of the Miami Jewish Home for the Aging.

Paul Fisher

Paul Fisher began his professional career in the art world in 1987 when he met Dale Chihuly. At the time he was dealing in rare and vintage automobiles and Chihuly bought from Fisher the 1956 Aston Martin convertible that Tippi Hedren drove in the Hitchcock film "The Birds." Recognizing a sharp intelligence and special talent, Chihuly drafted Fisher and groomed him to be his dealer and consultant, or as Chihuly calls him, his "consigliere". From that point and all through the 90's Fisher traveled the world with Chihuly working directly with him on his most renowned projects including Chihuly Over Venice. Chihuly introduced him to Henry Geldzhaler and Bruce Helander who also became his mentors, professional associates and life-long friends. Mr. Fisher has sold Chihuly's works to collectors, celebrities and institutions and with his unique access and experience, he is far more than just a dealer or curator.

In addition to his work with Chihuly, Fisher is the owner of the Paul Fisher Gallery in West Palm Beach, Florida. Though most recognized for the Chihuly connection, he has shown and sold important works by Andy Warhol through his close association with Jane Holzer, one of the worlds most prominent collectors and Warhol authorities. The Paul Fisher Gallery's public exhibitions are known to attract a who's who of prominent collectors and gathers attendance of 400 people or more to his sought after openings.

Paul Fisher is also the creator of Digital Jurying and is founder and principal owner of Juried Art Services, which manages important juried art competitions for the Smithsonian, Philadelphia Museum, and Disney, among others and has over 30,000 members.

Fisher was appointed by the Mayor to serve on the Cultural Affairs Council for the city of West Palm Beach. He is an official advisor to the Smithsonian Craft Show and is passionate about

wildlife and serves on the advisory boards of the Gorilla Foundation (koko.org), the Marshall Everglades Foundation and the Rare Species Conservatory Foundation. He is a long time vegetarian, martial arts instructor and yoga practitioner, which keeps up the high energy level that he is known for.

William F. (Bill) Roebel, CIC

William “Bill” Roebel is a successful businessman, passionate art collector and active community leader. A native of Fort Wayne Indiana, Mr. Roebel, a Certified Insurance Counselor, has founded and led numerous successful business interests.

Bill founded and operated Insurit Inc. and the Insurit Group of Companies. Headquartered in Fort Wayne, Insurit is an independent insurance agency specializing in Commercial Insurance, Employee Benefits, Risk and Insurance Counseling services. As Insurit’s President and Owner, he grew the company into a successful insurance agency, brokerage, and counseling service, selling the business in 2007.

An active entrepreneur, Mr. Roebel has also formed, owned, and run other successful retail, manufacturing, and real estate businesses. As investor and manager, his other successful business interests have included Roebel Properties, Ltd. (real estate development), Three Rivers Beauty Supply (wholesale supply), Wedgewood Development Corp. (Golf Course Development), B & R Properties, LLP (real estate partnership), R & B Properties, LLP (real estate partnership), Ruffalo-Benson (equity investment group), Newell Industrial, LLC (plastic extrusion mfg.), Orland Duck Club, LLP (200 acre Wildlife Habitat), and W & R Realty, LLP (realty partnership).

Bill’s lifelong commitment to the community is evidenced by his over 25 years of service on a wide variety of community service and advisory boards, including Newell Industrial, LLC, Ruffalo-Benson, LLC, Grabill Bank Corporation, Junior Achievement of Allen County, Inc., Optimist International (past local President & State of Indiana Lt. Governor), Holy Cross Lutheran Church/School, and Civic Theatre Fort Wayne.

Mr. Roebel is presently semi-retired, providing employee benefits and insurance counseling for select clients. His commitment to the arts is also a lifelong passion — Bill is an avid collector and patron of visual arts, and is a noted collector in the Fort Wayne area. An avid golfer and car collector, Mr. Roebel splits his time between Fort Wayne and Palm Beach Gardens, Florida. He is married with three children and five grandchildren.

Honey Bryan

Honey Bryan is a native of Palm Beach County, Florida and is a seasoned and driven professional with a lifelong career in commercial real estate and finance. As a Florida Licensed Real Estate Broker and Mortgage Broker, she has the proven ability to integrate and utilize her

solid foundation in of all aspects of commercial real estate and up to date knowledge of the marketplace. Throughout her career, she has assisted clients in consummating transactions for the sale, acquisition, leasing, development and/or financing of retail, office, industrial and investment properties throughout the South Florida market. She has also collaborated extensively with her clients to facilitate land use changes and rezoning of vacant land for the development of both retail and multifamily projects.

In the pursuit of excellence, Honey strives to provide the highest level of customer service. She accomplishes this by analyzing the specialized needs and goals of each client and then develops strategies and solutions to meet customer driven objectives. It is her intention to always conduct her business by meeting and exceeding the highest professional and ethical standards of the commercial real estate industry.

Honey is a member of the National Association of Realtors has been active in numerous professional organizations including the Realtors Association of the Palm Beach, National Network of Commercial Real Estate Woman (NNCREW), International Council of Shopping Centers, (ICSC), Realtors Commercial Alliance (RCA). In an effort to give back to her community, she has also served on the executive boards of Seagull Industries for the Disabled; Give a Life Foundation, and PEO.

Syndie T. Levien, CFP

An active philanthropist and supporter of the arts, Syndie Levien has gravitated towards the non-profit world being introduced by an array of like-minded community leaders. Having the opportunity to utilize her wealth management skills, consultative expertise and professional networking, Syndie collaborates the art of “giving back.” Having 32 years experience with Morgan Stanley as a full-time Portfolio Manager, First Vice President and Wealth Advisor, Syndie strives to fully understand what is holistically important to others. As one’s philanthropic goals are expressed, she enthusiastically introduces individual, family or corporate charitable giving strategies to honor those requests.

Ms. Levien is an active member of the Executive Women of the Palm Beaches, Director of the Executive Women Foundation and The Palm Beach County Estate Planning Council. She supports the Palm Beach Forum Club, the American Red Cross, the Norton Museum, The Four Arts and numerous county-wide literary and arts councils. Recently transplanted from Ocala Florida, Syndie served 26 years of service on community and advisory boards including Ocala-Marion County Chamber of Commerce in Education, Junior Achievement of Marion County FL, Marion County Florida Estate Planning Council, Toast



Masters International, Altrusa International, Munroe Regional Hospital Foundation, Central Florida Community College, Royal Dames for Cancer Research, the Ocala Symphony and the Executive Women of Marion County. Syndie, in promoting the visual and performing arts, hosted two AM and FM radio shows "Focus on the Arts" and "Understanding Investments." She was an adjunct professor for Central Florida Community College's adult education in investments.

Ms. Levien professionally works closely with families' personal, corporate retirement and estate plans. As a CERTIFIED FINANCIAL PLANNER™ professional, since 1989, her experience gravitated towards, women in transition and divorce. She is currently working on her designation as a Certified Divorce Financial Analyst. Working with a family's professionals provides more stability in this individualized changing world. Ms. Levien's areas of focus are comprehensive, customized portfolios designed around tax efficiency, wealth preservation and asset protection. Along with her team, she coordinates planning for fiduciary, extensive retirement, estate, trust and wealth transfer solutions for individuals, family and philanthropies. Syndie is an avid art collector, loves history, world travel and a resident of Jupiter Florida.

Benzaiten Managers

Anita Holmes, Executive Director

Anita has broad and diverse experience in nonprofit leadership and management in Palm Beach, Broward and Martin Counties. She has a long volunteer and professional history of advancing nonprofits in our local community for over 25 years. Her specialties include innovative fundraising, creative program development, strategic planning, relationship building, corporate and community partnerships, public relations, and cause marketing.

In leadership roles as the Vice President of the American Heart Association and the Executive Director of Susan G. Komen for the Cure and the American Cancer Society, Anita forged partnerships with foundations and partnered with over 30 local nonprofits to develop programs that benefitted the health and well-being of people in South Florida. She has also established close ties with area businesses and organizations to increase revenue, support, and awareness of these nonprofit organizations, their special events and community programs.

Throughout the years, Anita's commitment to our community has been demonstrated by her service on the Grants Committee for the Junior League, the Board of Directors of Good Samaritan Medical Center, Palm Healthcare Foundation's Committee to Review Nominees for their Nursing Distinction Awards and the Chamber of the Palm Beaches Healthcare Committee. She is currently an active member of the Board of Directors for Executive Women of the Palm Beaches.

Rick Eggert, Creative Director www.rickeggert.com

Rick Eggert, our Creative Director, founded the Lotus Design Group, which he relocated from Stuart, FL to our facility in the summer of 2014.

Lotus was the only continuously running full service glass blowing facility on the east coast of Florida. Rick Eggert, oversees a production line where he practices both centuries-old Venetian techniques and more modern approaches to create pieces both for commercial sale and to fulfill his own artistic inspiration.

In addition to his one-of-a-kind and production line glass works, Rick in his small 1,200sf Stuart facility was teaching 300 classes per year to artists and the general public who wanted explore these techniques through a hands-on approach. Some came from as far away as Miami to attend his classes. By relocating his operations and equipment within the Benzaiten Center, Rick has brought with him, his experience, contacts, and customers to the Center, which will eventually expand its offering of courses to over 500 per year, as well as its line of products and types of glass works. The center has also immediately gained a stable of artists who will rent studio space and show at the Benzaiten Center.

Rick Eggert received his BFA in glass sculpture from the Rochester Institute of Technology. Since 1995 he has trained and apprenticed in the art and technology of glass blowing and glass fabrication. Rick has produced fine glass pieces as an artist, as well as trained extensively as an arts educator, having provided classes and demonstrations at numerous glass institutions including the Cleveland Institute of Art and the Morean Center in St. Petersburg, Florida.

Rick founded Lotus Design Group in 1995 and has since run successfully the studio as one of Florida's only full-time, full-service glass blowing studios. At Lotus he oversees production, sales, and offers over 300 hands-on courses to artists and the public annually. Rick regularly performs demonstrations at other leading glass and art institutions, as well as exhibitions of his own work.

