

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Riverworks Art Center		
2. Senate Sponsor	3. House Sponsor	
Feldman	Fraser-Hidalgo	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$125,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Riverworks Art Center property		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Delegate David Fraser-Hidalgo		David.Fraser.Hidalgo@house.state.md.us
Sandy Wright		(301) 922-8507
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Riverworks Art Center creates meaningful, fulfilling and healing community engagement through the arts, drawing inspiration from Montgomery Countys Agricultural Reserve, an area rich in beauty, history and heritage, through classes, workshops, performances, and events. Our mission is to cultivate creativity and connection in western, upper Montgomery County. We provide locals with unique and innovative opportunities to experience culture and art, and we invite visitors from across the county and the region to find inspiration in western, upper Montgomery County through immersive programs rooted in our restorative rural setting, which is unique among art centers in the D.C. region.</p>		

11. Description and Purpose of Project (Limit length to visible area)

Riverworks Arts Center will renovate and rehabilitate the Old Methodist Church historic property at 17605 West Willard Rd. in Poolesville, turning this historic structure into a state-of-the-art performing arts center. Complementing its custom-designed sound system and an interior beautified by locally milled wood, the site will feature a unique, interchangeable stage allowing performers to face both indoor and outdoor audiences and offer gathering space for exhibits, lectures, performances, roundtables, and other events. We plan a beautiful setting surrounded by gardens and conservation landscaping demonstrating effective yet attractive stormwater management. The performing arts center will be a launching pad for expansive arts engagement, arts education, and cultural activities in town.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	\$0
Design	\$80,000
Construction	\$1,900,000
Equipment	\$370,000
Total	\$2,350,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

LBI 2024, proposed	\$125,000
LBI 2023, received	\$200,000
Private Gifts, received/pledged	\$406,000
Town of Poolesville grant (2023), received	\$10,000
Town of Poolesville grant (2024), proposed	\$100,000
Montgomery County Grants, LBI match, proposed	\$325,000
Capital Campaign, proposed	\$1,184,000
Total	\$2,350,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
Complete	Complete	July 2024	TBD
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
406000.00		0	3,500
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2023	\$200,000	Riverworks Art Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Riverworks Art Center 19215 Beallsville Road Beallsville, MD 20839		17605 West Willard Road Poolesville, MD 20837	
20. Legislative District in Which Project is Located	16 - Montgomery County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Sandy Wright	Has An Appraisal Been Done?	Yes/No
Phone:	301-922-8507		
Address:		If Yes, List Appraisal Dates and Value	
19215 Beallsville Road Beallsville, MD 20839			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
2	4	190000.00	450000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
David Therriault and Sandy Wright	22 years	Yes, option to renew	
26. Building Square Footage:			
Current Space GSF	1560		
Space to be Renovated GSF	1560		
New GSF	1200		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1826

28. Comments

Established as a nonprofit in 2022, Riverworks Art Center has offered over 100 art classes, performances, public events, exhibitions, receptions, concerts, childrens activities and cultural programs at three locations in and around Poolesville in just its first 18 months. In partnership with the Poolesville Commissioners, local non-profit organizations, businesses, schools and civic organizations (e.g., Locals Farm Market, Hope Garden Children's Ballet Theater, Essence Dance Studio, Heritage Montgomery, Blackrock Center for the Arts, Montgomery County Lynching Memorial Project, the Butz Family Foundation, Poolesville Seniors, WUMCO, Historic Medley District, Upcounty Prevention Network, Poolesville Pride, Poolesville Area Chamber of Commerce, the Barnesville School), the arts center will continue to offer cultural events, and inspiration, and avenues to well-being to a diverse group of local and county residents and visitors, furthering Poolesville's renowned community connection.

The Riverworks Performing Arts Center, located in the Poolesville Heritage District and Montgomery County's Agricultural Reserve, will help to elevate Poolesville and the Agricultural Reserve, attracting visitors for increased visibility and economic activity for businesses and other cultural endeavors throughout the community, thus contributing to employment creation and increased income for local business.

We have deep community support for Riverworks Art Center and the project, as evidenced by popular and sold out fundraising events. For the capital campaign, we are working with a highly experienced fundraiser that specializes in major gifts and have already received commitments of over \$400,000. In addition, we are working with the Montgomery County government, Heritage Montgomery/Maryland Heritage Areas Authority, and the Town of Poolesville for additional funding. We have completed engineering and design plans for this project. This LBI funding will move us an important step closer to finalizing our project financing. We are confident that this project will be ready to proceed with construction within the preferred 18-month period from the effective date of the capital budget bill in which we would be honored to receive funding.