

# State of Maryland

## 2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
2461	SB450	586	HB66	Galestown Community Center
3. Senate Bill Sponsors			House Bill Sponsors	
Colburn			Eckardt	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Dorchester County			\$150,000	
6. Purpose of Bill				
Authorizing the creation of a State Debt in the amount of \$150,000 to serve as a grant to the Commissioners of Galestown for certain development or improvement purposes for repairs, renovations, and construction at a community center.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund of \$37,500. No part of the fund may consist of real property. The fund may consist of in kind contributions or funds expended prior to the effective date of this Act.				
8. Special Provisions				
Requiring the grantee to grant and convey a certain easement to the Maryland Historical Trust.				
9. Contact Name and Title		Contact Phone		Email Address
Mayor Deanna Smith		443-783-4696		smith6005@comcast.net
Linda Walls, Volunteer		410-758-7335		lindaroywalls@comcast.net

**10. Description and Purpose of Grantee Organization** (3000 characters maximum)

Although the community of Galestown traces its roots back to 1714, the town was officially incorporated in 1951. Prior to the arrival of settlers, the area was Nanticoke Indian Territory; artifacts and arrowheads can still be discovered near the waterfront. During the 1800's, sea captains owned many of the homes. Around 1900, Galestown flourished with four stores, a gristmill, and a sawmill. A millstone marked the spot where one mill operated until the late 1940's, but the mill stone was washed away in last year's devastating June flood. The stores and mills ceased operation and were torn down during the mid-20<sup>th</sup> Century. Agriculture is the main industry now, although a few small service-oriented businesses are located in or near the town.

For the past 150 years, the town has peacefully existed around the banks of the 30-acre Galestown Mill Pond, fed by Gales Creek and emptying into the Nanticoke River. An estimated 3500 to 4000 anglers per year visited the Mill Pond, known for being a bass fishing mecca reserved for kayaks, canoes, and electric-powered motor boats. The towns people suffered a major loss when the beautiful Galestown Mill Pond was swept away in June of 2006 after the flood waters breached the causeway connecting the east and west shores of the village. Fortunately, no injuries occurred or lives were lost in the flood. Since then the townspeople have endured financial hardships corresponding to the loss of the town's main roadway connecting the mill pond shores and corresponding to property damage due to flood waters entering homes and basements. The Town Mayor and Commissioners have very limited resources to support the community.

The current population of 120 people are governed by three Town Commissioners, one of whom serves as the Mayor. With a budget of approximately \$18,000 per year, the town provides lights and trash pick up service once every two weeks. The town also owns and operates the Galestown Community Center. The mission of the town government is to maintain the tranquil beauty of the town and build a sense of community resulting in genuine engagement of residents to strengthen community resources and pride in property ownership.

**11. Description and Purpose of Project** (3000 characters maximum)

The Galestown Town Commissioners are requesting a \$150,000 Bond Bill to renovate and improve the Galestown Community Center building and surrounding property. Two years ago the town organized a Community Center renovation fund. So far, nearly \$14,000 has been raised from cash donations by the townspeople. Most of these funds were targeted for the roof replacement, completed in December of 2006. The Community Center Committee recently learned that the building is infested with Powder Post Beetles and considerable damage has already been sustained. Part of the corner floor has given way and there is evidence of insect boring in the walls. It is likely the damage extends to the floor and wall joists of the building. While electric access has been updated in the Center's kitchen area, it is not updated in the hall with two ceiling-level outlets serving the hall space. There is no air conditioning and the old furnace is loud and inefficient. The ceiling needs to be lowered to conserve energy costs. In an effort to avoid frozen pipes, the water pump is turned off in the winter, but turned on for functions. This typically requires a member of the community to crawl into the outside water pump house and access the on-off switch. The town would like to modernize the water pump access. Four years ago the town raised funds to meet handicap accessibility standards in the bathroom and front door entry area. However, some minor improvements are needed to complete this project at the front door of the building. Additionally, there is no sprinkler system in the building in case of a fire. Some aspects of the kitchen were updated to meet health department codes five years ago, but commercial grade stoves are still needed. The final improvement would be to add a picnic pavilion to accommodate outside events next to the Community Center playground area. Funds to landscape and add outside seating are also requested.

The Galestown Community Center serves as the primary gathering place for town meetings, social functions, and fund-raising opportunities led by the Ruritan Club or the local Methodist Churches. It is the only in-door gathering area in the town with plumbing, other than resident homes. Built in 1932, the Community Center was originally operated by the Ruritan Club and later by the United Methodist Church. Today, the Galestown Community Center is owned and maintained by the Town of Galestown. An estimated 5,000 people participate in Community Center activities each year. These activities include monthly Ruritan meetings and fund-raising breakfasts, monthly Galestown Millpond Association meetings, Town Commission meetings, and private party rentals. However, with the current sub-standard condition of the building, rental use and income is decreasing. Improvements to the Community Center, if the Bond Bill is awarded, would double event participation and would provide a sanctuary for community engagement .

*Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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**

<b>Acquisition</b>	0
<b>Design</b>	\$5,000
<b>Construction</b>	\$102,000
<b>Equipment</b>	\$81,000
<b>Total</b>	<b>\$188,000</b>

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

Source	Amount
Individual Donations from the Community	\$16,000
In-Kind Donations of Materials and Volunteer Time	\$5,000
Private Foundation Grants	\$17,000
2007 State Bond Bill	\$150,000



Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Not Applicable			
<b>E. If property is leased by grantee – Provide the following:</b>			
Name of Leaser	Length of Lease	Options to Renew	
Not Applicable			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	1863 SF		
<b>Space to Be Renovated GSF</b>	3576 (Includes square footage of renovated walls, ceilings and floors)		
<b>New GSF</b>	432		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		1932	
<b>28. Comments: (3000 characters maximum)</b>			
<p>Galestown is so small, the village does not even have their own zip code. Census information shows a decrease from 123 people in 1990 to 101 people in the year 2000. However, the town is now slowly growing with the influx of people from outside the county who are looking for small town Eastern Shore living. Financial resources are stretched among the residents. Most of the elderly residents are on fixed income and young families tend to be in the lower income bracket. Even so, this small community has managed to raise funds to maintain the two churches in town, start a Pond Association, and finance recent kitchen and bath and handicap accessible renovations at the Galestown Community Center. Reliance on the town government is minimal since the town's annual budget is only \$18,000. The Commissioners are volunteers and towns people are accustomed to pitching in and helping to get things done.</p> <p>The flood on June 25, 2006, which was described by officials as a 500-1,000 year flood, continues to be a great challenge to the people of the village. In addition to witnessing rising and fast moving flood waters, the people experienced property loss without the benefit of insurance, since all residents were not located in critical flood zones. This flood also took away the main road and dam, resulting in the loss of the heartbeat of the town, the Galestown Millpond. Even so, people have rallied and are doing their best to make the best of living in region declared as a Federal Disaster Area. Now, more than ever, the town could use a "hand up" through funding of the Galestown Community Center renovations. Despite the hardships, the people are reclaiming the former pride and heritage of the village with property beautification, increased volunteerism, and a vision for a stronger community. The Community Center improvements are central to this vision.</p>			

