

State of Maryland

2016 Prior Authorization Fact Sheet

(1) Senate Sponsor	(2) House Sponsor	(3) Project Name
	Del. Gaines	Art Works Now Project (repurposed from Community Forklift Facility)
(4) Jurisdiction		(5) Contact Information
Prince George's County		Name: Barbara Johnson Email: barbara@artworksnow.org Phone:
(6) Legislator Request		
Extends the matching fund deadline from June 1, 2016, to June 1, 2018. Extends the grant termination date from June 1, 2016, to June 1, 2019.		
(7a) Original Senate Bond Bill		(8a) Original House Bond Bill
sb0150 of 2010		hb0326 of 2010
(7b) Senate Chapter		(8b) House Chapter
Ch. 483 Item: ZA02(BB)		Ch. 483 Item: ZA03(AZ)
(7c) Senate Prior Authorization		(8c) House Prior Authorization

(9) In your own words, please describe in detail the project's background and your need for a prior authorization.

Art Works Studio School t/a Art Works Now requested and received authorization for Bond Bill funds to support our project at 4800 Rhode Island Avenue in Hyattsville, Maryland in 2014. The property was the site of the former Marche Florist Shop until it was purchased over a decade ago. Since that time the building has been vacant except for an attempt in approximately 2009 to turn the property into a church. As zoning does not allow such a use at this address, that project was abandoned after considerable demolition was done inside the building. The building was purchased in 2012 by White Angelica, LLC for the express purpose of providing a long term home for Art Works Now in partnership with popular area restaurant Pizzeria Paradiso. This project has received tremendous support from local municipalities, County agencies, and area foundations. The intention of this project is to serve as an art center where families - from the youngest child to the most elder senior - can spend hours at a time enjoying exhibits, creative activities, and delicious and healthy food from a community favorite.

After these funds were approved by the Legislature in March 2014, we experienced a delay of several months due to a protracted process of hearings regarding historic designation of the property. This process was ultimately resolved by the County Council adopting an Order determining not to designate the site as historic and removing the property from the County's list of historic resources. During this time, all design and planning was halted until the outcome of the process was known. In January of 2015 the design process began again. Building permits were applied for in July of 2015. The permit process was lengthy, as the building is in need of extensive changes in order to meet today's code regulations. In addition, the partner, Pizzeria Paradiso, experienced their own delays as they were committed to another project that had moved ahead of this one during the historic hearings. In September 2015, while awaiting construction permits, the team experienced another setback as a stolen tow truck crashed into the building and destroyed the large greenhouse attached to it. This accident required a great deal of resources, energy, and moderate design change. In November 2015 the Pizzeria Paradiso team turned their full attention to the project. In January, they requested changes to the building's electrical supply. At this time, it also became apparent that there would need to be an upgrade in the water service to the building.

As we are cognizant of the need to encumber these funds in a timely manner, we moved forward with remediation and demolition work as we awaited the final drawing changes needed for water and electrical upgrades. As demolition began, our contractor uncovered work that had been begun by the prior owners in their efforts to build the church; work that had left improper structural conditions that need to be addressed. Our structural engineer is right now in the process of drawing up plans that will correct what were temporary measures and provide us with more long term structural remedies. At the news of this latest delay, we approached our legislators to ask for their support as we began to have concern that we would not encumber or expend the funds by the deadline. Contracts for the funds are either signed or should be signed within the next 10 days, matching funds have been secured, review to MHT has been submitted, and we have committed resources to a grant manager to ensure that this project will proceed in the most successful manner.

(10) If you are requesting an extension of the date upon which evidence of a matching fund must be presented to the Board of Public Works, please explain the need for the extension. When do you expect to raise the requisite amount of matching funds, if at all?

(11) If you are requesting a modification of the type of matching funds (e.g., real property, in-kind contributions, or prior funds expended) that can be used to meet your match, or are requesting the matching fund requirement be changed from an equal match to unequal match or removed altogether, please explain why the change is necessary.

(12) If you are requesting an extension of the date upon which the bond funds must be expended or encumbered by the Board of Public Works, please explain the need for an extension. When do you expect to expend or encumber the funds?

As this Bond Bill was transferred to our organization from another, the time allowed for completion is shorter than an originating Bond Bill directly to our organization. We are grateful for the opportunity to utilize these funds and want to make full use of this opportunity afforded our project by the Legislature. While considerable delays have occurred during the period since the Bond Bill was slated for this project, we have maintained our dedication to it and are nearing the crucial starting point of the major construction necessary. We have committed substantial funds and time to date and are committed to seeing this project through to completion. Contracts are either completed or near completion with contractors and considerable remediation and demolition have occurred at the location. We are confident that construction will begin within the month of March and that the contractors will complete the project as quickly and professionally as possible. There are two aspects of future work that are out of the hands of the organization or the contractor and they are WSSC upgrade needed for code compliance, and PEPCO electrical upgrade needed for the same as well as for contemporary use. While we believe we should be able to encumber or expend these funds by October 2016, given our experiences with delays in the past, we would greatly appreciate an extension of two years in order to provide time to properly manage and file required documents.

(13) If you are requesting to use the funds for another purpose or to expand the scope of the project, please explain the reason and need for the change.

(14) If you are requesting to modify the name of the grantee organization, add another grantee organization, or remove a grantee organization, please explain the reason and need for the change. If applicable, do those organizations being added or removed as grantee consent to the change?

(15) If this is an emergency bill, please explain the need for such action.