

State of Maryland

2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
3521	SB979	3480	HB1573	Creation of a State Debt – Montgomery County - King Farm Dairy MOOseum
3. Senate Bill Sponsors				House Bill Sponsors
Sen. Garagiola and Hogan				Del. Cryor, et. al.
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery County				\$219,000.
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Maryland-National Capital Park and Planning Commission for the design, construction, repair, renovation, reconstruction, and capital equipping of the King Farm Dairy MOOseum.				
7. Matching Fund Requirements				
This bill requires a standard match.				
8. Special Provisions				
Prior to the issuance of the bonds, the grantee shall grant and convey to the Maryland Historical Trust a perpetual preservation easement.				
9. Description and Purpose of Grantee Organization (3000 characters maximum)				
<p>The purpose of the KBDM is to develop the King Barn into a dairy museum (the MOOseum) as an education-based heritage landmark that is compatible with, and enhancing to, the surrounding park and region. This museum is one of only four in the nation devoted to dairying and the only one in the Eastern U.S.</p> <p>King Barn Dairy MOOseum was granted 501C3 non-profit status in June 2003 (#01-0703621) and is a Registered Charity in the State of Maryland (#14529).</p> <p>The MOOseum intends to use the Barn to display collections of dairy-related artifacts and equipment directly related to production, processing and sale of milk and milk products. Areas will be set aside for displays and demonstrations relating to dairy herds, milk, and milk products. A media-area/library is being created that will provide a home for related publications, the gathering of oral histories from area residents involved in dairying and related businesses, as well as photographic and videographic exhibition.</p> <p>The MOOseum will be sponsoring educational programs for all ages, with emphasis on telling the story of milk production to the County's children. With the continued expansion of residential and commercial use into traditionally agricultural areas our children are becoming disconnected with the realities of food production and the MOOseum will provide an excellent resource bridging the gap between producer and consumer.</p> <p>Special events, particularly during the summer months, will bring in live animals and demonstrations of milk-related activities: milking, cream separation, butter, ice cream and cheese-making. Story-telling/oral history sessions relating to life on the farm will also be featured.</p> <p>Since the Barn was built during the Depression Era of the '30's, many of the programs and displays will relate to life on a Dairy Farm during the first half of the 20th Century: distribution systems, labor practices, and changes in milking and cattle breeding methods. Special attention will also be paid to the role of farm women through their past and current involvement in the Cooperative Farm Women's Market which continues to be held twice weekly nearby.</p>				

10. Description and Purpose of Project (3000 characters maximum)

In the late 1960's the King Farm was sold to the Montgomery County Park's Department (MCPD) with the understanding that the homestead would be maintained to become the centerpiece of a proposed regional park in an area of the county that was facing commercial and residential encroachment. Thirty-five years later, that park has become a reality, with the King Barn the only building on the site preserved by the County, through the efforts of it's farm family and friends of agricultural throughout the County. In 2000 the site and building were repaired as part of the development of South Germantown Recreational Park (Maryland Soccerplex) and the Barn was made available by the Parks Department to the King Barn Dairy MOOseum, Inc., through a Right of Entry Agreement to begin the process of telling the story of dairying. The Montgomery County Planning Board gave it's unanimous approval for the MOOseum project proposal in April, 2002.

Beginning in June of 2002 the Dairy MOOseum began a brief series of open days to introduce itself to the County with a "Temporary Use and Occupancy Permit" issued by the MCDepartment of Permitting Services and Department of Fire and Rescue. For two seasons the MOOseum offered barn tours, programming and exhibits inside the barn. However, since that time the MOOseum has been unable to use the Barn and has had to offer it's programs on the outside of the building because the permitting agencies require additional life safety improvements to the barn.

In 2004 a decision was made to hire an Architect with experience in barn conversions to provide as-built plans and construction documents for necessary life safety improvements to the barn. The challenge to both the MOOseum, MCPD and the architect has been to maintain and preserve the character and integrity of the barn while meeting the code requirements triggered by changing the use of the barn from agricultural to assembly.

The major additions and renovation items required include a fire alarm and suppression system requiring an addition on the Dairy Building for a sprinkler valve room, new water line and fire hydrant, new storefront doors with panic hardware, new ramps both inside and outside for the handicapped, and railings for accessibility and safety issues.

Completion of the renovations will allow the MOOseum to open the first floor of the Barn to the public and thereby provide opportunities to increase the educational programs, install permanent displays, and increase fund raising capabilities which are necessary to further enhance ongoing and future programming.

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.

11. Estimated Capital Costs

Acquisition	
Design	
Construction	\$550,000
Equipment	
Total	\$550,000

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

Source	Amount
Montgomery County Parks Department - South Germantown Recreational Park fund for Non-Soccer Amenities	\$331,000
Successful Maryland State Bond Bill Request, 2006	\$219,000

A. Will the grantee <u>own</u> or <u>lease</u> (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 and 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	
King Barn Dairy MOOseum, Inc.	A Right of Entry Agreement was established between MCPD and KBDM in 2000.	It has been verbally agreed by the owners (MCPD) and KBDM that a lease will be granted when public access improvements have been completed and the barn has been issued with a permanent use and occupancy permit.	
26. Building Square Footage:			
Current Space GSF		10,000	
Space to Be Renovated GSF		5,000	
New GSF			
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		1930	
28. Comments: (3000 characters maximum)			

Over the years, Montgomery County's dairy farmers have been a community within which the individual dairy owners worked and cooperated together. Their prized herds, lands, dairies, farm clubs, organizations and associations enabled them to build a dairy industry with a reputation extending to state and national levels. The James and Macie King farmstead, with its then "state-of-the-art" 1930's dairy barn, was an example of the success of dairy farming in the first half of the 20th century. At their peak, the dairy farms of Montgomery County exceeded 300 in number and were the main agricultural activity in the county. Today there remain only a handful, closing a chapter on what was once the pride of a vibrant agricultural community in America.

Although our inability to use the interior of the Barn since the Summer of 2003 (because the building does not meet the County Department of Permitting Services and Fire & Safety requirements for a building used for public assembly) has presented challenges, the MOOseum continues its programming each year with activities "Around the Barn" using the barn as a monumental piece of public sculpture and a centerpiece for our activities, as well as at other sites in the County. KBDM is also actively engaged in acquiring a collection of artifacts, researching the County's Dairy Story through mapping activities, recording oral and pictorial histories of farm families, including our special interest in the Farm Women's Market in anticipation of gaining full public access in the near future.

Educational programming has proved a highlight during our development stage. We have begun a strong relationship with many area public and private schools. Matsunaga Elementary in Germantown for the past two years has brought nearly 200 2nd graders to visit each Spring. The program is being widened to include the 1st grade this year and a newly opened elementary school in Germantown intends to participate in the same program. The program includes activities that cross the entire curriculum - reading, math, science, environmental studies, local history, economics and fine arts. It is our hope that the program will eventually be available to Maryland schools beyond Montgomery County.

In 2004 and 2005 KBDM was invited to place an exhibit at Water's House (administered by the Montgomery County Historical Society) in Germantown.. These exhibits, which highlighted our programs and collections, gave us another venue for reaching out to the public, with private tours to Church groups, Scout and School groups and Senior's clubs. In 2005 we integrated this program with an "Around the Barn" walking tour of the barn, which publication was made possible by a grant from Heritage Montgomery. Visitors were encouraged to expand their visit beyond Water's House to the Barn and finally to visit farm markets in the Germantown area. Water's House has invited us to place another month-long exhibit in September 2006.