

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project	
lr1853	sb0517	lr1852	hb0506	Art Works Now Project	
3. Senate Bill Sponsors				House Bill Sponsors	
Pinsky				Gaines	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount		
Prince George's County			\$250,000		
6. Purpose of Bill					
<p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Directors of the Art Works Studio School, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Art Works Now facility.</p>					
7. Matching Fund					
Requirements:		Type:			
Equal		The grantee shall provide and expend a matching fund			
8. Special Provisions					
<input checked="" type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone		Email Address	
Barbara Johnson		3014540808		barbara@artworksnow.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)					
<p>The mission of Art Works Studio School (AWSS) is to create a stronger community through the arts. We achieve this with affordable and content rich art classes, camps, and projects. Our core value of social justice is activated through the content of our programming, our commitment to reducing economic barriers to art education, and the long-term, accountable relationships we nurture with our community.</p> <p>An important aspect of Art Works' mission is to serve children and adults who do not normally have access to the arts, either because they cannot afford it, or because the resources do not exist in their schools or communities. AWSS's mission is grounded in our commitment to unlimited access to arts education; no one is ever turned away from an Art Works' program for inability to pay. "Art Works" is an active statement originating in our belief that art is transformative and it works on many levels - from toddlers having formative tactile experiences with arts materials, to teens exploring their creativity in a safe place, to empowering adults to create positive social change through art.</p>					

11. Description and Purpose of Project (Limit Length to Visible area)

This bond bill will support the expansion of Art Works into its new 7,000 square foot facility in Hyattsville. This building was acquired in 2012 to house AWSS in an innovative public/private partnership with Pizzeria Paradiso, a nationally recognized and highly successful locally owned restaurant. Pizzeria Paradiso has been Art Works' long-term core corporate sponsor. Their subleasing of the property will ensure Art Works' viability by keeping its rental expenses far below market rate. Art Works' new multi-use facility will transform a long-time abandoned and blighted property into an arts and entertainment hub for the Gateway Arts District, continuing the economic prosperity of downtown Hyattsville. The new facility will allow Art Works to accommodate its rapidly growing programming. From 2012 to 2013 program attendance nearly tripled from 4,200 to 11,300. Our current facilities are bursting at the seams, and we need this new space to respond to the overwhelming demand for affordable arts education. The new facility will allow us to develop an innovative after school program making use of the existing greenhouse and our partnership with Pizzeria Paradiso to incorporate horticulture, nutrition, culinary arts, and wellness into a comprehensive visual arts curriculum.

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	\$102,000
Construction	\$565,000
Equipment	\$108,000
Total	\$775,000

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

Source	Amount
City of Hyattsville Facade Grant	\$126,000
Community Impact Grant, Redevelopment Authority of Prince George's County	\$50,000
Anacostia Trails Heritage Association Grant	\$100,000
White Angelica Matching Funds	\$50,000
Naming Rights	\$60,000
Board Giving	\$24,000
Fundraising Events	\$115,000
Maryland State Bond Bill	\$250,000
Total	\$775,000

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
1/14/2013	4/4/2014	7/1/2014	3/1/2015
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
425000.00		0	105,000*
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Art Works Studio School, Inc 3711 Rhode Island Avenue Mount Rainier, Maryland 20712		4800 Rhode Island Avenue Hyattsville, Maryland 20781	
20. Legislative District in Which Project is Located	22 - Central Northern Prince George's County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Barbara Johnson	Has An Appraisal Been Done?	Yes/No
Phone:	301-454-0808 cell 202-528-4228		
Address:		If Yes, List Appraisal Dates and Value	
3711 Rhode Island Avenue Mount Rainier, Maryland 20712			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	40	0.00	\$1,800,000
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance 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?			Yes
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
*Pizzeria Paradiso (sublease)	*10 years	*\$58,000	*3200 sq ft
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
White Angelica, Inc (Barbara Johnson)	25 years	Option to Purchase and/or Renew	
26. Building Square Footage:			
Current Space GSF	7,000		
Space to Be Renovated GSF	7,000		
New GSF	7,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1951

28. Comments: (Limit Length to Visible area)

#17 - This number includes the projected number of people served by both Art Works Studio School and its tenant Pizzeria Paradiso. Art Works Studio School will serve 30,000 people annually at this site. Pizzeria Paradiso projects they will serve 75,000 people annually.

#24 - These numbers include the projected number of employees and projected operating budgets of both Art Works Studio School and its tenant Pizzeria Paradiso. Art Works Studio School will employ 10 people with an operating budget of \$500,000 annually. Pizzeria Paradiso will employ 30 people with an operating budget of \$1,300,000 annually.

#25 - In 2012 this property was in foreclosure. As the founder of Art Works Studio School, Barbara Johnson identified this property as an excellent future site for Art Works. Ms. Johnson formed White Angelica, LLC of which she is the sole member in order to facilitate the acquisition of this property as a long term goal for Art Works. Ms. Johnson leveraged her personal banking relationships and personal resources in order to acquire the building for the nonprofit's use.

Art Works has a 25 year lease with option to purchase this property for the amount paid by White Angelica, LLC in 2012. As part of the overall plan for sustainability, Ms. Johnson has solidified a long term lease with Pizzeria Paradiso, a nationally recognized restaurant with locations in DuPont Circle, Georgetown, and Old Town Alexandria. Pizzeria Paradiso has a long record of supporting nonprofit arts organizations, and has been a strong supporter of Art Works.