

State Of Maryland

2023 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	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Riverworks Art Center		
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
Senator Brian J. Feldman		brian.feldman.district@senate.state.md.us
Sandy Wright		301-922-8507
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The mission of Riverworks Art Center is to provide programming and space for artists to elevate their practice, collaborate, and share their work with the community, widening the healing capacity of the arts. Riverworks strives to: be a space for the community to view, support and enjoy visual and performing arts; be stewards of a heritage site that celebrates place, local history, culture, stories, and creativity; provide programming and support for artists and the emerging artist within all of us to grow, develop collaborative work, and share in our spaces; be a meeting place for artists to come together to learn, to be inspired and to support each other; and promote the health and wellbeing of our artist community through facilitation of artists groups, dialogues, and mentorships.</p>		

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

Riverworks Arts Center will develop the Old Methodist Church historic property at 17605 West Willard Rd. Poolesville, renovating and rehabilitating the existing structure and adding a modest addition and outdoor stage, to serve as a nonprofit arts center, creating a venue where performing, written, and visual artists can perform and exhibit their work. This project will revive a cultural heritage site that celebrates place, local history, culture, stories, and creativity. The building will offer indoor/outdoor stages and gathering space, perfect for exhibits, lectures, performances, and roundtables. We plan a beautiful setting with an outdoor stage surrounded by gardens and conservation landscaping demonstrating effective yet beautiful stormwater management. The art center will be a launching pad for other cultural activities in town, including a sculpture walk and murals, in addition to an interpretive history and story trail.

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	\$0
Construction	\$1,900,000
Equipment	\$340,000
Total	\$2,240,000

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

LBI	\$500,000
Federal Community Project Funding, proposed	\$500,000
Capital Campaign	\$1,000,000
Federal Grants, proposed	\$100,000
State Grants, proposed	\$100,000
Montgomery County Grants, proposed	\$30,000
Town Grants (Poolesville), proposed	\$10,000
Total	\$2,240,000

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 2023	November 2023
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	
300000.00	0	3,500	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
n/a		n/a	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Riverworks Art Center, Inc. 19215 Beallsville Rd. Beallsville, MD 20839		17605 West Williard Road Poolesville, MD 20837	
20. Legislative District in Which Project is Located	15 - 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 Rd. 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	277000.00	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?			
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

In partnership with the Poolesville Commissioners, local non-profit organizations, businesses, schools and civic organizations (e.g., Locals Farm Market, Hope Garden Ballet Studio, Essence Dance Studio, Blackrock Center for the Arts, the Butz Family Foundation, Poolesville Seniors, WUMCO, Historic Medley District, Health Initiative Foundation, Upcounty Prevention Network, Poolesville Area Chamber of Commerce, Glen Echo Partnership for the Arts), the arts center will 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.

Riverworks Arts Center in the Poolesville Heritage District and Montgomery County's Agricultural Reserve, would also continue to elevate the town and Montgomery County's 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 our first fundraiser which was sold out and which stimulated 150 donations amounting to over \$80,000 to add to donations of over \$100,000 during the first 3 months of Riverworks operations. Moreover, we are working with a highly experienced fundraiser that specializes in major gifts, and we expect to easily exceed our \$1,000,000 goal for the capital campaign for this project for which we have already received a lead gift of \$300,000. We are working with Heritage Montgomery on Maryland Heritage Areas Authority (MHAA) funding, the Town of Poolesville grants, and Senator Trone for federal 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.