

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
Studio Lab Initiative		
2. Senate Sponsor	3. House Sponsor	
Augustine	Fennell	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Prince George's County	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Studio Lab initiative of Gateway CDC		
7. Matching Fund		
Requirements: Grant	Type:	
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Delegate Diana M. Fennell		diana.fennell@house.state.md.us
Tonya Harrison-Edwards		240-579-7417
10. Description and Purpose of Organization (Limit length to visible area)		
Gateway Community Development Corporation drives economic revitalization along the U.S. Route 1 Corridor through business and neighborhood development initiatives including promotion of the arts as a community building strategy. Gateway CDC works within the communities of Brentwood, North Brentwood and Mount Rainier, MD and in collaboration with multiple partners to ensure the success of the entire Gateway Arts District. Gateway CDC is a 501c3 non-profit organization located in North Brentwood, Prince George's County, Maryland.		

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

This work is Phase 1 of a long term strategy that will include: - Increasing capacity of mentorship and technical assistance through the existing incubator program at the Media Arts Lab - Offering financial assistance for area artists who wish to buy property in the Gateway Arts District, including money for down payments and professional fees - Future reuse of GCDC headquarters building to include artist ownership

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	
Design	\$175,000
Construction	\$205,000
Equipment	\$125,000
Total	\$505,000

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

Sherman Fairchild Foundation (estimated)	\$70,000
Mount Rainier (estimated)	\$75,000
Brentwood (estimated)	\$50,000
North Brentwood (estimated)	\$10,000
Bond Bill	\$300,000
Total	\$505,000

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
07/01/2023	12/01/2023	04/01/2023	10/01/2023
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
30000.00		120	500
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Gateway Community Development Corporation 4102 Webster Street North Brentwood, MD 20722		3311 Rhode Island Avenue Mount Rainier, MD 20712	
20. Legislative District in Which Project is Located		47B - Prince George's 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:	Pat Thornton, Executive Director	Has An Appraisal Been Done?	Yes/No
Phone:	2022626156		No
Address:		If Yes, List Appraisal Dates and Value	
4102 Webster Street North Brentwood, MD 20722			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
3	5	60000.00	100000.00
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	
Artspace			
26. Building Square Footage:			
Current Space GSF	2400		
Space to be Renovated GSF	2400		
New GSF	N/A		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	2004
28. Comments	
<p>STUDIO Lab came into being in December 2020, as a group of community neighborhood community organizers stepped up to help 30 neighborhood artists threatened with displacement as a result of the sale of their building. It has evolved to be a support and mentorship program, under the umbrella of the Gateway CDC, housed in the Gateway Media Arts Lab, and focused on empowering artist entrepreneurs to own their workspaces. Money from this bond bill will give us the ability to make this support sustainable, and thereby ensure the longevity of an Arts District by creating a foundation of stable and successful artists. We are dedicated in our efforts to work towards equity in the opportunity to own/purchase real estate; understanding that many of the artists in the community do not have access to intergenerational wealth for real estate purchases.</p> <p>These are our 4 areas of focus where we will use the money from the bond bill:</p> <p>I. Additional and improved workspace: This includes a dedicated area within Gateway Media Arts Lab for Tier 2 and Tier 3. Tier 2 members are being prepared for possible ownership. Tier 3 members are working toward a particular property or preparing to be ready for purchase. A dedicated space geared toward developing their ideas, business plans. Room to make all parts of the plan visible, so that it allows more people to learn from it. Work space, meeting space. Maps and apps. Whiteboards for whiteboard sessions. Basically a business development space, that can dovetail with Mount Rainier's Economic Development next door at DPARK3311.</p> <p>II. Workshops, training and development. We work with industry professionals to create workshops and training sessions around financial planning and commercial real estate development processes. This also includes providing legal consultations. Tailored workshops address specific questions/ initiatives of Tier 2 and Tier 3 members, but the workshops are open to the public and artists in the greater Arts District. This is designed so that artists can have their specific questions answered, and at the same time any artist in the area can benefit from their process.</p> <p>III. Outreach and marketing. This involves telling people about the program and reporting out, including an expanded Gateway CDC and Media Arts Lab website that links to individual artists websites and projects, as well as a calendar of events. We will use the Media Arts Lab's prominent street-facing window to activate beautiful graphic projections showcasing resident artists, to advertise current and upcoming programming and to create an exciting visual art experience on Rhode Island Avenue (supporting Mount Rainier's existing Faade Improvement Project.)</p> <p>IV. Re-granting to artists: Central to the mission of STUDIO Lab is to have a reserve of ready money for proforma, business plan development, licenses, professional fees and down payments that the Tier 3 artist will need when pursuing actual purchase of property.</p>	