

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Bannockburn Nursery School and Community Clubhouse		
2. Senate Sponsor	3. House Sponsor	
Love	Wolek	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Bannockburn Nursery School and Community Clubhouse property		
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
Terri Payne		(240) 406-5258
10. Description and Purpose of Organization (Limit length to visible area)		
To promote the moral, intellectual, physical, and civic well being of all persons in the community by maintaining buildings and surrounding land with rooms and facilities for a nursery school, lectures, day camps, cultural assemblies, artistic classes and performances, physical exercise, cultivation of personal garden plots, and informal community gatherings, all on a non-profit basis.		

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

To repair and improve the 118 year-old Clubhouse building and its grounds so that it may continue to safely and efficiently host a nursery school, lectures, day camps, cultural assemblies, artistic classes and performances, physical exercise, cultivation of personal garden plots, and informal community gatherings in the service of all members of the local community. Project specifically encompasses: HVAC system replacement; insulating second-floor and attic spaces; replacing windows to reduce energy loss; partial roof replacement; re-wiring electrical system throughout building; removal of oil tank; installation of shade canopies on playgrounds; acoustic and lighting upgrades to make spaces usable by elderly community members for lectures and performances.

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	\$65,000
Construction	\$100,000
Equipment	\$250,000
Total	\$415,000

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

Bannockburn Community Club Reserve Funds	\$20,000
Bannockburn Community Club Capital Campaign	\$125,000
Bannockburn Nursery School Fundraising	\$20,000
MD LBI	\$250,000
Total	\$415,000

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
6/1/2025	8/1/2025	8/4/2025	12/31/2025
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
42000.00	3,000		4,000
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)	
Bannockburn Community Club 6314 Bannockburn Drive Bethesda, MD 20817			
20. Legislative District in Which Project is Located	16 - 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:	Terri Payne	Has An Appraisal Been Done?	Yes/No
Phone:	(202) 906-0395		
Address:		If Yes, List Appraisal Dates and Value	
6314 Bannockburn Drive Bethesda, MD 20817			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
-	-	127500.00	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?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
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
Bannockburn Nursery School	5 years	20,000	5,000
British Embassy Players	5 years	5,000	3,000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	16,000		
Space to be Renovated GSF	10,000		
New GSF	16,000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1907

28. Comments

Bannockburn Community Club has sought financing for this project through the Montgomery County Green Bank and private lenders. Both sources have been unable to lend to the Club due to the unique co-operative ownership structure of the land and structure: no lien may be placed on either without the consent of the membership of the Bannockburn Cooperators, Inc. limited stock corporation, a non-profit entity established in 1941 as steward of the Clubhouse and its grounds. It would take years and tens of thousands of dollars in legal fees to identify living members of BCI and conduct a vote of the membership; the Community Club has neither time nor funds for such an endeavor. We are likewise ineligible to convert our Community Clubhouse to an HOA supported by mandatory fees, given restrictions in Montgomery County on the establishment of new HOAs in existing communities. Without other funding options, we respectfully request this LBI grant from the State to fund this vital community project that serves so many Marylanders in so many different ways each year.