

State Of Maryland

2026 Bond Initiative Fact Sheet

| | | |
|---|---|----------------------|
| 1. Name Of Project | | |
| Gateway Arts Center Improvement Project | | |
| 2. Senate Sponsor | 3. House Sponsor | |
| Augustine | Ivey | |
| 4. Jurisdiction (County or Baltimore City) | 5. Requested Amount | |
| Prince George's County | \$150,000 | |
| 6. Purpose of Bond Initiative | | |
| the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Gateway Arts Center Improvement Project | | |
| 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 |
| Michelle Darden-Lee | | 202-841-7646 |
| | | |
| | | |
| 10. Description and Purpose of Organization (Limit length to visible area) | | |
| <p>Gateway Community Development Corporation is a 5013 that leads arts-based community and economic revitalization along the U.S. Route 1 corridor in Prince Georges County. Since 1997, Gateway CDC has played a central role in transforming the Gateway Arts District into a vibrant hub of creativity, entrepreneurship, and inclusive growth. The organization serves the communities of Brentwood, North Brentwood, and Mount Rainier, strengthening the cultural and economic life of the area. Gateway CDCs work is rooted in the belief that arts and culture are powerful drivers of equitable development. The organization has a strong track record of managing complex projects and partnerships including securing grant support for environmental improvements, coordinating public art projects, and advancing the creation of affordable live/work housing for artists.</p> | | |

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

This project addresses urgent capital needs at an arts programming facility to remediate ongoing roof leaks and related sources of water intrusion that threaten the integrity of the building, interior spaces, and artists studios. The work will also support required environmental site monitoring and compliance activities in response to petroleum-related impacts identified by the Maryland Department of the Environment (MDE). Together, these improvements will protect public safety, preserve the facility, and ensure the continued operation of the site in compliance with state environmental requirements.

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 | \$12,000 |
| Construction | \$138,000 |
| Equipment | |
| Total | \$150,000 |

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

| | |
|--|-----------|
| Requested State Grant (Senate tranche) | \$100,000 |
| Requested State Grant (House tranche) | \$50,000 |
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| Total | \$150,000 |

| 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 |
| TBD | TBD | TBD | TBD |
| 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 | |
| | 7500 | 8500 | |
| 18. Other State Capital Grants to Recipients in the Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| 2023 | \$300,000 | Future reuse of GCDC headquarters to include artist o | |
| | | | |
| | | | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| Gateway Community Development Corporation 4102 Webster St. North Brentwood, MD 20722 | | 3901 Rhode Island Avenue Brentwood, MD 20722 | |
| 20. Legislative District in Which Project is Located | 47A - 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: | Michelle Darden-Lee | Has An Appraisal Been Done? | Yes/No |
| Phone: | 202-841-7646 | | No |
| Address: | | If Yes, List Appraisal Dates and Value | |
| 4102 Webster St. North Brentwood, MD 20722 | | | |
| | | | |
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| 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 | 760000 | 650000 |
| 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 |
| M-NCPPC | 47 years | \$0 | 3500 |
| M-NCPPC (2) | 6 mo. | \$0 | 1328 |
| Multiple artist tenants (10 current; see | Currently | TBD. Will | 5952 |
| | | | |
| | | | |
| | | | |
| E. If property is leased by grantee - Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
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| 26. Building Square Footage: | | | |
| Current Space GSF | 14,000 | | |
| Space to be Renovated GSF | 14,000 | | |
| New GSF | 0 | | |

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

2007

28. Comments

This is a renovation project only; no expansion of building footprint or square footage is proposed. Lessees include:

- Dwyane Martin 353 sq. ft. Month-to-month
- Gayle Friedman 441 sq. ft. Month-to-month
- Noah McWilliams 467 sq. ft. Month-to-month
- Diana Ndiaye 327 sq. ft. Month-to-month
- Jodi Ferrier 426 sq. ft. Month-to-month
- Ann Stoddard 837 sq. ft. Month-to-month
- Laurie Breen 331 sq. ft. Month-to-month
- Mignotae Kebeda 1,430 sq. ft. Month-to-month
- Leila Holtsman 444 sq. ft. Month-to-month
- Robert Duvall 896 sq. ft. Month-to-month

Artist occupancy shown is current as of the application date; individual occupants may change prior to project start due to month-to-month tenancy.