

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Knott Lodge		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Bailey	T. Morgan	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
St. Mary's County	\$50,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of Knott Lodge		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Maria McDonald		484-252-1357
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Greenwell Foundation provides programs and activities in the natural setting of the Greenwell State Park. These opportunities are available for all people, regardless of ability or disadvantage, so they may experience the benefits of spending in nature. We provide specific programs for physically disabled and people, young and old, those dealing with stress and anxiety, full spectrum of neurodivergent diagnosis, and trauma induced mental illness. Our community counts on us to provide in-depth experiences through our therapeutic and recreational programs to set them on the path to wellness. We serve over 1400 people through school field trips, Veteran and 1st Responder Retreats, Recreational and Adaptive Riding, summer camps, community meetings and events and more. The majority of our work uses the Knott Lodge as a gathering place, classroom, facilities center.</p>		

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

Refurbish the Knott Lodge to update the main indoor activities facility for the Greenwell Foundation to contemporary standards, including energy efficiency and ADA handicap accessibility. The refurbishment will include windows, 12 doors, ceilings, 200 ft front walkways and 300 - 600 exterior backyard ramps, handicap parking, 5 bathrooms, lighting, all exterior siding repair and paint removal, internet connectivity, and interior wall repair and paint. In addition to the daily public visitors to Greenwell State Park, over 1,400 people come to Greenwell Foundation for our programs, Under the direction of the new Executive Director, traditional programs increased by 28% in 2025 and a new program, the Veteran and First Responder Recreational Retreat program outpaced attendance projections. The Knott Lodge serves as both office space and central facility for all programming.

*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**

<b>Acquisition</b>	\$0
<b>Design</b>	\$2,500
<b>Construction</b>	\$97,500
<b>Equipment</b>	\$0
<b>Total</b>	<b>\$100,000</b>

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

Maryland Legislative Bond	\$50,000
Board Designated Fund	\$50,000
<b>Total</b>	<b>\$100,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
7/7/2026	9/2/2026	9/6/2026	6/1/2027
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
50000.00	1,400	2,500	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
MHAA	\$50,000	Refurbished outdoor equestrian arena and barn interior	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Greenwell Foundation P.O. Box 198 25410 Rosedale Manor Lane Hollywood, MD 20636			
<b>20. Legislative District in Which Project is Located</b>	29C - Calvert and St. Mary's Counties		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Maria McDonald	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	484-252-1357		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Office Address: Greenwell Foundation PO BOX 198 25410 Rosedale Manor Lane Hollywood, MD 20636  Personal Address: 930 Bay Front Avenue North Beach, MD 20714			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
5 FTE / 8 PTE	6 FTE / 11 PTE	680000.00	750000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
Department of Natural Resource, State of	10 years	Terms cuurently under	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	4,800 plus exterior work		
<b>Space to be Renovated GSF</b>	4,000 plux exterior walks		
<b>New GSF</b>			

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

1998

**28. Comments**

Please note: the Greenwell Foundation is operating under a lease extension while the current lease is under final review with the Maryland State Department of Natural Resources. Terms of the lease are 2 consecutive 5 year terms equalling 10 years. Lease will be finalized prior to the beginning of the grant period.

Greenwell State Park and the work of the Greenwell Foundation should be considered state treasures and shown as the highest example of collaboration formed under the structure of a public-private partnership. All parties in this partnership move in sync with respect and purpose, it is the condition of the facilities that is off-putting to the public and falls short of the high quality standards of the Greenwell Foundation and Greenwell State Park.

Thank you for your consideration, we look forward to building a better, safer, more accessible facility for our community to enjoy. Together we can make this happen.

**Additional Note:**

The design process will be limited to the work needed on walkways and handicap ramp attached to the Knott Lodge.