

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Richardson Maritime Museum		
2. Senate Sponsor	3. House Sponsor	
Dorchester County Senators	Dorchester County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Dorchester County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Richardson Maritime Museum		
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
Debbie Usab		443-521-0375
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Richardson Maritime Museum (RMM) preserves and promotes the maritime history of Cambridge, Dorchester County, the State of Maryland, and the Chesapeake Peninsula. Through partnerships, exhibitions, education, community engagement and outreach, the nonprofit organization ensures traditional Eastern Shore maritime skills and history are honored and perpetuated. As an established leader in maritime preservation and interpretation, the museum operates both an exhibition space and the RMM Boat Works (Living Museum), where treasured historical boat building techniques are demonstrated and practiced. This hands-on approach sustains the regions authentic cultural identity. Through collaborations, educational programs, and artifact preservation, the museum deepens appreciation for maritime heritage and further establishes the community as a destination.</p>		

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

RMM leases 4.5 acres of waterfront property on the Choptank River from Cambridge Waterfront Development, Inc. They have been a key partner with a mission to develop the adjoining waterfront. Our lease includes an exclusive first right of refusal to purchase the land where RMMs collections and operations are located. This request will go toward purchasing the property. Owning the campus is crucial to RMM's long-term stability and growth. As a nonprofit, RMM must hold the title to secure additional resources for site development, infrastructure improvements, and a modern community center. With full ownership, RMM shall gain financial independence and stability; and unlock new funding opportunities for continued site planning and expansion. This investment safeguards the regions unique maritime history, ensuring its legacy for future generations. It strengthens RMM's role as a dynamic, hands-on educational resource and maritime destination in Maryland.

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	\$887,000
Design	
Construction	
Equipment	
Total	\$887,000

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

Private Funders	\$387,000
Bond Initiative	\$500,000
Total	\$887,000

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
NA	NA	NA	NA
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	
0.00	750	3,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2019	\$20,000	Capital for planning, design, construction, repair, reno	
2020	\$100,000	Capital for planning, design, construction, repair, reno	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Richardson Maritime Museum, Inc. 103 Hayward Street PO Box 1198 Cambridge, MD 21613		103 Hayward Street Cambridge, MD 21613	
20. Legislative District in Which Project is Located	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
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:	Deborah H. Usab	Has An Appraisal Been Done?	Yes/No
Phone:	443.521.0375		No
Address:		If Yes, List Appraisal Dates and Value	
3520 Indian Grant Road East New Market, MD 21631			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	1	71000.00	120000.00
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?			No
C. Does the grantee intend to lease any portion of the property to others?			No
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	
Cambridge Holdings, LLC	1 year	Uncertain	
Lease with option to buy is on file with DLS			
26. Building Square Footage:			
Current Space GSF	4,800 and 3,000 sf		
Space to be Renovated GSF			
New GSF	4,800 and 3,000 sf		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
28. Comments	
<p>A partnership with CWDI developed in 2023, enabled RMM to stabilize its collections and continue its experiential boatbuilding, vessel restoration, and educational programs through their purchase of our property. This partnership was critical at the time, as it preserved our ability to remain stewards of this important maritime heritage. Since then, our nonprofit has made significant strides organizationally, financially, through strong leadership and community engagement. The board is moving forward in implementing our strategic plan and is now positioned to repurchase the property where the buildings, artifacts and living museum operations reside. Owning the property again is essential for the organization to qualify for investments from key historic preservation grantors, as well as private foundations. Many of these grant opportunities require ownership as a prerequisite for funding eligibility. By regaining ownership, we will unlock access to crucial resources that will allow us to restore and improve the property, enhance documentation of our collection and expand our educational programming, ensuring its long-term sustainability and historical integrity. This investment will not only benefit the organization but will also advance the cultural and economic landscape of our community. If we, as a nonprofit organization, own the property outright, then we can sustain this campus for the future as one of the last remaining waterfront parcels that are available and open for the public's enjoyment. The RMM plays a vital role in the broader vision for Cambridge's waterfront revitalization, aligning seamlessly with the goals of CWDI. As CWDI works to transform the waterfront into a vibrant hub for residents, businesses, and visitors, RMM's growth ensures that Maritime Heritage remains a central and compelling feature of this development. The importance of Maritime Heritage is a critical component of the City of Cambridge's new Comprehensive Plan. It is outlined as a focus for the city to embrace, maintain and pursue more fully.</p> <p>A key component to this growth is the ability of RMM to be financially secure in both property and possessions. The museum strengthens the cultural and historical fabric of the area, attracting both the local community and tourists. By integrating RMM into the larger waterfront project, Cambridge enhances its identity as a maritime destination on Maryland's Eastern Shore and the Chesapeake Bay region. Visitors and prospective homeowners will naturally view the museum and the waterfront as interconnected elements of a dynamic and thriving cityscape, making RMM not just a historical asset but a key driver of economic and cultural engagement in the region. It is well positioned as part of a series of unique resources along the waterfront. It is centrally located in unique alignment of community assets including the Dorchester Historical Society, Sailwinds Visitor Center/Dorchester County Tourism, Everybodys Playspace, Cambridge Harbor, Nathan of Dorchester Skipjack, Cambridge Yacht Basin, the Choptank River Lighthouse, as well as authentic maritime businesses like Yacht Maintenance, Portside Restaurant, and Clayton's Seafood Packing House. In conclusion, repurchasing this property, historically owned by the Richardson Maritime Museum, will ensure that it remains an authentic heritage asset for our community and the State of Maryland. Our improved financial standing, strengthened leadership, and growing community support positions us well to make this step forward with confidence, assuring success. We respectfully request funding to assist in this crucial effort, allowing us to access additional historic preservation resources and continue our mission of maritime heritage preservation.</p>	