

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Artspiration Frederick Foundation Community Arts Center		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Lewis Young	Simpson	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Frederick County	\$2,000,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of a Community Arts Center		
<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>
Tammy O'Connor and Natasha Valencia		657-627-0554
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Artspiration Frederick is a community arts organization that seeks to make the arts accessible to all. Accessible art programs play a vital role in supporting mental health by offering safe, creative outlets for self-expression, stress relief, and connection. For many individuals, especially those facing trauma, isolation, or economic hardship, art provides a nonverbal way to process emotions, build confidence, and experience a sense of accomplishment. Participation in the arts has been shown to reduce anxiety and depression, improve focus, and foster resilience. Artspiration Fredericks overarching goal is to create a space where artists of all disciplines can create, collaborate, and connect with the community. We also seek to break down barriers that prevent people from participating in the arts.</p>		

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

Artspiration is seeking funds for Phases III & IV of its multi-year facility development plan to build a community arts center out of a vacant medical building. These funds will help to complete a central hub where artists of all disciplines can gather and collaborate with one another, and we are able to provide art programs to the public that address mental health. It will include gallery and individual studio space, performing arts studios and a theatre, full ceramics studio, and multidisciplinary learning and rehearsal rooms. Phase III will complete the build-out of the west side of the first floor, creating a dynamic performing arts and community event area. This \$500,000 phase will establish a large atrium event space, theatre, and multipurpose studios designed for performance, rehearsals, and community gatherings. Phase IV will be a \$1.5 million phase that will transform the second floor into an inclusive STEAM and Creative Innovation Wing.

*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>	
<b>Design</b>	
<b>Construction</b>	\$1,750,000
<b>Equipment</b>	\$250,000
<b>Total</b>	\$2,000,000

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

Legislative Bond Initiative	\$2,000,000
<b>Total</b>	\$2,000,000

<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>
04/2026	07/2026	08/2026	10/2027
<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>	
	1000	10,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Artspiration Frederick Foundation 1913 Belford Dr Frederick, MD 21702		Artspiration Frederick 915 Tollhouse Ave Frederick, MD 21701	
<b>20. Legislative District in Which Project is Located</b>	3 - Frederick County		
<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>	Tammy O'Connor and Natasha Valencia	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-667-4282		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1913 Belford Dr Frederick, MD 21702			

<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>
3	6	413000	600000
<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>			
<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>	
Dr. Swami Nathan, Nemo Business Trust	10 years	Yes	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	51,000		
<b>Space to be Renovated GSF</b>	15,073		
<b>New GSF</b>			

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

1994

**28. Comments**

Artspiration is seeking funds for Phases III & IV of its multi-year facility development plan to build a community arts center out of a vacant medical building. These funds will help to complete a central hub where artists of all disciplines can gather and collaborate with one another, and we are able to provide art programs to the public that address mental health. It will include gallery and individual studio space, performing arts studios and a theatre, full ceramics studio, and multidisciplinary learning and rehearsal rooms. Phase I has been completed as gallery and studio space, and Phase II is currently underway and will provide a full ceramics studio. Artspiration is requesting funding to assist with Phase III, the performing arts space, and Phase IV, retrofitting the remaining building to be used as STEAM education labs, classrooms, rehearsal spaces, an artist resource library, as well as craft rooms including a sewing studio.

Phase III will complete the build-out of the west side of the first floor, creating a dynamic performing arts and community event area. This \$500,000 phase will establish a large atrium event space, theatre, and multipurpose studios designed for performance, rehearsals, and community gatherings. The theatre will include lighting, seating, and acoustic soundproofing, while adjacent spaces will feature specialized flooring and mirrors to accommodate dance, movement, and other performing arts activities. This phase is a critical step in activating the buildings first floor, providing accessible space for community performances, events, and exhibitions that showcase Fredericks vibrant and diverse arts community.

Preliminary design and engineering for Phase III will begin in early 2026, with construction shovel ready by July 1st of that year. Once finished, the space will immediately be available for programming, rentals, and showcases creating new opportunities for community engagement and earned revenue to support long-term sustainability.

Phase IV will focus on integrating science, technology, engineering, math, and the arts (STEAM) under one roof. This \$1.5 million phase will transform the second floor into an inclusive STEAM and Creative Innovation Wing, addressing a major gap in the City of Frederick for out-of-school-time STEAM programming such as robotics clubs, engineering workshops, and youth science initiatives. While nearby Urbana and other suburban areas have access to similar programs, Fredericks city students, especially those from low-income and underrepresented backgrounds, face significant barriers to participation. Artspiration Frederick will bridge that gap by offering affordable, centrally located STEAM learning spaces that connect directly to our arts programming, fostering hands-on, interdisciplinary learning. To provide the highest level of STEAM programming which will invest in our next generation of innovators, this section will include the installation of fixed class 1 biosafety lab cabinetry, specialized lab equipment, and technology infrastructure.

Also under Phase IV, we will create usable space out of the rest of the building which has been sitting vacant. This will provide the Frederick community with sound-insulated rehearsal rooms, office and meeting spaces for business and nonprofits, a resource library for artists, classrooms to host creative workshops, and many other spaces, as the community requests. Retrofitting the existing former medical facility will not require major structural changes but will include upgrades to electrical, plumbing, ventilation, flooring, finishes, and security systems.