



Crossvines Poolesville Economic Development Project

(P391801)

Category	Revenue Authority	Date Last Modified	01/07/24
SubCategory	Miscellaneous Projects (Revenue Authority)	Administering Agency	Revenue Authority
Planning Area	Poolesville and Vicinity	Status	Under Construction

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY23	Est FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Planning, Design and Supervision	2,900	2,900	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	3,109	3,109	-	-	-	-	-	-	-	-	-
Construction	12,548	12,548	-	-	-	-	-	-	-	-	-
Other	1,350	1,350	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	19,907	19,907	-	-	-	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY23	Est FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Revenue Authority	16,907	16,907	-	-	-	-	-	-	-	-	-
State Aid	3,000	3,000	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	19,907	19,907	-	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 25 Request	-	Year First Appropriation	
Appropriation FY 26 Request	-	Last FY's Cost Estimate	19,907
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

PROJECT DESCRIPTION

The Poolesville Economic Development Project calls for the development of surplus land owned by the Montgomery County Revenue Authority (MCRA). The physical compound consists of a custom winery, education/events center, and a vineyard.

LOCATION

16601 W. Willard Road, Poolesville, Maryland

PROJECT JUSTIFICATION

This project will support the County's long-range plan for economic and agricultural development, education, and workforce development. MCRA will collaborate with educational institutions to support opportunities in viticulture and enology, hospitality, marketing, and culinary arts programs. The project will dedicate several acres for the development of a demonstration vineyard where students can learn vineyard management skills while providing quality grapes to support the industry. The University of Maryland Extension will coordinate the research and development of this demonstration vineyard. In addition to supporting specific degrees in viticulture and enology, the Revenue Authority will also collaborate with Universities at Shady Grove to support degree programs in agritourism, marketing, communication, business entrepreneurship, and culinary arts. Students in these degree programs will use the facility to obtain hands-on experience in their fields of study. The project is projected to bring \$45 million in economic activity to the State and over \$22 million in activity to the County.

FISCAL NOTE

There will be two agreements between the Revenue Authority and the County related to this project. Under the first agreement, the County will lease land from the Revenue Authority for an amount sufficient to cover the Revenue Authority's annual debt service costs. The second agreement will be an operating agreement whereby the Revenue Authority will agree to develop and operate the facilities on behalf of the County, with net operating cash being paid to the County to offset lease payments. During the early years of operation, there will be net costs to the County, but within eight years the expectation is that there will be no net costs to the County. (Under current estimates, net County costs will range from approximately \$860,000 to \$40,000 from FY23 to FY28.) The County's net costs will be reassessed each year. The County will be reimbursed in total from net operating revenue for the funds it expends.

DISCLOSURES

A pedestrian impact analysis will be performed during design or is in progress.

COORDINATION

Department of Permitting Services, Maryland Department of the Environment, Montgomery County's Department of General Services, University of Maryland, Universities at Shady Grove, Montgomery College and Maryland-National Capital Park and Planning Commission.