

# State Of Maryland

## 2024 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Park Heights Campus		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
	Rosenberg	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$1,000,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Park Heights campus		
<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>
Delegate Samuel Rosenberg		Samuel.Rosenberg@house.state.md.us
Mark Smolarz		410-369-9305
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Associated Jewish Charities of Baltimore is the asset holding arm of The Associated: Jewish Community Federation of Baltimore (the "Associated"). The Associated strengthens and nurtures Jewish life by engaging and supporting community partners in greater Baltimore, Israel and around the world. Since 1920, the Associated has spearheaded community-wide fundraising efforts to support local, national, and international initiatives through a network of partner agencies. The Associated also provides back-office support to its partner agencies in the areas of community planning, marketing, public relations, human resources/benefits, technology, facilities/real estate, finance/accounting, risk management/insurance/security and investments.</p>		

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

The project is focused on the current building located at 5700 Park Heights Avenue which was built back in 1959, approximately 65 years ago. The project is to renovate all building systems (electrical, HVAC, roof and plumbing) to conform to current standards. Further, as a result of workplace strategies and technology, the Associated is moving its offices to this building which will house all of its staff and operations on one floor (the top floor of 5700), which currently does not exist today. Further, the current Health and Fitness facilities on the lower level will be updated to add more fitness studios and updated locker rooms in addition to the gym being upgraded. On the first floor, the auditorium will be a centerpiece area surrounded by several breakout conference rooms to be used by the general community. Also, a vastly improved Jewish library will be built just off the lobby for easy access.

*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>	\$1,570,000
<b>Construction</b>	\$19,458,000
<b>Equipment</b>	\$1,772,000
<b>Total</b>	<b>\$22,800,000</b>

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

Private philanthropy	\$14,300,000
Sale of current Associated headquarters	\$6,000,000
State Bond Bills awarded.	\$1,500,000
State Bond Bill request	\$1,000,000
<b>Total</b>	<b>\$22,800,000</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>
June 2022	December 2023	March 2024	November 2025
<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>	
14300000.00	4,600	6,200	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2022	\$1,000,000	To fund the planning and design and renovation of thi	
2023	\$500,000	Continued funding for this Park Heights campus proje	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Associated Jewish Charities of Baltimore 101 West Mount Royal Avenue Baltimore, MD 21201		Weinberg Jewish Community Center 5700 Park Heights Avenue Baltimore, MD 21215	
<b>20. Legislative District in Which Project is Located</b>	41 - Baltimore City		
<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>	Jeff Scherr	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-347-7424		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Kramon & Graham One South Street Suite 2600 Baltimore, MD 21202			

<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>
50	200	6000000.00	8000000.00
<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>			Own
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	110,000		
<b>Space to be Renovated GSF</b>	110,000		
<b>New GSF</b>	110,000		

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

1959

**28. Comments**