

State of Maryland

Bond Bill Fact Sheet

1. Senate Bill #	House Bill #	2. Name of Bill
SB171	HB185	Creation of a State Debt - Baltimore City - Clifton Mansion
3. Senate Bill Sponsors		House Bill Sponsors
Senator Nathaniel J. McFadden		Delegate Clarence Davis
4. Jurisdiction (County or Baltimore City)		5. Requested Amount
Baltimore City		\$450,000
6. Purpose of Bill		
To provide Civic Works, Inc. with funds for the restoration, renovation, repair, reconstruction and capital equipping of Clifton Mansion in Baltimore City.		
7. Matching Fund Requirements		
The bill requires an equal matching fund which may consist of in kind contributions or funds expended prior to the effective date of the Act. No part of the matching fund may consist of real property.		
8. Special Provisions		
Prior to the issuance of the bonds, the grantee shall grant and convey to the Maryland Historical Trust a perpetual preservation easement to the extent of its interest.		
9. Description and Purpose of Grantee Organization		
<p>Civic Works, Inc., a 501(c)(3) nonprofit organization, was founded in 1993 to provide critical services to communities throughout the Baltimore area and to enhance the work, education, and citizenship skills of the young adults (ages 17-25) participating in its programs.</p> <p>On any given day, Civic Works “corpsmembers” are rehabbing low-income homes, building community parks and gardens, boarding up vacant houses, and tutoring and mentoring school children. Civic Works is dedicated to the concept of individual growth and development through community service. We provide training to our participants that emphasizes employment skills and learning a trade, while incorporating the concepts of teamwork; education as a tool for success; and the individual's responsibility to his/her community.</p>		
10. Description and Purpose of Project		
<p>To restore, repair, and renovate Clifton Mansion. As a c.1852 example of Italianate architectural style and the former summer residence of Johns Hopkins, Clifton Mansion is a treasured Baltimore City Landmark in great need of additional repair. The focus of this project is to complete the restoration of the main floor level plus the Grand Staircase and all four levels and exterior of the adjoining tower. Work shall include replacing the roof, uncovering all remaining historic clues and returning the areas of focus as closely as possible to how they looked in 1852. In addition, the project includes providing access for the disabled, installation of new heating and cooling systems for the restored areas and the third floor, and renovating the second floor bathroom.</p> <p>Renovation of Clifton Mansion will result in more office/classroom space for Civic Works and free meeting space for community groups. We will also use space in the renovated tower for exhibits on Baltimore's history.</p>		
<p><i>Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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.</i></p>		
11. Estimated Capital Costs		

Acquisition				n/a
Design				60,000
Construction				950,000
Equipment				n/a
Total				1,010,000
12. Proposed Funding Sources – (List all funding sources and amounts.)				
Source			Amount	
Requested 2005 State Grant			450,000	
City of Baltimore			250,000	
Foundations, Private Contributions & Grants			150,000	
Friends of Clifton Mansion			140,000	
In-kind Support			20,000	
Total				1,010,000
13. Project Schedule				
Begin Design		Complete Design		Begin Construction
Completed		Underway		Underway
				September 2007
14. Total Private Funds and Pledges Raised as of January 2005		15. Current Number of People Served Annually at Project Site		16. Number of People to be Served Annually After the Project is Complete
\$170,000 (in addition, the City of Baltimore has pledged \$250,000 for a new roof for Clifton Mansion)		130 (30 staff and 100 corpsmembers). We also offer various non-profits use of Clifton Mansion for meetings and special events.		1,745 (45 staff, 200 corpsmembers, 500 tourists, 1,000 students)
17. Other State Capital Grants to Recipients in Past 15 Years				
Legislative Session		Amount	Purpose	
1994		\$200,000	Grant to Civic Works to repair and renovate Clifton Mansion	
2000 (grant awarded)		\$50,000	MHT grant - to help restore the tower at Clifton Mansion	
2001		\$65,000	DHCD neighborhood business development grant - to make repairs at Clifton Mansion	
18. Legal Name and Address of Grantee			Project Address (If Different)	
Civic Works, Inc. Clifton Mansion 2701 St. Lo Drive Baltimore, MD 21213			- same -	
19. Contact Name and Title			Contact Phone	Email Address
Dana Stein, President and Executive Director, Civic Works			410-366-8533	dstein@civicworks.com

20. Legislative District in Which Project is Located		45	
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Darrell VanDeusen	Has An Appraisal	Yes/No
Phone:	(410) 727-4300	Been Done?	NA
Address:		If Yes, List Appraisal Dates and Value	
Kollman & Saucier			
20 S. Charles Street, 8th Floor			
Baltimore, MD 21201			
24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
30 staff and 100 corpsmembers	45 staff and 200 corpsmembers	\$2.5 million	\$3 million
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease the property to be improved?			lease
B. If owned, does the grantee plan to sell within 15 years?			n/a
C. Does the grantee intend to lease any portion of the property to others?			no
D. If property is owned by grantee and 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	
City of Baltimore	15 years, ending in 2011	three one year options to renew (25 year management agreement in process)	
26. Building Square Footage:			
Current Space GSF	17,758		

Space to Be Renovated GSF	7,236
New GSF	
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1852
28. Comments:	