

State of Maryland

2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
3502	SB962	3139	HB1493	Creation of a State Debt – Montgomery County-Historic Takoma
3. Senate Bill Sponsors				House Bill Sponsors
Sen. Ruben				Del. Franchot
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery County				\$500,000
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of Historic Takoma, Inc. for the acquisition, planning, design, repair, renovation, reconstruction, and capital equipping of a building to serve as a museum for Historic Takoma, including office and meeting space and facilities to house Historic Takoma's collection of photographs and artifacts				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of the Act				
8. Special Provisions				
None.				
9. Description and Purpose of Grantee Organization (3000 characters maximum)				
<p>HTI is a membership-based, all-volunteer, non-profit organization [Sec. 501 (c)(3)] dedicated to helping preserve the heritage of Takoma Park, MD and Takoma Park, DC through educational activities and preservation of historical landmarks and archives. The mission of HTI is to improve the quality of life in the Takoma community by: (1) educating the public about the value of historic preservation; (2) promoting public policies that foster preservation of historic resources; (3) preserving the architecture and physical environment of the Takoma community; (4) working with the community to revitalize business areas; (5) procuring and preserving artifacts and archives relating to the history of the community; (6) establishing and maintaining historic structures and exhibits for the public; and, (7) holding meetings and other events for the instruction and information of members and the public.</p> <p>Incorporated in Maryland in 1979 and in the District of Columbia in 1999, HTI has been a United Way Agency (code 8361) for many years and is certified by the State of Maryland as a charitable organization. HTI is governed by a 15-member board of directors and conducts its activities through a committee structure. At the beginning of 2006 the organization had approximately 450 members. HTI is dependent completely upon funds obtained through membership dues, community events, donations, and grants from individuals and public and private entities. Membership is open to the general public.</p>				

10. Description and Purpose of Project (3000 characters maximum)

HTI seeks to purchase and refurbish to our needs a building in Takoma Park, MD. We are in discussions with the owner of 7328 Carroll Avenue to buy the building, formerly the Barcelona Nuts roasting facility. We have had a building inspector and a lead inspector evaluate the property and are in the process of arranging for a professional commercial appraisal.

The organization has amassed a significant collection of photographs (numbering in the thousands), negatives (including nitrate and glass), slides, videos, documents, and other assorted small artifacts which need to be housed in controlled climatic conditions and in organized space, i.e. shelving and flat storage. Having a permanent space will allow the collections to be properly catalogued, organized, placed in archivally appropriate housings and containers; included in an on-line computer database; and made available to the general public for research and use. We intend to have a research collection and reading room/area that will also include a small reference library, open to the public for a minimum of 20 hours per week.

HTI also requires space to mount exhibitions of materials and objects in our collections. We have a fabulous photo collection that needs to be shared with the community, as well as a collection of fascinating objects such as the ballot box (a converted spice container) used in the first city election in 1890. Exhibition space would allow the community to access information about our past and our evolution into the current community of Takoma Park. It is vital for communities to understand their origins so they may plot an appropriate path to the future.

Premises of our own would also provide a small amount of office space for the organization as we look toward hiring an executive director in the immediate future. We would also like to have meeting space. Meeting space is at a premium in Takoma Park, with virtually none to be had, even for a fee. HTI needs space for regular monthly meetings of our board of directors as well as for committee meetings and community and membership events. From time to time we also hold educational sessions for small groups that would use such space. We could, for example, bring school groups in to see our collections up close and learn about the history of their city from original artifacts.

HTI would have liked to have been incorporated in the new Takoma Park Community Center, but the community space in the new building is already always completely booked! Takoma Park is an active community that needs an active public historic space. The purchase of this building would allow HTI to preserve and restore an historic building in one of the two major commercial areas of the city. HTI's presence in the Takoma Junction area of the city can serve as a vital spark to rejuvenate and revitalize that area.

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.

11. Estimated Capital Costs

Acquisition	\$435,000
Design	\$5,000
Construction	\$100,000
Equipment	\$60,000
Total	\$600,000

12. Proposed Funding Sources – (List all funding sources and amounts.)

Source	Amount
HTI endowment	\$50,000

State of Maryland Bond Funds 2005		\$50,000	
SunTrust Bank commercial loan		\$250,000	
State of Maryland Bond Funds 2006		\$250,000	
Total		\$600,000	
13. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
July 2006	October 2006	November 2006	May 2007
14. Total Private Funds and Pledges Raised as of January 2006	15. Current Number of People Served Annually at Project Site	16. Number of People to be Served Annually After the Project is Complete	
\$50,000	0	1500-2000	
17. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2005	\$50,000	Help HTI purchase a property	
18. Legal Name and Address of Grantee		Project Address (If Different)	
Historic Takoma, Inc./PO Box 5781/419 Elm Avenue/Takoma Park, MD 20912		7328 Carroll Avenue Takoma Park, MD 20912	
19. Contact Name and Title		Contact Phone	Email Address
Sabrina Baron, President		301-891-0626	s.baron@starpower.net
Lorraine Pearsall, Vice President		301-585-8062	ljpearsall@aol.com
Susan Schreiber, Grants Officer		301-270-6551	susanschreiber@starpower.net
20. Legislative District in Which Project is Located			District 20
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:	Richard S. O'Connor	Has An Appraisal Been Done?	Yes/No
Phone:	301-762-8860		No
Address:		If Yes, List Appraisal Dates and Value	
7110 Maple Avenue Takoma Park, MD 20912		We are trying to schedule appraisal now.	
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 fte/3pte	\$50,000 per annum	\$200,000 per annum
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee <u>own</u> or <u>lease</u> (pick one) the property to be improved?			Own
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?			Perhaps
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
We are contemplating subletting some space to another non-profit organization to bring in income to help pay the mortgage.			
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	2450		
Space to Be Renovated GSF	2200		
New GSF	0		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1930s
28. Comments: (3000 characters maximum)			

Funding from the state is vital to our plans. Without state funding in the amount of \$250,000, we will lose this opportunity, which it has taken some time to identify and negotiate. SunTrust is not willing to lend to us until we have the state funding, which will allow us to own a half interest or more in the building and thus provide equity toward a bank loan. SunTrust is very willing to work with us in their community reinvestment program, and has worked with us to develop the financial plan presented here. We have also been working with two realtors, one a specialist in commercial property, as well as a restoration and renovation professional and an architectural designer.

This space is a commercial building. It was built originally in the 1930s as a Piggly Wiggly grocery store. In the 1940s it was converted into a roasting facility for Barcelona Nuts, which is still a vital Maryland company, now located in Baltimore. As a result of its origins and uses, the building is essentially a large open box with a small utility basement under the rear one-third of the building. This situation is a mixed blessing. On one hand, the space is a blank slate, ours to do with as we see fit. But on the other hand, the space will need to be built out to fit our needs. It will need to be divided in some way into office space, meeting space, exhibition space, and storage space; and shelving and storage units for our archives collection will need to be installed. In addition, the building needs some work to make it minimally habitable/functional: the electrical wiring needs to be rationalized; the HVAC system needs to be repaired; and water infiltration in several places needs to be eliminated. (The building inspector confirmed that this is possible and affordable.)

The building has a loading dock and ADA accessible ramp on the rear. Six parking spaces are located in the rear of the building, and metered parking is available on the street and in a city lot for visitors and researchers.