

# State of Maryland

## 2006 Bond Bill Fact Sheet

<b>1. Senate</b>		<b>House</b>		<b>2. Name of Project</b>
<b>LR #</b>	<b>Bill #</b>	<b>LR #</b>	<b>Bill #</b>	
3196	SB767	2435	HB1153	Creation of a State Debt – Dorchester County - Dorchester County Family YMCA
<b>3. Senate Bill Sponsors</b>				<b>House Bill Sponsors</b>
Sen. Colburn				Del. Eckardt, et al.
<b>4. Jurisdiction (County or Baltimore City)</b>				<b>5. Requested Amount</b>
Dorchester County				\$1,500,000
<b>6. Purpose of Bill</b>				
Authorizing the creation of a State Debt not to exceed \$1,500,000, the proceeds to be used as a grant to the Board of Directors of the Dorchester County Family YMCA, Inc. for the planning, design, construction, repair, renovation, reconstruction, expansion, and capital equipping of the Dorchester County Family YMCA.				
<b>7. Matching Fund Requirements</b>				
This bill requires a matching fund that may consist of real property, in-kind contributions, and funds expended prior to the effective date of the Act.				
<b>8. Special Provisions</b>				
The bill requires the grantee to convey to the Maryland Historical Trust a perpetual preservation easement to the extent of its interest in the property.				

**9. Description and Purpose of Grantee Organization** (3000 characters maximum)

The mission of the Dorchester County Family YMCA is to meet human needs by enriching individuals spiritually, mentally, and physically so that they may achieve their full potential, and to improve the quality of life for participants, their families, and the community. This is accomplished by offering programs, services, and other opportunities to meet the needs of individuals regardless of sex, race, creed, or socio-economic status.

Although the YMCA internationally has historical roots dating back to 1844, the Dorchester County Family YMCA was not chartered until 1986, as a result of community leaders wanting to make a difference in the lives of families in their area. It is an inclusive organization open to and serving all ages and varying value systems. Scholarships are available to persons who might be unable to pay for any program.

The four core values of Respect, Honesty, Responsibility, and Caring permeate through all YMCA programs and membership activities. These values cannot be taught too early, nor should they ever be forgotten. Through membership and fitness classes for all ages, the importance of fitness and living a healthy lifestyle is impressed upon the YMCA members. Creating a family philosophy of healthy eating and maintaining an active routine is an important component to prevent future chronic illnesses. Through programs such as day camp, after school fun club, karate, dance, sports leagues, etc., the children learn creativity, positive social skills, discipline, and respect, all while having fun.

The indoor heated pool is the only such facility in the county and welcomes individuals of all ages and abilities. Every developmentally disabled child in the public school system that is healthy enough to participate has access and uses our pool. Dorchester County is surrounded by water, and children enjoy swim lessons on a year round basis, along with an age group swim team. In addition, the YMCA is the home and only training site to the high school competitive swim team. Water exercise classes combine fitness and socialization for the elder population, and the more serious athletes train year round in the pool as well.

Each YMCA is operated in accordance with policies developed by a local board of directors representing a broad base of the community, allowing the YMCA to respond quickly to changing community needs. Whether providing childcare, preventing child obesity, or programs for the aging population, the YMCA is poised and ready to address those areas of concern – quickly. Partnerships with other agencies are paramount, and allow the YMCA to touch even more children and families without duplicating efforts.

The Dorchester County Family YMCA has been an innovative agency over the past twenty years, and continues that role into the 21st century.

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

The YMCA has been a vital part of the Dorchester County community since 1986 serving nearly one-fifth of the County's population last year alone. In September 2005, the Board of Directors initiated an effort to renovate and expand its facility, located at 201 Talbot Avenue in Cambridge. The facility was the site of Cambridge High School for 40 years. In the 70's the school became a middle school, but the county abandoned the property in 1977. It remained vacant until the county leased it to the YMCA in 1985. In the 1990's ownership was conveyed to the YMCA. Because of the age of the facility and lack of preventative maintenance, some areas of the building have unduly suffered. Although many areas have been repurposed and renovated, the outdated infrastructure and inefficient energy systems have exhausted all excess funds -- funds the YMCA would have used for other renovations to create program space to serve the children and families in the community.

As a result, many parts of the facility cannot be used to deliver important services, such as children's activities, teen and older adult programs, fitness classes, as well as many new and exciting programs for county residents of all ages. A creative plan has been developed that utilizes the current floor plan of the facility, repurposing and reclaiming areas that have been off limits due to failing ceilings or other structural concerns. Some new construction will be necessary to incorporate the older sections into a safe and workable configuration.

The Board of Directors intends to complete this project in a timely manner so the YMCA can continue to play an important role in the daily lives of Dorchester County citizens now and for decades to come. It is vital that the project be completed in phases so as not to discontinue or otherwise disrupt the delivery of quality services to the community. Plans include:

- Renovate existing space into "Kid Zone" for child watch services;
- Purchase and install new boiler for the pool and other portions of the facility;
- Install HVAC units for locker rooms, fitness room and pool;
- Resurface approximately 17,000 sq. ft. of roof;
- Repair or replace infrastructure, as needed (i.e. plumbing & electric);
- Renovate existing gymnasium -- floor, windows, roof and walls;
- Renovate areas for Teen Center, Ballet, Karate, Wellness and Aerobics;
- Renovate and equip Weight Room;
- Replace windows, ceilings, and walls, and floor coverings, as needed, throughout the facility;
- Construct racquetball shell and multi-purpose room;
- Renovate/Construct areas for Front Desk, Lobby, Snack Bar and Rest Rooms; and,
- Relocate main entrance and redesign pedestrian traffic flow through the facility.

The Dorchester County Family YMCA is proud of its legacy of positively impacting lives. By creatively re-purposing an old school facility, the historical significance is retained, yet modernly equipped to meet the challenges in this quickly changing community.

*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**

<b>Acquisition</b>	0
<b>Design</b>	\$ 200,000
<b>Construction</b>	\$ 2,700,000
<b>Equipment</b>	\$ 600,000
<b>Total</b>	<b>\$ 3,500,000</b>

<b>12. Proposed Funding Sources – (List all funding sources and amounts.)</b>			
<b>Source</b>		<b>Amount</b>	
Requested 2006 State Grant		\$ 1,500,000	
Private Fund Raising from Individuals and Corporations		\$ 1,000,000	
Foundation Grants		\$ 700,000	
In-kind Contributions of Time and Materials		\$ 300,000	
<b>Total</b>		<b>\$ 3,500,000</b>	
<b>13. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
September 2005	March 2007	October 2005	December 2007
<b>14. Total Private Funds and Pledges Raised as of January 2006</b>	<b>15. Current Number of People Served Annually at Project Site</b>	<b>16. Number of People to be Served Annually After the Project is Complete</b>	
\$ 175,000	6,250	9,300	
<b>17. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
1996	\$ 150,000	for an addition to an existing building to house a new indoor pool and for renovations of the existing building for support facilities for the indoor pool	
1997	\$ 350,000	for the repair, renovation, and expansion of, and for the provision of capital equipment for, an existing building, including the planning, design, and construction of a handicapped accessible pool as part of the expansion, the pool to be used for therapeutic, rehabilitation, and recreational programs, and for the repair, renovation, and expansion of an existing parking lot	
2004	\$ 10,000	for the repair of the roof	
<b>18. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Dorchester County Family YMCA, Inc. 201 Talbot Avenue Cambridge, MD 21613			
<b>19. Contact Name and Title</b>		<b>Contact Phone</b>	<b>Email Address</b>
Dee McDonald, CEO		410-221-0505	deemcdonald@comcast.net
Andrew J. Pasden, Jr., Member, Board of Directors		410-228-4205	ajpasden@aol.com
Frank J. Narr, Jr., Member, Board of Directors		410-901-0705	fnarr@isgintl.com
<b>20. Legislative District in Which Project is Located</b>			37 B
<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>	
<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<b>22. Grantee Legal Representative</b>				<b>23. If Match Includes Real Property:</b>			
<b>Name:</b>		Michael LeMire Miles and Stockbridge		<b>Has An Appraisal</b>		Yes/No	
<b>Phone:</b>		410-228-4545		<b>Been Done?</b>		No	
<b>Address:</b>				<b>If Yes, List Appraisal Dates and Value</b>			
300 Academy Street Cambridge, MD 21613							
<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>	
45		60		\$ 600,000		\$ 1,300,000	
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>							
<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 and 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>				34,000			
<b>Space to Be Renovated GSF</b>				27,500			
<b>New GSF</b>				5,700			
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>						The original building was erected in early 1940's; with additions in 1954 and 1962	
<b>28. Comments:</b> (3000 characters maximum)							

