

# State of Maryland

## 2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
2657	SB831	2656	HB1120	Metropolitan Washington Ear Facility
3. Senate Bill Sponsors			House Bill Sponsors	
Raskin			Hixson	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery			\$200,000	
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of The Metropolitan Washington Ear, Inc. for the construction, renovation, and capital equipping of the Metropolitan Washington Ear facility.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. No part of the fund may consist of in kind contributions or funds expended prior to the effective date of the Act. The fund may consist of real property.				
8. Special Provisions				
None.				
9. Contact Name and Title		Contact Phone	Email Address	
Margaret R. Pfanstiehl, President		301-593-0120	information@washear.org	
Nancy		301-681-6636	nancy@washear.org	
10. Description and Purpose of Grantee Organization (3000 characters maximum)				
A free radio reading, dial-in newspaper and magazine service for blind and low vision people throughout all jurisdictions in Maryland. We work with over 350 volunteers. The Ear's 24/7 services provide independent access to daily newspapers, magazines, recently published books in serial installments, shopping and grocery information and other materials of particular relevance to people unable to effectively read ordinary print.				

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

At present we are headquartered in an aging church in Four Corners, Montgomery County. The building is in dire need of extensive repairs which could also include the removal of asbestos. Its prime location makes its property far more valuable than the church itself and we believe it is likely to be sold. Either way we would be forced to interrupt our daily services for people who greatly depend upon them. In addition, staff and volunteers, many of whom are senior citizens, must climb 27 steep steps to reach our offices and studios.

We located a condo seven minutes from Four Corners with free parking available to attract and retain our volunteers who live throughout the metro area. There is sufficient space, no steps, and for the first time the various sections of our organization can be together. We will receive almost \$2,000 a month from tenants who rent the second floor of the condo, and after our lease with the church has expired, we will lower our operating budget by approximately \$50,000 a year.

We paid \$850,000 for the property. An architect estimates it will require that much money again to make the space suitable for The Ear. For example, we must build 14 studios and a control room plus various offices and a volunteer preparation room. Half of the 3600 square foot area is an open warehouse making modifications more expensive. We hope to begin construction in April.

We will seek funding from various foundations some of which have assisted us with capital outlay in the past. We hope that Maryland can help us with this building project so that we can continue to provide uninterrupted services to blind and low vision people for many years to come.

*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.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	850,000
<b>Design</b>	80,000
<b>Construction</b>	740,000
<b>Equipment</b>	30,000
<b>Total</b>	1,700,000

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

Source	Amount
Maryland State Grant	200,000
Phillip Graham Fund	100,000
Cafritz Foundation	150,000
Clark-Winchcole Foundation	100,000
Aids Association for the Blind	50,000
J. Willard and Alice S. Marriot Foundation	50,000
F.M. Kirby Foundation	40,000
Robins Foundation	20,000
Park Foundation	20,000

Oberkotter Foundation			
The Mary Morton Parson Foundation		20,000	
The Robert G. Cabell III & Maude M Cabell Foundation		20,000	
Abell Foundation		10,000	
Kirby Foundation		10,000	
		20,000	
Metropolitan Washington Ear		850,000	
<b>Total</b>		1,666,000	
<b>14. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
2/15/07	4/1/07	4/01/07	10/01/07
<b>15. Total Private Funds and Pledges Raised as of January 2007</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>
\$850,000		2645	2645
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Metropolitan Washington Ear, Inc. 35 University Blvd East Silver Spring, MD 20901		12061 Tech Road Silver Spring, MD 20904	
<b>20. Legislative District in Which Project is Located</b>			20
<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>	Francis E. Yeatman	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	(301) 656-3800		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Carlin, Bradshaw, Thomas & Yeatman LLP 4419 East West Highway Bethesda, MD 20814-4535		01/30/07	\$850,000
<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>
11	11	\$365,398.00	\$365,348.00 (after end of present lease)
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee <u>own</u> or <u>lease</u> (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>			yes
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Diversified Mutual Financial Services, LLC	11/1/2005 to 11/30/2008	\$22,866 per year	1600
<b>E. If property is leased by grantee – Provide the following:</b>			
Name of Leaser	Length of Lease	Options to Renew	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	5200		
<b>Space to Be Renovated GSF</b>	3600		
<b>New GSF</b>			
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1988
<b>28. Comments: (3000 characters maximum)</b>			
Because of Maryland's legislative deadlines, we are applying for the bond bill now. We are presently interviewing architects. We will seek grants from Foundations listed above which have supported the Ear's services since our establishment in 1974. Approximately half of Ears operating expenses are covered by contributions from the State of Maryland and local political jurisdiction.			