

State of Maryland

2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
	SB991	2717	HB1156	Historic East Baltimore Community Action Coalition
3. Senate Bill Sponsors			House Bill Sponsors	
McFadden			Harrison	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$350,000	
6. Purpose of Bill				
Grant to the Board of Directors of the Historic East Baltimore Community Action Coalition, Inc. for the reconstruction and capital equipping of a historic building, to provide space for the Historic East Baltimore Community Action Coalition, commercial tenants, and community activities.				
7. Matching Fund Requirements				
Grantee shall provide and expend a matching fund. No part of the grantee's matching fund may be provided, either directly or indirectly, from funds of the State, whether appropriated or unappropriated. No part of the fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.				
8. Special Provisions				
Requiring the grantee to grant and convey a certain easement to the Maryland Historical Trust.				
9. Contact Name and Title			Contact Phone	Email Address
Ed Sabatino			443-524-2800	esabatino@hebcac.org

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

The Historic East Baltimore Community Action Coalition (HEBCAC) is a community based non-profit whose mission is to enhance the quality of life for all those who live, work, and visit East Baltimore. HEBCAC's professional staff and board of directors facilitate cooperation and communication, provide and broker services and advocate for positive change to achieve sustained community revitalization. Founded in 1994, the organization's service area is bounded by Edison Highway on the east, Aisquith Street on the west, North Avenue on the north, and Fayette Street on the south. HEBCAC is governed by a sixteen member board of directors, has a professional staff of twenty-five and an annual operating budget of \$2.8M. Some of HEBCAC's most notable achievements have been in creating effective collaborations and applying new approaches to community development. Workforce Development- Bridges-to-Work was a 4-year demonstration project where HEBCAC placed and transported over 900 inner city residents in suburban jobs and proved the market viability of reverse-commute transportation services. When we began operating no one was in the business, when the demonstration was over there were 8 transportation providers serving the community. Housing- HEBCAC developed a program to assist families relocating due to City-sponsored demolition by providing soft second mortgages up to \$40,000 to families and thereby qualifying them to relocate to newly rehabbed housing in the community. This program established a new benchmark for relocation assistance in Baltimore and has forced higher assistance standards for later redevelopment projects in the area. Community Capacity Building- HEBCAC organizers worked with residents to take on self-help projects to improve their communities. In 2.5 years over 70 projects were completed involving hundreds of residents. Monument Street Renaissance- HEBCAC has successfully applied the Main Street program (an initiative of the National Trust for Historic Preservation developed for small rural communities) to an inner city retail district. This initiative has helped bridge the historic divisions within the business community and between merchants and their residential neighbors. Current HEBCAC programs include:

-- Dee's Place- provides support for those seeking recovery from drug addiction with hourly peer support/NA meetings available when they are most at risk of relapsing and when no other services are available. Dee's Place is one of four substance abuse centers that have formed an innovative collaboration known as "Threshold to Recovery", a project recently awarded a 3-year \$500,000 grant by the Robert Wood Johnson Foundation.

-- Youth Opportunity Center- provides wrap-around case management, literacy/GED services, job readiness training, employment opportunities and youth development services for out of school youth, ages 16-22. Over 700 area youth have been engaged in the HEBCAC center over the past 4.5 years.

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

HEBCAC boundaries encompass all of Historic East Baltimore and our board has chosen to focus on 2 key neighborhoods at this time, in order to make the best use of our limited resources and to capitalize on the investment being made in the EBDI/Bio Tech Park project. Those target neighborhoods are the McElderry Park/CARE community and the Madison East End community. Our feeling is that these neighborhoods are more stable and have stronger neighborhood leadership, therefore allowing our work to have a better chance of creating real impact. These neighborhoods also are adjacent to the BioTech development, enabling us to capitalize on the energy created by that project. One item that has been high on the Madison East End neighborhood’s priority list for a long time is the redevelopment of the commercial building on the west edge of the area, namely the 901 N. Milton Ave. property. This building is a 68,612 square foot, three-story brick and masonry structure built in 1914. It was the home of the L. Grief & Brothers Apparel Manufacturing Co. until 1985. Over the past 8 months, HEBCAC has formally worked with members of the community and other stakeholders to create a viable redevelopment plan for the building. What has emerged is a plan that will cost about \$6M and take approximately 6 months to complete. The resulting structure will create 54,411 square feet of rehabilitated commercial space that will be occupied by HEBCAC and other commercial tenants.

A portion of the building (5000sf) will also be reserved for use by the community itself, for such things as community meetings and other programmatic activities that are either currently operating or might in the future. HEBCAC has secured the majority of funds needed to complete this project and is in the process of attempting to raise remaining funds needed. In addition to addressing a priority issue for the community, the activity of this redevelopment project is creating a renewed sense of energy within the community. The dramatic transformation of such a key property creates an anchor in this corner of Madison East End, and creates a much more favorable environment for progress on other revitalization priorities such as housing, recreation and public safety. These activities together create a real opportunity for this neighborhood to rebuild, and the catalyst for all is the redevelopment of the 901 N. Milton Ave. property.

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

Acquisition	\$320,000
Design	\$255,000
Construction	\$5,025,000
Equipment	0
Total	\$5,600,000

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

Source	Amount
Federal Historic Tax Credit Equity	\$1,000,000
New Market Tax Credit Equity	\$1,450,000
State Bond Funds	\$650,000
Private Foundation Support	\$2,500,000

Total		\$5,600,000	
14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
underway	Mar, 2007	May, 2007	Dec, 2007
15. Total Private Funds and Pledges Raised as of January 2007	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
\$5,250,000	0	700+	
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
	\$300,000	same project	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Historic East Baltimore Community Action Coalition, Inc. 1212 N. Wolfe Street Baltimore, MD 21213		901 N. Milton Avenue Baltimore, MD 21213	
20. Legislative District in Which Project is Located			43
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:	Gordon Feinblatt	Has An Appraisal Been Done?	Yes/No
Phone:	410-576-4036		Yes
Address:		If Yes, List Appraisal Dates and Value	
Danielle Zoller Gordon Feinblatt 233 East Redwood Street Baltimore MD 21202		1997	\$525,000
24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
35	35	\$2.8M	\$2.8M
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?			yes
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
East Baltimore Technology Resource Center	7 yr	100%	7,000
Episcopal Social Services	7 yr	100%	5,000

DHC Medical	7 yr	100%	6,000
B.E.A.P.	7 yr	100%	1,500
Moveable Feast	15 yr	100%	17,000

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	54,411
Space to Be Renovated GSF	54,411
New GSF	54,411

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

1914

28. Comments: (3000 characters maximum)

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