

State of Maryland

2011 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr2376	sb0730	lr2396	hb0672	Reece Road Community Health Center
3. Senate Bill Sponsors				House Bill Sponsors
DeGrange				Beidle
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Anne Arundel County			\$250,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Trustees of the People's Community Health Center, Inc. for the planning, design, construction, and build- out of the Reece Road Community Health Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Patricia Cassatt		410-467-6040 (ext. 2015)	PCassatt@peopleschc.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>People's Community Health Centers, Inc. is a Federally Qualified Health Center that provides healthcare services to patients at seven sites in Baltimore City and three sites in Anne Arundel County. Its mission is to provide quality comprehensive primary healthcare to all, regardless of ability to pay. PCHC is a pioneer of the patient-centered "medical home" model, providing a full range of cost-effective healthcare services. Six years ago, PCHC opened a health center in a small townhouse in Severn in the poorest area of Anne Arundel County, where residents suffer high rates of obesity, infant mortality, teen pregnancy, and HIV prevalence, a situation costing residents their lives and the state of Maryland the high costs associated with chronic disease. This bond requests funds for plans and specifications now necessary for this project, a health center and community center on Reece Road that will meet the pent-up need for healthcare in this community. Through partnership with a provider of quality afterschool, job-readiness, and athletic programs, the project will also contribute to improved educational outcomes and provide the community hope for a brighter future.</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

The Reece Road Community Health Center will be developed and owned by People's. The project has grown in scope since last year through expanded partnership with the County Executive's Office, Arundel County Development Services, and the Board of Education, which unanimously endorses the project. The Center is now to break ground on 10.6 acres on Reece Road, owned by AACBOE and in the process of being transferred to the County and then to People's (2011). The building will be 30,000 square feet, with approximately half devoted to the Federally Qualified Health Center (including urgent care) and half to the community center. The project will enable the provision of health services to 6000 patients annually-- including many veterans--in this community close to Fort Meade now suffering from high levels of obesity, infant mortality, HIV prevalence, and the documented need for increased mental health and substance abuse programs. The community center will be operated by an organization with expertise in providing programs in mentoring, recreation, tutoring, job preparation, and STEM education, serving hundreds of children and youth who currently have nowhere to go. Seventy-five construction jobs and more than fifty permanent jobs will be created.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (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	0
Design	\$305,000
Construction	\$2,664,330
Equipment	\$30,670
Total	\$3,000,000

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

Source	Amount
Maryland General Bond Request (Current)	\$250,000
Previous Maryland General Bond (SB0921, HB1099)	\$250,000
Maryland Community Legacy Funds (planned request)	\$187,500
County Executive's Office Community Support Grant (pending)	\$125,000
Community Development Block Grant Funds (pending)	\$1,460,125
People's Community Health Centers, Inc.	\$250,000
Anne Arundel County (through ACDS)	\$137,500
Private fundraising: Donations in process	\$159,125
Private fundraising: Foundation grants in process	\$180,750
Total	\$3,000,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
11/2010	04/2012	05/2012	05/2013
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
\$250,000		N/A	6000 patients/200 students daily
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
1990	\$100,000	PCHC Greenmount Flagship Center (general bond)	
2004	\$500,000	FQHC Capital bond process, Greenmount	
2006	\$305,000	FQHC Capital Bond process, Washington Boulevard center	
2010	\$250,000	Reece Road Center, Construction	
19. Legal Name and Address of Grantee		Project Address (If Different)	
People's Community Health Center, Inc. 2524 Kirk Avenue, 2nd Floor Baltimore, MD 21218		New Construction 1130 Reece Road Severn, Maryland 21144	
20. Legislative District in Which Project is Located	32 - Northwestern Anne Arundel County		
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:	Patricia Cassatt	Has An Appraisal Been Done?	Yes/No
Phone:	410-467-6040 X2015		N/A
Address:	If Yes, List Appraisal Dates and Value		
2524 Kirk Avenue, 2nd Floor Baltimore, MD 21218			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
N/A	30 (permanent)	N/A	\$2,526,185 (PCHC)
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (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
To be determined, incl. terms (in discussion with Boys & Girls Clubs Annapolis)	\$10/sq ft	All-inclusive	14,000
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A	N/A	N/A	
26. Building Square Footage:			
Current Space GSF	N/A		
Space to Be Renovated GSF	N/A		
New GSF	30,000(14,000 communitycenter)		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		N/A	

28. Comments: (Limit Length to Visible area)

People's is in receipt of a \$250,000 general bond from the Maryland legislature awarded in 2010 for construction and requiring a two-year timeframe. This award catalyzed other funding and the commitment of the Board of Education and the Anne Arundel County Executive's office to facilitate all steps necessary for the transfer of the 10.6 acre parcel of land adjacent to the Van Bokkelen Elementary School to People's without cost. The Governor has included within the FY2012 budget \$1.6 million for the health center side of the project-- an FQHC bond.

Whereas People's had raised and contributed considerable funds to the project plan at 1135 Reece Road, use of the land across the street will allow for greater benefit to the community, as it will increase the space for the community center portion greatly and provide space for recreational and fitness opportunities critical in an area where children are at a very high risk for obesity. Children will be able to easily walk to the new site, facilitating increased access to health services as well for individuals previously difficult to reach. The increased level of partnership with Anne Arundel County brings a more robust level of planning and execution of the project. The center will provide an anchor of safety and wellness within a community that has waited a long time.

However, funds are now needed for a new architectural/engineering plan for the 1130 Reece Road property in order to complete the project in a timely fashion. The need for this project is widely recognized. People's already serves this community and extraordinary support for the project at every level has been communicated, with six hundred community support letters provided by residents and the enthusiastic support of the County Executive's office, Anne Arundel County Development Services, the Department of Health and Mental Hygiene, the Anne Arundel County Department of Health, the Van Bokkelen School, the Baltimore Washington Medical Center, the Board of Education, the faith community, the County Council, the Maryland legislature and federal officials, including Congressmen Ruppberger and Sarbanes and Senators Mikulski and Cardin. Virtually every health and educational indicator is expected to improve through building this project.