

State of Maryland

2015 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project	
lr2727	sb0820			Mary Harvin Transformation Center	
3. Senate Bill Sponsors				House Bill Sponsors	
McFadden					
4. Jurisdiction (County or Baltimore City)			5. Requested Amount		
Baltimore City			\$450,000		
6. Purpose of Bill					
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Mary Harvin Transformation Center					
7. Matching Fund					
Requirements: Unequal \$225,000			Type: The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.		
8. Special Provisions					
<input checked="" type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone		Email Address	
Nyeasha Jones				jenndevel@yahoo.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)					
<p>The Mary Harvin Transformation Center Community Development Corporation is the non profit development arm of the Southern Baptist Church. The corporation was organized almost ten years ago to address the redevelopment and revitalization needs of the Broadway East community of East Baltimore. Our focus has been to restore people as we rebuild properties in East Baltimore. Therefore, we are continuing to establish community services that address the demographic needs of community constituents such as, workforce development, early childhood programs, STEM summer camps, behavioral health counseling, and mortgage lending services that enable people to quality for affordable housing and mixed use property development in the neighborhood of their rearing, worship, and work.</p>					

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

The Mary Harvin Transformation Center Community Development Corporation has established a multi-generational approach to community development in Broadway East Baltimore that blurs the lines of the East Baltimore Development Initiative at Johns Hopkins Hospital Campus. We have already developed the Coel, Grant, Higgs Senior Housing facility that houses sixty units for senior citizens. And we have recently begun the construction of the Mary Harvin Transformation Center and Senior Housing facility that will house another sixty units of senior housing and a community transformation center to address the community empowerment services for neighboring residents. The development of the Coel, Grant, Higgs facility literally spurred the development of the American Brewery through our partnership with Streuver Bros, Eccles and Rouse Developers. This development creates a strong bookend of revitalization two blocks south of the recently developed Columbus School Workforce Housing Project. And we have partnered with the Woda Group to develop affordable lease to buy Townhomes between the bookends to eliminate the blight and create homeownership for Veterans and their families. Continuing the development of affordable housing we are seeking to acquire the old Bugle Laundry Factory and redevelop it into Workforce Housing with first floor retail.

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	\$575,000
Design	
Construction	
Equipment	
Total	\$575,000

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

Source	Amount
Capital Bond Bill	\$450,000
Mary Harvin Transformation Center CDC	\$125,000
Total	\$575,000

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
7/15/2015	10/15/2015	TBD	TBD
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
125000.00		0	TBD
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2008	150000.00	Acquire and raze vacant and abandoned properties to be redeveloped. For affordable housing and mixed use property	
2011	125000.00	Acquire and raze vacant and abandoned properties to be redeveloped for affordable housing and mixed use property	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Mary Harvin Transformation Center Community Development Corporation 1701 N. Chester Street Baltimore, Maryland 21213		Oliver and Chester Streets Baltimore, Maryland 21213	
20. Legislative District in Which Project is Located			
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Donte L. Hickman	Has An Appraisal Been Done?	Yes/No
Phone:	443-248-3862		No
Address:		If Yes, List Appraisal Dates and Value	
1701 N. Chester Street Baltimore, Maryland 21213			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
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?			No
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
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	60,000		
Space to Be Renovated GSF	60,000		
New GSF			
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		2016	

28. Comments: (Limit Length to Visible area)

The acquisition of the Bugle Laundry Factory will enable us to remove this longstanding blight of over 30 years and continue to create affordable housing and retail in an underserved community. It will eliminate blight and escalate the value of a community that has been dubbed the most violent and forgotten community in the country. As a very viable stakeholder in this community for over 80 years and a proven track record for successful development in Broadway East, we have a sustainable plan that will work given the necessary help from the state's capital bond bill program.