

## State Of Maryland 2016 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr3504	sb0789	lr2136	hb0433	Baltimore Regional Education and Training Center
3. Senate Bill Sponsors				House Bill Sponsors
Ferguson				Lierman
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$500,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Baltimore Regional Education and Training Center				
7. Matching Fund				
Requirements:  Equal			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 type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Chris Ryer			410-342-3234 (x33)	chris@southeastcdc.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>The Southeast Community Development Corporation is one of the oldest community development corporations in Baltimore. Founded in 1975 as Southeast Development, Inc. (SDI), it was the development arm of the Southeast Community Organization (SECO). Since 2000, SECDL has focused on commercial real estate projects in the Highlandtown area. In addition to its community revitalization work, the CDC is one of the most comprehensive HUD-certified housing counseling agencies in the Baltimore metropolitan area. The CDC also operates a number of community revitalization programs in the Highlandtown area, and we partner with Healthy Neighborhoods, Inc. on four neighborhoods in SE Baltimore. Recently, with the assistance of the Baltimore Regional Neighborhood Initiative, we have begun working in the CARE, McElderry Park, and Madison East-End neighborhoods.</p>				

**11. Description and Purpose of Project** (Limit length to visible area)

Southeast CDC, as fiscal sponsor to CASA de Maryland, respectfully requests \$500,000 in Bond Bill support from the State of Maryland to fund capital costs of establishing a new Baltimore Regional Education and Training Center. There is a distinct need in East Baltimore for low-wage workers to improve their vocational skills, and for expanded space for educational, services and leadership programming for at-risk families and youth. CASA has purchased and is planning to renovate the historic Belnord movie theater, located on the 2700 block of Pulaski Highway in the Library Square area of Baltimore City, to create a will renovate the 17,000 square-foot building to create a new Baltimore Welcome Center. The Center will include vocational training instruction in partnership with BCCC, cooperative business incubation, after-school youth programming, and it will serve as a hub of cross-racial and ethnic organizing and community building.

*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**

<b>Acquisition</b>	\$577,611
<b>Design</b>	\$284,008
<b>Construction</b>	\$5,619,658
<b>Equipment</b>	\$450,000
<b>Total</b>	\$6,931,277

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

Federal Historic Tax Credits	\$1,146,837
New Markets Tax Credits investment	\$2,228,787
Harry and Jeanette Weinberg Foundation	\$1,100,000
2016 Maryland Bond Bill	\$500,000
Baltimore City CDBG	\$500,000
Baltimore Department of Planning	\$500,000
Abell Foundation	\$500,000
France-Merrick Foundation	\$250,000
PNC Bank	\$100,000
Annie E. Casey Foundation	\$50,000
Individuals	\$55,653
<b>Total</b>	\$6,931,277

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
10/1/2015	6/30/2016	1/1/2017	12/31/2017
<b>15. Total Private Funds and Pledges Raised</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>
3375624.00		3,000	5,000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
FY2016	\$1,010,000	Library Square revitalization, CARE facades, Tench T	
FY2015	\$1,253,000	Housing Market Stimulus, Street Trees, NE Market, E	
FY2014	\$510,000	Banner Community Center, CARE Housing Initiative,	
FY2013	\$100,000	Main Street Placemaking	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Southeast Community Development Corporation 3323 Eastern Ave #200 Baltimore, MD 21224		2706 Pulaski Highway Baltimore, MD 21224	
<b>20. Legislative District in Which Project is Located</b>	46 - Baltimore City		
<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>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Joseph N. Schaller, Esquire	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	(410) 347-8749		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Whiteford, Taylor & Preston L.L.P. 7 St. Paul Street Baltimore, Maryland 21202			

<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>
0	15	900000.00	1500000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 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>	16,188		
<b>Space to be Renovated GSF</b>	16,188		
<b>New GSF</b>			

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

1921

**28. Comments**

The Southeast Community Development Corporation (SECDC), acting as a fiscal sponsor for CASA de Maryland, respectfully requests state funding for the Baltimore Regional Training and Education Center.

This project will be the capstone of a multi-year neighborhood revitalization project in the Library Square area. The renovation of this vacant, derelict building into an architecturally stunning restoration will both provide a visual focal point and a hub of activity to this previously underutilized area. It will provide a new meeting place where people for all backgrounds can come together to receive services that will allow them to increase their skills and productivity.

After eight years of services and job training programs at the current Baltimore Welcome Center in East Baltimore, the needs of the community have outgrown the Centers current space. (approximately 3,000 square feet of rented space). There is a distinct need for workers to improve their vocational skills, as well as a need for more space to expand other educational, services and leadership programming.

To establish a permanent and expanded space for its programming, CASA will work with Southeast CDC to renovate a 17,000 square-foot building located in the Library Square area of Baltimore City at 2706 Pulaski Highway to create a new Baltimore Regional Training and Education Center. The building to be renovated is the historic Belnord movie theater, a major structure in what has been designated as a Priority Funding Area. The front of the building comprises the entire 2700 block, so its complete rehabilitation will have an immediate, visible, positive impact on the aesthetics of the community. After an initial architectural and financial feasibility study, CASA purchased the building and is currently in the process of raising capital funds for the design and construction, as well as programmatic funding to support enhanced programs at the Center.

Workforce development programming at the Center will include job placement and vocational training to prepare workers for the core industries and specific jobs within those industries where demand is currently high and projected to grow consistently over the next 10 years in the Baltimore region. We are also exploring options for worker cooperative/social enterprise incubation. The new Center will also allow for expanded educational programming by doubling the number of high school students served through the Mi Espacio after-school youth program and adding a middle school component. The expanded space will also serve as an anchor for bringing together African American and Latino youth from the surrounding neighborhood.