

## State Of Maryland 2016 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr1888	sb0197	lr3328	hb0690	Community Empowerment and Wellness Center
3. Senate Bill Sponsors			House Bill Sponsors	
Nathan-Pulliam			Haynes	
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 Community Empowerment and Wellness Center				
7. Matching Fund				
Requirements:  Unequal \$400,000			Type: The matching fund may consist of real property or in kind contributions.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title		Contact Ph#	Email Address	
Buddy Sapolsky		410-952-0954	buddysapolsky@gmail.com	
10. Description and Purpose of Organization (Limit length to visible area)				
<p>The Community Empowerment &amp; Wellness Center is a 501(c)(3) community resource hub that connects people to resources and service providers to improve the quality of life and well-being of the Upton community in West Baltimore and beyond. Our vision is providing quality services to initiate long-term community change. We came together two years ago to redevelop a former community center that has been vacant for years. The Center's board of directors is determined to see this building again be a focal point for the community, showing that out of despair can come something good, a power for making dreams realities, particularly in light of the Freddie Gray tragedy that has played out in this impoverished neighborhood. It can serve as a model for creating similar hubs in other Baltimore neighborhoods and in other jurisdictions around the State.</p>				

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

Bethel AME Church owns a 20,400 sf. building that once was a vibrant community center, now empty and in disrepair. We want this building to again be a West Baltimore focal point. The vision is for the building to become the Community Outreach Empowerment & Wellness Center, a community resources hub that connects people to resources and service providers. It will propel long term community change. The Center will not provide direct services. Through cooperation and coordination, it will convene the community and galvanize bringing in services and activities, publicizing them and making referrals. We will provide access to services under the broad umbrella of wellness. The Center has been in discussion about housing UMD School of Social Works Promise Heights Program and 6-7 other agencies offering a wide spectrum of services needed in this impoverished community. There also will be a teaching kitchen/workforce development onsite. The project is shovel ready.

*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>	
<b>Design</b>	\$206,000
<b>Construction</b>	\$2,263,000
<b>Equipment</b>	\$266,000
<b>Total</b>	\$2,735,000

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

Maryland State Bond Bill	\$500,000
Md. Dept. of Housing & Community Development	\$250,000
Levin/Brown and Assoc. Architects (in-kind)	\$50,000
Abell Foundation (pending)	\$500,000
Weinberg Foundation (to be requested)	\$750,000
BGE energy credits (pending)	\$150,000
Bethel AME Church	\$100,000
other individual and corporate donors (estimated)	\$435,000
<b>Total</b>	\$2,735,000

<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>
7/1/2015	8/1/2016	10/15/2016	6/15/2017
<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>
125000.00	0		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>	
n/a			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Bethel Outreach Center, Inc. 1300 Druid Hill Avenue Baltimore, Maryland 21217		1429 McCulloh Street Baltimore, Maryland 21217	
<b>20. Legislative District in Which Project is Located</b>	44A - 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>	Lawrence Rosenberg	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	410-654-5650		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
10 Crossroads Drive, Suite 117 Owings Mills, Maryland 21117		3/3/2016	350000.00

<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	5	0.00	523000.00
<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>			Yes
<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>
TBA	\$20.00 per sq.	\$100,000	8,000 sq. ft.
<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>	
n/a			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	20,400		
<b>Space to be Renovated GSF</b>	20,400		
<b>New GSF</b>	20,400		

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

1937

**28. Comments**

Former Baltimore City Mayor Sheila Dixon and private developer Larry Rosenberg co-chair the Center's board of directors, which comprises elected officials, business people, developers, representatives of nonprofits, and residents of the neighborhood. Other board members are: Dr. Frank Reid III, Ken Banks, Wanda Best (Executive Director of Upton Planning Committee), David Carliner, Jackie Cornish, City Councilman Eric Costello, Neil Demchick, Rabbi Steven Fink, Liz Glenn, Sarah Hemminger, Dana Henson, Jules Howie, Judge Cynthia Jones, Dr. Virginia Keane, Mark Levin, Joann Levy, Emma Middleton, Rabbi Phil Miller, City Councilman Nick Mosby, Lt. Colonel Melvin Russell, Zed Smith, Eric Somerville, and Dawn Taylor. Buddy Sapolsky serves as our strategic planning consultant.

This project will serve a community of nearly 10,000 people 94% African-American in West Baltimore, just north of downtown. It includes the McCulloh Homes Extension public housing development. We are working closely with the Upton Planning Committee, Baltimore City officials, community members, and other stakeholders. To date, we have brought together University of Maryland's School of Social Works Promise Heights Program, as well as branches of the Y of Central Maryland, American Heart Association, Stratford University, and others. Additionally, there will be a teaching kitchen and cafe that can simultaneously make healthy food available and serve as a workforce development site, providing culinary training and a pipeline to jobs in the hospitality and culinary industries.

Our next step is to raise funds needed to rehabilitate, equip, and maintain the building. The goal is to raise at least \$5 million: approximately \$2.5 million for building renovations and \$1 million for a building endowment; \$500,000 for start-up of program operations and \$1 million for program endowment. This bond is a crucial part of this needed funding. We are also reaching out to the State of Maryland Department of Housing and Community Development, as well as to public and private foundations such as the Harry and Jeanette Weinberg Foundation, Abell Foundation, and France-Merrick Foundation. We also anticipate approaching wealthy individual donors who might be interested in naming opportunities.