

## State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr3004	sb0610	lr1779	hb0080	Bethesda Graceful Growing Together Community Center
3. Senate Bill Sponsors			House Bill Sponsors	
Lee			Korman	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$200,000	
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Bethesda Graceful Growing Together Community 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	
Melissa Graves		301-652-5160	mgraves@gracefulgrowingtogether.org	
10. Description and Purpose of Organization (Limit length to visible area)				
Graceful Growing Together, Inc (GGT) is a 501(c)(3) nonprofit corporation, organized exclusively for charitable purposes to provide alternate venues where multiple nonprofit organizations and community groups can conduct their own charitable services in a safe environment, and so that they can operate from a location that allows for flexible leasing and usage terms (i.e. one-time only, daily, once a week, bi-weekly, etc.).				

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

Woodmont Triangle, Bethesda redevelopment community project involves the design, construction and capital equipping of the GGT Bethesda Community Center. The planned 6 level, 63,000 GSF centers planned usage will house a number of the current and significantly expanded community services. These will include but not be limited to, a homeless lunch program, Child Development Center age 6 weeks to 5 years, after school programs, ESOL, community meeting space, mental health counseling, food service incubator and job training program, election polling place, nonprofit office space and multi-purpose recreation, concert and assembly space. These services will all be available to the community. A partial land sale of 60% of the re-zoned current property will be sold to a developer to build 107 market rate and MPDU taxable residential units that will provide the economic base for an estimated 80 to 92% of the capital costs of the Community Center.

*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>	\$5,500,000
<b>Design</b>	\$2,100,000
<b>Construction</b>	\$21,900,000
<b>Equipment</b>	\$1,400,000
<b>Total</b>	\$30,900,000

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

Partial land sale	\$26,000,000
Capital campaign	\$2,000,000
Long-term debt	\$1,900,000
MD State Bond Bill	\$600,000
Montgomery County	\$400,000
<b>Total</b>	\$30,900,000

<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>
Complete	4/30/2017	10/1/2017	12/31/2019
<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>
24000000.00	34,000		260,000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2015	\$50,000	design, construction and equipping of community cent	
2015	\$100,000	design, construction and equipping of community cent	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Graceful Growing Together, Inc. 8011 Old Georgetown Road Bethesda, MD 20814			
<b>20. Legislative District in Which Project is Located</b>	16 - Montgomery County		
<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>	Melissa Graves	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301 652-5160 ext3		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
8011 Old Georgetown Road Bethesda, MD 20814		7/2014 land value	23625000.00

<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>
1	5	235000.00	984000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			
<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>
<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>	
Christ Evangelical Lutheran Church	25 years	Yes	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	17,000		
<b>Space to be Renovated GSF</b>	63,000		
<b>New GSF</b>	46,000		

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

2017-2019

**28. Comments**

Builds on 80 years of grantee incubator and long term space sharing policy with the Bethesda community including: Bethesda Cares, Child and Senior Care, Culinary Arts Incubator, Ivymount School, Polling Place, Rock Creek Chamber Players and over 20 twelve-step support groups.

Addresses Montgomery CUPF (Community Use of Public Facilities) demonstrated lack of available community space in Bethesda.

Most Bethesda land is being acquired for profit use with higher residential density and increased demand on community space.

The center addresses multiple public benefits as an emerging Bethesda activity center in the M-NCPPC Bethesda Downtown Sector Plan and incorporates three main goals for Economic, Social and Environmental sustainability.

Professional needs assessment is supported by community studies by The Nonprofit Centers Network; Community Counseling Services Co; and The University of Maryland, Graduate School of Public Policy.

Sale of 1 acre of property to residential developer creates the economic engine funding source of between 78% to 84% of the capital costs for the planned Center.

It also creates a new County and State tax base with 90 market rate and 17 MPDU condo units at the current nonprofit and tax exempt site.

Job creation and training including Culinary Arts, Special Events Management and Child Care as examples.