

State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr2321	sb0502	lr2399	hb0731	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, site improvement, and capital equipping of the Community Empowerment and Wellness Center				
7. Matching Fund				
Requirements: Equal			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
Sheila Dixon			410-971-4678	sheila.dixon@mmca-inc.net
Buddy Sapolsky				410-952-0954
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Community Empowerment & Wellness Center is a 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 resources and hosting services to initiate long-term community change. We came together 3 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 Outreach Center 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 Work, 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

Acquisition	
Design	\$256,000
Construction	\$2,563,000
Equipment	\$266,000
Total	\$3,085,000

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

2017 bond bill (this request)	\$500,000
DHCD Non-Profit Assistance Fund (committed)	\$25,000
2016 bond bill (committed)	\$150,000
Levin/Brown Associates (in-kind)	\$50,000
Banks Construction (in-kind)	\$200,000
Contributions from board, other individuals (estimated)	\$600,000
DHCD Community Legacy grant (committed)	\$150,000
Associated: Jewish Community Federation (committed)	\$10,000
France-Merrick Foundation (to be requested)	\$500,000
Weinberg Foundation (to be requested)	\$750,000
BGE (energy credits)	\$150,000
Total	\$3,085,000

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
7/1/2015	5/1/2017	6/1/2017	6/30/2018
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
290300.00	0		5,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2016	\$150,000	renovation and rehabilitation of Community Empower	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Bethel Outreach Center, Inc. 1300 Druid Hill Avenue Baltimore, Maryland 21217		1429 McCulloh Street Baltimore, Maryland 21217	
20. Legislative District in Which Project is Located	44A - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Lawrence Rosenberg, Co-Chair	Has An Appraisal Been Done?	Yes/No
Phone:	443-250-3743		Yes
Address:		If Yes, List Appraisal Dates and Value	
c/o Cross Street Partners, LLC 2400 Boston Street, Suite 404 Baltimore, Maryland 21224		12/20/16	2500000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	5	0.00	523000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
TBA	\$20.00 per sq.	\$100,000	8,000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
n/a			
26. Building Square Footage:			
Current Space GSF	20,400		
Space to be Renovated GSF	20,400		
New GSF	20,400		

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

1921

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: Ken Banks, Wanda Best (Executive Director of Upton Planning Committee), David Carliner, Rev. Dr. Patrick Clayborn (Ex-Officio), Jackie Cornish, City Councilman Eric Costello, Neil Demchick, Rabbi Steven Fink, Liz Glenn, Sarah Hemminger, Jules Dunham Howie, Judge Cynthia Jones, Dr. Virginia Keane, Mark Levin, Joann Levy, Emma Middleton, Rabbi Phil Miller, Lt. Colonel Melvin Russell, Sandy Shapiro, 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. Once a thriving epicenter of African-American culture and commerce and home to a flourishing middle class, Upton has lost many of the places and people that made it sustainable. It is now one of the poorest neighborhoods in Baltimore City. Median household income is \$13,300, compared to \$37,000 for Baltimore overall. 49% of families are poor, relative to 15% for Baltimore. Of Baltimore's 55 neighborhoods, Upton ranks: 55th in life expectancy, 55th in rates for HIV and diabetes, and 52nd for avertable deaths; 47th for pre-natal care and 42nd in infant mortality; 47th in adults with high school educations or less; 54th in juvenile arrest rates; and 48th in vacant building density.

We are working closely with the Upton Planning Committee, Baltimore City officials, community members, and other stakeholders to reverse these abysmal statistics. Through cooperation and coordination, not competition, the Center 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 to the greater Upton community that will empower residents to improve their lives and become productive, self-sufficient citizens. To date, UMD's School of Social Works, Promise Heights Program, Y of Central Maryland, American Heart Association, Dyslexia Tutoring Program, and others have expressed interest in potential tenancy. Additionally, there will be a teaching kitchen and cafe that can simultaneously make healthy food available in a food desert and serve as a workforce development site, providing culinary training and a pipeline to jobs in the hospitality and culinary industries.

We are working diligently to raise the \$5 million funds needed to rehabilitate, equip, and maintain the building. Phase I funding of at least \$1 million is needed now for roof repairs/replacement (roof leaks when it rains); replacement of windows (all windows are single pane and some are broken); lead, asbestos, and mold abatement; repair of elevator or installation of lift chair for accessibility; and build-out of the first floor so tenants can begin occupancy. This bond is a crucial part of this needed funding. We have strong support from Maryland DHCD and we are reaching out to wealthy individuals and foundations such as the Harry and Jeanette Weinberg Foundation, Abell Foundation, and France-Merrick Foundation, as well.