

## State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr3909	sb1189	lr3902	hb1751	Paul's Place
3. Senate Bill Sponsors				House Bill Sponsors
Robinson				Hayes
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$400,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a community kitchen facility				
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	
William McLennan		410-625-0775	bmclennan@paulsplaceoutreach.org	
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Paul's Place is a catalyst and leader for change, improving the quality of life in the Southwest Baltimore communities. Paul's Place provides programs, services, and support that strengthen individuals and families, fostering hope, personal dignity, and growth. For 35 years, Pauls Place has met the basic needs of individuals and families in Washington Village/Pigtown and the surrounding communities including preparation and service of daily hot meals. In the last decade, Pauls Place has expanded its programs to focus on poverty reduction and self-sufficiency, including employment assistance and case management to help individuals and families address barriers to employment and self-sufficiency. The new culinary arts training program will be a natural extension of our core competencies.</p>				

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

Paul's Place is constructing a new culinary arts training kitchen based on a national, evidence-based model to prepare 60 young adults per year to excel in culinary and food service careers. This social enterprise venture includes job training, a restaurant, and a catering business. Students enrolled in our programs will train in these businesses while taking life skills classes, working with case managers, and having access to the full range of support services at Paul's Place. Students will be trained by an experienced chef, will work alongside a professional matred and wait staff, and will earn the ServSafe certification. A full-time employment specialist will develop relationships with employers and match new graduates to jobs, and the case management team will support graduates as they transition from job training into the workplace.

*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>	\$787,000
<b>Design</b>	\$215,000
<b>Construction</b>	\$4,801,000
<b>Equipment</b>	\$500,000
<b>Total</b>	<b>\$6,303,000</b>

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

Bond Bill	\$400,000
Paul's Place Funds	\$468,000
Community Development Block Grant	\$300,000
New Market Tax Credits	\$2,000,000
Harry & Jeanette Weinberg Foundation	\$2,000,000
Abell Foundation	\$250,000
Legg Mason	\$75,000
T. Rowe Price Foundation	\$100,000
South Baltimore Gateway Partnership	\$100,000
Board of Directors and Individual Donors	\$210,000
Foundation and Corporate Donors	\$400,000
<b>Total</b>	<b>\$6,303,000</b>

<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>
1/2/2018	4/30/2018	6/1/2018	12/31/2018
<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>	
714695.00	0	60 graduates	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2006	\$250,000	Doubling of program space for 1118 Ward Street facil	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Paul's Place, Inc. 1118 Ward Street Baltimore, MD 21230		937 Washington Boulevard Baltimore, MD 21230	
<b>20. Legislative District in Which Project is Located</b>	40 - 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>	Kimberly J. Min, Esq.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	443-263-8551		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Whiteford, Taylor & Preston Seven St. Paul Street, Suite 1300 Baltimore, MD 21202-1626			

<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	7	0.00	415719.00
<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>	0		
<b>Space to be Renovated GSF</b>	0		
<b>New GSF</b>	21,000		

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

2018

**28. Comments**

This bond bill will support a shovel-ready project with the match in hand that addresses the root causes of community poverty in Southwest Baltimore: lack of good paying jobs.

The unemployment rate in Washington Village/Pigtown - the neighborhood that will be home to the culinary arts training program - is 14%, compared to 11% in Baltimore City, but we know that more than 30% of working age adults are not in the workforce. People cannot support their families, afford decent housing, or access proper health care in these conditions.

The culinary arts training program will be located at the gateway to Washington Village/Pigtown. The three-story building will fill a vacant lot on the corner of Washington Boulevard and Cross Street with a 21,000 square foot building that includes a restaurant with serving lunch and dinner, training rooms equipped with stainless steel prep tables, a multipurpose room for community use and catering prep, and offices for staff. The new training kitchen is one block from Paul's Place, where trainees can access programs and services to address barriers preventing them from living a self-sufficient life.

The job training component is based on a national, evidence-based model developed by Catalyst Kitchens, a team of social impact entrepreneurs who are committed to breaking the cycle of joblessness, poverty, and hunger. Catalyst Kitchens incubates, launches, and scales food-service based social enterprises that help people develop skills for life-changing careers. The restaurant and catering business will provide participants with meaningful, real-life work experience and will generate revenue to support and sustain the training program.

Pauls Place spent over a year investigating the viability of a social enterprise venture to address these issues with support from a locally-based consultant, Income for Outcomes. Together, we conducted feasibility, market, and business development research on three earned income concepts that met needs within our service area and concluded that a community kitchen was a viable social enterprise option for Pauls Place to pursue based on our experience, community needs and economic sustainability - and, most importantly, that the venture will address the root causes of poverty in Southwest Baltimore.