

State Of Maryland 2019 Bond Initiative Fact Sheet

1. Name Of Project		
Federated Charities District Building		
2. Senate Sponsor	3. House Sponsor	
Young	Krimm	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Frederick County	\$75,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Federated Charities district building, including repairs to the building's roof		
7. Matching Fund		
Requirements: Equal	Type: The grantee shall provide and expend a matching fund	
8. Special Provisions		
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian
9. Contact Name and Title	Contact Ph#	Email Address
Elin Ross	301-662-1561	eross@federatedcharities.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>As the only nonprofit center in Frederick, we directly provide services to local, 501(c)(3) organizations and help offset overhead costs to support mission-based human service programs. The sole purpose of our building (and organization's) existence since 1911 is to use our resources to assist organizations meeting community needs in Frederick. We provide a significant reduction in overhead expenses to our 14 tenant partners who collectively support thousands of Frederick individuals and families with primary health and dental care, behavioral health services, senior programming, conservancy efforts and arts and cultural programs.</p>		

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

Proposed project is to complete critical infrastructure repairs to the exterior of the building. Federated Charities last underwent major renovations in 2000/2001 as part of an expansion/capital improvement project. At that time, all major physical plant elements were brought to code in alignment with new construction, ADA and Historic Preservation Commission (HPC) requirements. These elements have naturally aged and in some cases have reached the end of their projected lifespans. As a result, we are have completed a conditional assessment/fiscal reserve study to provide 20-year financial projections for repairs and improvements. We have applied for what we anticipate (based on recent repair/replacement trends and the initial draft of the assessment) are the top three priority areas for this project: 1) HVAC replacement/repair; 2) roof replacement/repair, and; 3) siding/foundation repair.

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	
Construction	\$150,000
Equipment	
Total	\$150,000

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

MD Bond Bill (pending)	\$75,000
CDBG Grant (pending)	\$40,000
Frederick County CPG (pending)	\$20,000
Frederick City Community Grant (pending)	\$10,000
Nonprofit to offset-\$100K LOC (secured)	\$5,000
Total	\$150,000

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
n/a	n/a	07/01/2019	06/30/2020
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
100000.00		11,000+/-	11,000+/-
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
		no capital grants received since 2000	
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Federated Charities Corporation of Frederick 22 South Market Street, Suite 1 Frederick, MD 21701		same	
20. Legislative District in Which Project is Located		3A - Frederick County	
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:	Elin Ross	Has An Appraisal Been Done?	Yes/No
Phone:	3016621561		Yes
Address:		If Yes, List Appraisal Dates and Value	
Federated Charities 22 South Market Street, Suite 1 Frederick, MD 21701		12/10/2008	2000000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
3	3	407225.00	257225.00
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
Please note: the building is currently leased			
Legal Aid	9/1/2017-8/30/2022	\$56,000+ --	5,768 GSF
Mission of Mercy	1/1/2017-1/1/2022	\$29,000+ --	2,707 GSF
Potomac Case Management Services	10/1/2018-10/1/2022	\$44,000+ --	4,384 GSF
Mental Health Management Agency	7/1/2018-7/1/2022	\$44,000+ --	3,990 GSF
Archaeological Conservancy	2/1/2017-2/1/2022	\$9,200+ --	967 GSF
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	23,000+/-		
Space to be Renovated GSF	existing exterior space to be renovated		
New GSF	23,000+/-		

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

1820 (original), 2000 (renovation)

28. Comments

Federated Charities has applied for and acquired a Line of Credit to offset any project shortfalls but we still are paying debt service to a \$475,000 mortgage from the 2000 purchase and expansion of the property (current balance: \$166,000). We also received bond bill financing in 2000.

During our last renovation, much of the building's infrastructure was upgraded and we have proactively addressed ongoing maintenance and repair issues in subsequent years but have reached a point where the building's age and condition requires extensive (and expensive) repairs to continue to maintain it. We have paid for preventative maintenance since 2000 with operating funds but do not have the reserve to complete a project of this scope

The building was originally acquired in 1930 as a bequest which stipulated its perpetual use for charitable purposes in Frederick and historically, it is one of the few remaining buildings of its style remaining in the State of Maryland. In 2018 alone, the offset in rent we provided to our nonprofit tenants represented more than \$250,000 that they were able to direct to their own mission-based services and we have several long-term tenants and a waiting list for space in our building. We are proud of the legacy of our organization and the continued impact we have on the lives of individuals and families in our community.

This project will help preserve the building itself as part of the streetscape of our downtown but will also maintain it as an asset and a visible reminder of the importance this entire community places on creating a safety net for individuals and families regardless of their circumstances.

We recently completed a building conditional assessment, which can be provided in its entirety to the committee for review, however the report identified several urgent areas to address, including:

- 1) Re-point all degraded areas of the brickwork and assess all areas for proactive restoration
- 2) Remove and replace all sections of rotted siding (wooden beadboard)
- 3) Direct water away from the building at the southeast corner of the courtyard (rear foundation)
- 4) Replace sections of the standing metal roof and re-coat smaller sections of older metal roofing systems (particularly above windows and doors)
- 5) Replace degraded or missing coolant line insulation on all rooftop HVAC units (5 total) and evaluate rust damage on housing surfaces