

## State Of Maryland 2019 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Hoen Lithograph Building		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
McCray	Glenn	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Hoen Lithograph Building		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Anne Riggle	410-419-5426	anne.riggle@citylifegroup.org
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>City Life is partnering with Cross Street Partners to restore the Hoen Lithograph Building in the Middle East neighborhood of East Baltimore. Hoen is an 85,000 square foot historic building that occupies an entire city block, is highly visible from the Amtrak/Marc line, and has been vacant for over 36 years. Hoen is part of a larger neighborhood revitalization strategy to improve the housing, transportation, employment opportunities, and offers access to the construction workforce and job placement center in East Baltimore. The development team has assembled a collection of experienced anchor institutions and non-profits who are committed to creating broad and inclusive neighborhood change, while occupying space at the Hoen Lithograph project.</p>		

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

Strong City Baltimore will bring 48 years of community outreach experience, 50 employees, and the fiscal sponsorship for 100 non-profits. Morgan State University, Schools of Social Work, Education, Architecture, and Business will help provide community members with a pathway to higher education. City Life Community Builders will operate the Construction Workforce Training Center and will train and place East Baltimore residents in construction jobs. Cross Street Partners will relocate its office to the Hoen Lithograph building to support the redevelopment of the project. Associated Builders & Contractors (ABC) is taking approximately 30,000 square feet and will be moving their headquarters and construction trades operations to Hoen.

*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>	\$200,000
<b>Design</b>	\$1,431,909
<b>Construction</b>	\$28,246,913
<b>Equipment</b>	
<b>Total</b>	\$29,878,822

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

Federal Historic Tax Credits	\$4,318,974
State Historic Tax Credits	\$3,000,000
New Market Tax Credits	\$8,133,450
Leverage Loan	\$5,750,000
Baltimore City Funding	\$1,117,184
DHCD Funding	\$2,600,000
SCB Community Legacy TI Funding	\$250,000
Commerce Loan	\$500,000
Maryland Bond Bill	\$1,000,000
Equity/Deferred Fee	\$2,000,000
Gap	\$1,209,214
<b>Total</b>	\$29,878,822

<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>
6/1/2017	3/1/2018	5/1/2018	3/2020
<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>	
1500000.00	N/A	1,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2018	\$1,000,000	Hoen Building Renovation	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
2101 East Biddle, LLC 2809 Boston Street, Suite #402 Baltimore, MD 21224		Hoen Lithograph 2101 E. Biddle Street Baltimore, MD 21213	
<b>20. Legislative District in Which Project is Located</b>	45 - 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>	David Fishman	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-576-4000		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Gordon Feinblatt 233 E. Redwood Street Baltimore, MD 21202			

<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	200	0.00	2000000.00
<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>			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>
Strong City Baltimore	10 years	10 years	47,000
Cross Street Partners	10 years	10 years	7,000
City Life Community Builders	10 years	10 years	3,125
Associated Builders & Contractors (ABC)	10 years	10 years	29,600
<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>	85,000		
<b>Space to be Renovated GSF</b>	85,000		
<b>New GSF</b>	85,000		

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

1888

**28. Comments**

N/A