

# State Of Maryland

## 2019 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
The Last Mile Community Enhancements		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
McCray		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$192,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of enhancements to the neighborhood aesthetic in the area of North Wolfe Street and North Gay Street, including the installation of lighting,		
<b>7. Matching Fund</b>		
Requirements:  Unequal \$96,000	Type: The matching fund may consist of in kind contributions.	
<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>
China Boak Terrell	410-989-1607	china@actimpact.org
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>American Communities Trust (ACT) is a 501c3 public charity, whose mission is to create inclusive economic development projects that bring growth and prosperity to low-income residents. In Maryland, ACT intends to fill a gap by developing commercial properties, in close collaboration with resident leaders, that provide accessible employment in low-income neighborhoods. ACTs projects are in areas of high vacancy not served by traditional lending markets and that, as a result, require assembling tax credits and numerous private and public funding sources. As ACTs projects become fully realized, they are helping to positively transform neighborhoods by serving as anchors for employment and community activity.</p>		

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

The Last Mile: at N. Wolfe and N. Gay seeks to create a new landmark into the north-of-the-tracks neighborhoods of East Baltimore, while also positively transforming the Last Mile into Baltimore City. Bold artistic lighting and newly-painted walls at each underpass will advance a resident-led placemaking strategy by transforming dark, unsafe underpasses into vibrant, welcoming, and safe connectors that link communities north and south of the Amtrak rail line. An interactive sculptural bus stop and pocket park north of the underpasses will create new public space that engages residents and visitors while serving more than 800 weekly BaltimoreLINK riders. This landmark will enhance safety and attract new residents and new visitors to several new developments underway north of the rail line. The landmark will also help connect residents in the north to amenities that are just south of the rail line.

*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>	\$10,000
<b>Design</b>	\$45,000
<b>Construction</b>	\$120,000
<b>Equipment</b>	\$113,000
<b>Total</b>	<b>\$288,000</b>

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

American Communities Trust (contribution plus additiona	\$96,000
Bond Bill	\$192,000
<b>Total</b>	<b>\$288,000</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>
3/1/2018	7/31/2019	8/1/2019	3/31/2020
<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>	
25000.00	more than 800	more than 2500 based on new	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2014	\$750,000	Acquisition and construction of Baltimore Food Hub	
2017	\$900,000	Predevelopment and construction of Baltimore Food	
2016	\$150,000	Sitework and Environmental Remediation for Baltimo	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
American Communities Trust Inc. PO Box 50160 Baltimore, MD 21211		1337 North Gay Street 1339 North Gay Street 1341 North Gay Street 1343 North Gay Street 1345 North Gay Street	
<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>	China Boak Terrell	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	4109891607		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
PO Box 50160 Baltimore, MD 21211			

<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	1	210000.00	350000.00
<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>
Not applicable			
<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>	
Not applicable			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	5833		
<b>Space to be Renovated GSF</b>	5833		
<b>New GSF</b>	5833		

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

2019-2020

**28. Comments**

For too many years, the rail line that runs through East Baltimore has formed a real and perceived barrier, isolating wealth and investment to the south and poverty to the north.

American Communities Trust, Inc. and the New Broadway East Community Association are excited to share plans that can transform dark, unwelcoming underpasses into vibrant, green links that connect communities through artistic lighting, landscaping, artwork, and new public space.

The Last Mile Community Enhancements project will help transform the geographical barriers that divide East Baltimore and reconnect neighborhoods and families to jobs, capital, innovation, and hope. An added benefit is of course, the opportunity to address stormwater runoff in a serious effort to help clean our Bay. And by beautifying the Last Mile, this project will make State of Maryland shine ever more brightly for the 1,000,000 passengers overlooking our city from the Amtrak cars.

With over four major development project currently underway in the north-of-the-tracks neighborhoods of East Baltimore, transforming the underpasses aesthetically is not only a smart investment, it is mission critical.

This project will begin to unleash the economic potential of the north-of-the-tracks neighborhoods by inviting consumer spending from the wealthier neighborhoods to the south. It will help correct inequities by connecting families living on the north side of the rail line to the many new amenities, including parks and playgrounds, just one block to the south. Above all, this project will allow the \$1.8 billion investment in EBDI to spread northward, where residents are eager and ready to experience the positive impact of that investment.

This effort is truly community-driven the result of workshops and community meetings where neighbors took stock of the existing underpasses and shared priorities for transforming these forgotten, but consequential spaces. This first phase, costing \$192,000, can be immediately implemented under ACT's existing agreements. Pre-permitting discussions are already underway.

We are grateful for the support of the many champions and partners that Baltimore City and East Baltimore have in the Maryland General Assembly. Thank you for your continued support. On the ground, we are working very hard to make your efforts long-lasting and positively life-changing.