

State Of Maryland

2020 Bond Initiative Fact Sheet

1. Name Of Project		
Govans Ecumenical Development Corporation		
2. Senate Sponsor	3. House Sponsor	
Washington	McIntosh	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Govans Ecumenical Development Corporation facilities		
7. Matching Fund		
Requirements: Unequal \$250,000	Type: The matching fund may consist of 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
Nichole Battle	410-433-2442 ext13	nbattle@gedco.org
10. Description and Purpose of Organization (Limit length to visible area)		
GEDCO is purchasing and rehabilitate a vacant building to house our administrative and community services program.		

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

The building is located at 5217 York Road Baltimore, Maryland 21212 and has been vacant for over 10 years. At this location we will continue providing services to the residents of northeast Baltimore which includes affordable housing and supportive services for older adults, continue our food pantry, eviction prevention, utility assistance, employment services, prescription assistance, and other community services needed in the Govans community and York Road corridor. We have received interest from Loyola and Be A Chef for a Day for leasing space when we redevelop site. St. Mary's, our current home, has asked GEDCO to start exploring an alternate location for our CARES program.

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	\$500,000
Design	\$350,000
Construction	\$1,000,000
Equipment	\$150,000
Total	\$2,000,000

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

Grant and Foundational Support	\$700,000
Low Interest Construction financing	\$500,000
Donations (value)	\$50,000
Bond Funding (acquisition)	\$500,000
Historic Tax Credits (explore)	\$250,000
Total	\$2,000,000

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
7/6/2020	11/20/2020	1/11/2021	9/11/2021
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	
0.00	4500	5500	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
FY2015	\$500,000	Architecture, engineering, studies for the Village Cent	
FY2019	\$200,000	Architecture, engineering, and acquisition for Harford	
FY2019	\$25,000	Pre-development for Harford House	
FY2019	\$100,000	Architecture, engineering, and construction for Epipha	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Govans Ecumenical Development Corporation (GEDCO) 1010 E. 33rd Street, Terrace Level Baltimore, Maryland 21218		5217 York Road Baltimore, Maryland 21212	
20. Legislative District in Which Project is Located	43 - 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:	To Be determined	Has An Appraisal Been Done?	Yes/No
Phone:			No
Address:		If Yes, List Appraisal Dates and Value	
N/A			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
19	21	1650000.00	1800000.00
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
TBD			
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	7376		
Space to be Renovated GSF	7376		
New GSF	0		

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

1908

28. Comments

The Govans neighborhood is the home of GEDCO- Govans Ecumenical Development Corporation. Since we moved in 2012, there has not been a community-based non-profit working diligently to improve the York Road Corridor. Our goal is to return to Govans and serve that role while also maintaining the 200 plus units of housing we currently provide services to for older adults, those who are physically and mentally disabled.

GEDCO' main office is currently renting space in a building at Stadium Place. This is the main office of GEDCO where we implement mission and fundraise for our various programs. It also houses our real estate development office that develops affordable housing in Baltimore. GEDCO's CARES program is currently located in the basement of St. Mary of the Assumption Catholic Church along the York Road Corridor. The church has asked that we identify an alternate location for the CARES program due to other pastoral services they wish to offer at St. Mary's. CARES serves individuals and families whose access to the basics of housing, adequate food, and financial resources is extremely tenuous. But beyond simply providing emergency assistance, CARES' goal is to help families escape the cycle of crises and move toward self-sufficiency.

The building is located on a major bus route and a majority of the people we serve on a regular basis live within 1 mile of our facility. Due to spatial needs, we had to stop providing computer assistance to job seekers who come to CARES for employment assistance. We also hope to expand the number of people we provide utility and food assistance to within Baltimore.

Since we relocated to Stadium Place, we have maintained our involvement by being a partner in the York Road Initiative and also hosting the BRNI funding for fellow smaller non profits. In 2016-2017, we managed the Wilson Park/Pen Lucy Community plan in an effort to support the redevelopment of the 21st Century Walter P. Carter School. Once we are able to return to the York Road Corridor, we will work to concentrate our efforts in this area to continue to stabilize the York Road Corridor, assist in the implementation of the York Road Plan and the Wilson Park/Pen Lucy community plan.