

State Of Maryland 2020 Bond Initiative Fact Sheet

1. Name Of Project		
Southern Bridge		
2. Senate Sponsor		3. House Sponsor
McCray		T. Branch
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 a restaurant, including demolition of an adjacent building for the installation of a parking lot		
7. Matching Fund		
Requirements: Equal		Type: The matching fund may consist of real property.
8. Special Provisions		
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian
9. Contact Name and Title		Contact Ph#
Donte Hickman		410-732-8566
		Email Address
		pastorhickman@me.com
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Mary Harvin Transformation Center Community Development Corporation (CDC) was established in 2010 to serve as the economic and community development arm of Southern Baptist Church. The CDC offers programs, provides services, and engages in other activities that promote and support the Broadway East Community located in Baltimore, Maryland. Using its core value-restoring people as we rebuild properties and working it the community, other churches, and other partners (including Baltimore Housing, Humanim, Enterprise Community Partners, Woda Development, Johns Hopkins, Legg Mason, and others), the CDC has embarked on a multi-pronged neighborhood master plan to acquire an raze more than 100 properties in Broadway East and assemble them into developable sites for affordable housing, retail, and community health amenities.</p>		

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

This project is located at the intersections of Oliver, Washington, and Gay Streets, in the heart of the East Baltimore Revitalization Plan that was adopted by the City of Baltimore in the fall of 2018. The property currently contains two former liquor stores that the CDC acquired in 2017. The CDC intends to break ground on a 88-unit multifamily project on the parcel immediately adjacent to the Project in late 2020 and the 120,000 sq. ft. Southern Streams Health and Wellness Center, anchored by Hopkins and adjacent to the Project site in late 2020 as well. The purpose of the Project is for the non-profit CDC to renovate the two former liquor store into a restaurant for a Bloomberg award-winning minority chef who wants to move his existing restaurant from Baltimore County into east Baltimore. The Project will serve a critical function by eliminating blight, bringing much needed retail into the neighborhood, and to begin to activate the street as the EBRB envisions.

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	\$1,225,000
Design	\$186,359
Construction	\$641,740
Equipment	\$100,000
Total	\$2,153,099

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

Equity	\$175,000
Debt	\$1,478,099
Bond Bill	\$500,000
Total	\$2,153,099

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
4/1/2020	7/1/2020	10/1/2020	6/1/2021
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
450000.00		0	10-15,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2008	\$150,000	property acquisition in Broadway East	
2011	\$120,000	property acquisition in Broadway East	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Mary Harvin Transformation Center Community Development Corporation 1701 North Chester Baltimore, MD 21213		2002-04 E. Oliver Street Baltimore, MD 21223	
20. Legislative District in Which Project is Located	45 - 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:	Dr. Donte Hickman	Has An Appraisal Been Done?	Yes/No
Phone:	410-732-8566		Yes
Address:		If Yes, List Appraisal Dates and Value	
1701 N. Chester Street Baltimore, MD 21223			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	10	1300000.00	2000000.00
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
Up In Smoke Restaurant	10 years	Space,	3,398
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	3398		
Space to be Renovated GSF	3398		
New GSF	3398		

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