

# State Of Maryland

## 2020 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Ulman House		
<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	\$120,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Ulman House facility		
<b>7. Matching Fund</b>		
Requirements:  Equal	Type: The matching fund may consist of in kind contributions or funds expended prior to the effective date of this Act.	
<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>
Brock Yetso	410-964-0202 x101	brock@ulmanfoundation.org
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Ulman Foundation (UF) was founded in Maryland by Doug Ulman and his family in 1997 after Doug was diagnosed with cancer during college and had difficulty finding resources for people his age. Frustrated by this void, the Ulman Family established UF to create a community of support for young adults (ages 15- 39) and families facing cancer. The oldest and largest non-profit in the country, UF is driven by the goal of ensuring that no young adult has to face cancer alone and remains steadfast in its mission to work for and with young adults and their families as they battle cancer by offering support, resources, and a community that recognizes the profound effect of cancer on young peoples lives.</p>		

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

Ulman Foundation is requesting funding to assist in the 2nd and final phase of Ulman House converting 2,132 square feet of unfinished space on the lower level at Ulman House into office space for the organization and programming space for residents staying at Ulman House. In October 2019, the Ulman Foundation (UF) successfully renovated and consolidated six dilapidated row homes on the 2100 block of East Madison Street into Ulman House, an 8,400 square foot home-away-from-home for adolescent and young adult (AYA) cancer patients, and their caregivers, who travel to Baltimore to receive treatment. Ulman House offers eight private suites for patients and families; a suite for an onsite House Manager; large, open, communal living and dining spaces on the first floor; a health and wellness space; a meditation/relaxation room; a resource library; and a nice-sized backyard. Cont'd in section 28.

*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>	\$0
<b>Design</b>	\$10,000
<b>Construction</b>	\$260,000
<b>Equipment</b>	\$30,000
<b>Total</b>	<b>\$300,000</b>

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

The Binder Family	\$10,000
Bradley T. MacDonald Family Fdn	\$25,000
The Kirk Family Fdn	\$50,000
The Yetso Family	\$10,000
France-Merrick Fdn	\$20,000
The Knott Fdn	\$20,000
The Lance Family	\$25,000
Ulman Foundation Board & Staff	\$13,000
Ulman Foundation Staff	\$2,000
Geaton & JoAnn DeCesaris Family Fdn	\$5,000
State Bond Bill	\$120,000
<b>Total</b>	<b>\$300,000</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>
9/12/2019	1/23/2020	5/20/2020	7/29/2020
<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>
87000.00	566		758
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2016 - sb0316, hb047	\$200,000	the acquisition, planning, design, renovation and const	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Ulman Cancer Fund for Young Adults, Inc. 1215 E Fort Ave., Suite 104 Baltimore, MD 21230		2118 E Madison St. Baltimore, MD 21205	
<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>	Brock Yetso & Katie Norton	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-964-0202 ext. 101		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1215 E Fort Ave., Suite 104 Baltimore, MD 21230			

<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>
4	8	250000.00	260000.00
<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>
n/a			
<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>	8,400		
<b>Space to be Renovated GSF</b>	2,132		
<b>New GSF</b>	10,532		

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

2020

**28. Comments**

Continuation and clarification for Description and Purpose of Grantee (10), Description and Purpose of Project (11), Funding for the project (13, 15), and Project Schedule (14):

Description and Purpose of Grantee (10) continued:

UF provides free, innovative, and impactful programs for young adults, and their loved ones, affected by cancer, including Patient Navigation (at Hopkins, UMD, Walter Reed and Anne Arundel Medical Cent), Scholarships, Support groups, and lodging at Ulman House.

Description and Purpose of Project (11) continued:

January 2020 marked Year 1 of operations for Ulman House where it provided 1,728 nights of lodging to 42 individual patients visiting from 10 counties in the state of Maryland and 11 states outside of Maryland, as far away as Alaska. The facility has enabled residents to save an estimated and cumulative \$345,600 in savings related to lodging and Ulman has invested over \$3M into East Baltimore through construction, jobs, and the economic impact of visitors and Ulman staff supporting local businesses. The buildout of the lower level of Ulman House will include the following: kitchen area; open space for meetings, events, and community gatherings; a private entrance from the outside sidewalk that doesn't interfere with the Ulman House entrance and current residential activities; 2 additional restrooms equipped with a shower; a storage space; a lounge space for residents to play video games and watch television in private; a business center and conference room for UF staff and residents to use away from the current communal residential spaces.

Funding for the project (13, 15) clarification:

Questions 13 and 15 ask about proposed and actual funds raised to date. To provide context for the information we provided, it is important to know we just completed a \$4M capital campaign to design and build Ulman House. This successful campaign included a generous bond bill from the State of Maryland in the amount of \$200,000. The funding sources listed in question 13 are all individuals and foundations that participated in our capital campaign and are being invited back to finish the 2nd and final phase of this project. We have secured commitments from some of these individuals and have plans to approach all of them in the coming months. Our bond bill request amount -- \$120,000 -- would reflect a significant level of support from the state but is less than half of the total capital costs we expect to spend for this project.

Project Schedule (14) clarification:

Question 14 asks about the project schedule. The mechanical and architectural plans have been finalized for this project and are currently being reviewed by the Baltimore City Permit and Planning office. We anticipate these plans will be approved by the end of March 2020 at which time we will mobilize our team and general contractor to start construction in the Summer of 2020. Architectural plans are available for review.