

State Of Maryland

2020 Bond Initiative Fact Sheet

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------|
| 1. Name Of Project | | |
| Youth Empowered Society Drop-In Center | | |
| 2. Senate Sponsor | 3. House Sponsor | |
| Hayes | McIntosh | |
| 4. Jurisdiction (County or Baltimore City) | 5. Requested Amount | |
| Baltimore City | \$100,000 | |
| 6. Purpose of Bond Initiative | | |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Youth Empowered Society Drop-In Center | | |
| 7. Matching Fund | | |
| Requirements: Equal | Type: The grantee shall provide and expend a matching fund | |
| 8. Special Provisions | | |
| <input type="checkbox"/> Historical Easement | | <input checked="" type="checkbox"/> Non-Sectarian |
| 9. Contact Name and Title | Contact Ph# | Email Address |
| Blair Franklin | 410-235-7744 | blair@yesdropincenter.org |
| | | |
| 10. Description and Purpose of Organization (Limit length to visible area) | | |
| <p>The Youth Empowered Society (YES) is an organization that prevents and eliminates youth homelessness through the synergy of youth, peer and ally partnerships. The organization's vision is that all of Baltimore's youth will easily access supportive services and stable housing to become powerful in their own lives. Through the YES Drop-In Center, YES provides urgently-needed direct services to youth experiencing homelessness through trauma-informed peer and ally support; develops the leadership and employment readiness of youth who have experienced homelessness; and partners with youth to advocate for systems change. Through these approaches, YES puts youth experiencing homelessness on a pathway to stability by focusing on immediate needs, long-term stability, and civic engagement. YES serves youth, in Baltimore City, who are experiencing homelessness, ages 14-25.</p> | | |

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

The purpose of this project is to support a move to a new space and renovations for the Youth Empowered Society (YES) Drop-In Center. YES currently operates in two buildings - the Drop-In Center is located at 2315 N. Charles St. in a row-house that is 2,300 square feet. We also lease space in 2305 N. Charles St. for administrative offices and a shower. Our program would function more effectively if the organization is operating in one location that can accommodate our growing programmatic and administrative needs. The new property, located at 222 W. Saratoga Street, is a standalone firehouse (one unit) with two floors and a total of 8,000 square feet. It meets all of our core needs because it (1) is centrally located and accessible, (2) has significant natural light, (3) has enough space to accommodate the youth that see us daily, and (4) has the potential to increase our organizational capacity.

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 | |
| Design | \$69,000 |
| Construction | \$653,400 |
| Equipment | \$130,000 |
| Total | \$852,400 |

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

| | |
|-----------------------------------------|-----------|
| MD State Bond Bill | \$100,000 |
| Tenant Improvement Allowance | \$100,000 |
| France-Merrick Foundation | \$100,000 |
| Battye Trust | \$50,000 |
| Abell Foundation | \$50,000 |
| Community Development Block Grant | \$280,000 |
| Weinberg Foundation | \$172,400 |
| YES Savings (up to \$220,000 if needed) | |
| | |
| | |
| Total | \$852,400 |

| 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 |
| 12/1/2019 | 3/14/2020 | 6/15/2020 | 10/15/2020 |
| 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 | |
| 320000.00 | 323 | 350 | |
| 18. Other State Capital Grants to Recipients in the Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| | | | |
| | | | |
| | | | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| Youth Empowered Society (fiscally sponsored by Strong City Baltimore) 2315 N. Charles St. Floor 1 Baltimore, MD 21218 | | W. 222 Saratoga Street, Baltimore, MD 21202 | |
| 20. Legislative District in Which Project is Located | 40 - 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: | Ryan Potter | Has An Appraisal Been Done? | Yes/No |
| Phone: | 410-951-1404 | | |
| Address: | | If Yes, List Appraisal Dates and Value | |
| 218 N Charles Street, Suite 400, Baltimore, MD, 21201 | | 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 |
| 18 | 20 | 2436050.00 | 2600000.00 |
| 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? | | | Lease |
| B. If owned, does the grantee plan to sell within 15 years? | | | |
| C. Does the grantee intend to lease any portion of the property to others? | | | |
| 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 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| E. If property is leased by grantee - Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
| Saratoga Firehouse, LLC | 7 years | Two 3-year renewal terms | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 26. Building Square Footage: | | | |
| Current Space GSF | 8,000 | | |
| Space to be Renovated GSF | 8,000 | | |
| New GSF | 8,000 | | |

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

1903

28. Comments

The YES Drop-In Centers new home will be located in the Downtown/ Seton Hill neighborhood. A single location that meets the growing numbers of youth experiencing homelessness will increase the visibility of the issue of homelessness and how the City of Baltimore is leading the effort to combat this serious issue. There will be increased presence in the neighborhood with staff, youth, board members, volunteers and partners moving to and from the space. The people working and visiting the center will contribute to the local economy by paying for parking, food and other goods in the neighborhood.

Additionally our program complements the neighborhood through the provision of (1) access to a workforce development program; (2) providing a center that invests in young people, youth leadership and training; (3) hosting trainings for other Maryland jurisdictions that want to provide drop-in support services for youth experiencing homelessness, and (4) contributing to addressing the issue of youth homelessness in Baltimore City.

Gina Merritt, owner of Northern Real Estate Urban Ventures (NREUV), is the project management consultant. Gina leads NREUV which is a full-service real estate development company who is a leading provider of real estate development services, including financial structuring, program management and owner representation for affordable multi-housing, single-family homes, retail and commercial facilities. NREUV is currently engaged in projects in Maryland, Pennsylvania, Virginia and Washington DC. NREUV has over 24 years of project execution experience managing day-to-day development activities for complex, multi-layered and mixed finance transactions. The company is both MBE and WBE small business.

Randy Sovich, our lead architect, has worked with YES since the beginning of our space search four years ago, and has been a trusted partner of ours. He is Principal of RM Sovich Architecture. Established in 1994, the firm has significant experience working with non-profit, community-oriented, educational, commercial, and institutional clients. Projects have been planned and completed in Baltimore City, surrounding Maryland counties, Pennsylvania, West Virginia, North Carolina, Arkansas, Colorado, and Delaware. The firm is supported by talented and committed architects and interior designers. Mr. Sovich and staff members are LEED accredited and apply environmentally responsible and socially sensible attitudes toward every project in the office. The firm completed the first LEED Platinum project in the City of Baltimore for the Highlandtown Healthy Living Center, a project which is also the first LEED Platinum Federally Qualified Community Health Center in the United States.

Our Project Manager is a Women-Owned and Minority-Owned Business, and our General Contractor is a Minority-Owned Business. Both are Maryland residents as well - so funds used from this bill will directly support the local economy.