

State Of Maryland

2021 Bond Initiative Fact Sheet

1. Name Of Project		
Community Empowerment and Wellness Center		
2. Senate Sponsor	3. House Sponsor	
Sydnor	Haynes	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$600,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the installation of an ADA elevator Atrium at the Community Empowerment and Wellness Center		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
[<input type="checkbox"/>] Historical Easement	[<input checked="" type="checkbox"/>] Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Senator Sydnor		charles.sydnor@senate.state.md.us
Delegate Haynes		
10. Description and Purpose of Organization (Limit length to visible area)		
<p>BEWC is a community hub connecting people to resources and service providers to improve the quality of life and well-being of West Baltimore's impoverished Upton community and beyond, and could be a model for creating similar hubs elsewhere. Our vision is providing quality resources and hosting vetted nonprofits and small businesses that provide vital health, education, daycare, financial, nutritional, employment training, community development, cultural, and other services to initiate long-term community change. We started 7 years ago to rejuvenate a vacant building owned by the Bethel Outreach Center. We want the Center to again be a community focal point, showing that out of despair can come something good, a power for making dreams realities, particularly in light of decades of neighborhood disinvestment and above average levels of poverty.</p>		

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

We propose to build a standalone exterior atrium containing an elevator to provide access for people with disabilities, plus meeting space. The building is now reached by 5 steep stairs. Bethel Outreach Center owns and has completed the exterior renovation and interior demolition of a 20,400 sf. building in Upton. The building will reopen as the Bethel Community Empowerment and Wellness Center, a community resources hub that connects people to resources and service providers located on- and off-site. We cannot do this without disability access. We cannot change the steep steps in the front, per the Maryland Historic Trust. Our design resolves the building entrance issue by creating a stand-alone atrium space housing an elevator which will connect the main building with street level and continue through the building to connect to each floor. The atrium puts us in compliance with the Americans with Disabilities Act to serve the community and our tenants.

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	\$0
Design	\$256,000
Construction	\$2,563,000
Equipment	\$266,000
Total	\$3,085,000

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

2016 and 2017 Bond bills (committed)	\$275,000
MD African Am. Heritage Preserv Fund (committed)	\$100,000
Levin/Brown Associates (in-kind) (committed)	\$50,000
Whiting-Turner Construction Company (committed)	\$75,000
Individual/Board giving (estimated)	\$60,000
2 DHCD Community Legacy grants (committed)	\$300,000
Goldseker Foundation (committed)	\$49,900
Goldseker Foundation (pending)	\$30,000
Baltimore City CDBG (to be submitted 3/2021)	\$600,000
Baltimore City Community Catalyst (pending)	\$400,000
Private foundations and individual major donors	\$1,145,100
Total	\$3,085,000

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
Complete	Complete	7/1/21	12/31/21
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
264900.00		0	30,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2016	\$150,000	Renovation and rehabilitation of BEWC	
2017	\$125,000	Renovation and rehabilitation of BEWC	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Bethel Outreach Center 1429 McCulloh Street Baltimore, MD 21217		same	
20. Legislative District in Which Project is Located	44A - 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:	not applicable	Has An Appraisal Been Done?	Yes/No
Phone:			Yes
Address:		If Yes, List Appraisal Dates and Value	
		February 2017	610000.00

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	25-30 (including	56500.00	523000.00
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
Dance Happens!	\$16.00/sq. ft.	\$25,600	1,600
Upton Planning Committee/UPC West	\$16.00/sq. ft.	\$7,424	464
Maryland CASH Campaign	TBA	TBA	TBA
Loving Arms Youth Homelessness Diversion	\$14.00/sq. ft.	TBA	TBA
Baltimore Healthy Start	\$16.00/sq. ft.	TBA	TBA
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Not applicable			
26. Building Square Footage:			
Current Space GSF	20,400		
Space to be Renovated GSF	2,500		
New GSF	22,900		

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

1921

28. Comments

BEWC will serve a West Baltimore community of about 10,000 people, 91% African-American. Once a thriving epicenter of African-American culture and commerce and home to a flourishing middle class, Upton has lost many of the places and people that made it sustainable. Upton is a food desert that lacks many of the services and amenities found in more affluent neighborhoods. It is predominantly low-income (median household income in 2018 was \$21,359, with 60.7% of children living in poverty) and has suffered disproportionately from low housing values and high vacancy rates; 29.9% of residences are vacant/abandoned. Average life expectancy is 68.5 years (vs. 72.7 years for Baltimore City as a whole) and of adults do not have a HS diploma or GED.

We are working closely with the Upton Planning Committee, Baltimore City officials, community members, and other stakeholders to reverse these abysmal statistics. We have several strong tenants committed (see list above) and we are negotiating with others. We are pursuing other nonprofit and for-profit health, wellness, cultural, training, entrepreneurial, food service, and financial service providers to meet Upton's acute needs. We also seek an operator for our cafe. These tenants will be a key source of revenue to meet operating expenses.

Building access is a critical need for taking BEWC closer to opening. At present, visitors must enter the building via 5 steep steps. Per the Maryland Historical Trust, we cannot change the configuration of the front of the building, due to its historic preservation value. We addressed that street level access and interbuilding access concern from the start of the design process. We honor and exceed ADA compliance requirements by including a stand-alone exterior atrium space containing an elevator that provides access from street level through the top floor, stopping at each one. We have a contractor in place and are ready to start atrium construction. With the help of the State of Maryland and other donors, we have stabilized the building, replaced the roof and exterior windows and doors, and completed interior demolition.

This bond is a crucial part of needed funding for our residents, tenants, and their clients to begin operations. We have strong support from Maryland DHCD and are reaching out to wealthy individuals and foundations as well.