

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Primrose - The Arc Central Chesapeake Region-Chesapeake Neighbors		
2. Senate Sponsor	3. House Sponsor	
Mautz	Talbot County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Talbot County	\$600,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Primrose - The Arc Central Chesapeake Region-Chesapeake Neighbors property		
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 Johnny Mautz		johnny.mautz@senate.state.md.us
Angie Demoreland		410.384.4022
Del. Chris Adams		christopher.adams@house.state.md.us
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Chesapeake Neighbors was founded in 2007 by The Arc Central Chesapeake Region as an independent organization to advance the idea of safe, affordable, and accessible housing for people with disabilities and low-income families. Access to housing is fundamental to a good quality of life. The core focus of Chesapeake Neighbors is expanding the options for people who traditionally do not have access to quality, affordable housing. What started with one home has grown to over 50 owned & managed, affordable, accessible units across Central Maryland & Maryland's Eastern Shore.</p>		

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

The Primrose is a Victorian-era home located on Aurora Street in the historic downtown of the Town of Easton, MD. This site already contains ten units, two of which are set aside for those seeking transitional housing, in partnership with Talbot Interfaith Shelter (currently both units house a family at or below 30% AMI). This project will require renovations to the main house to include new electrical, HVAC, plumbing, and cosmetic work. The other property in the back will be designed in the same style/period as the large house to match the surrounding neighborhood.

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	\$1,400,000
Design	\$35,000
Construction	\$750,000
Equipment	
Total	\$2,185,000

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

Bank Loan	\$1,500,000
Total	\$1,500,000

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
9/18/2023	12/6/2023	3/3/2025	10/13/2025
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	10 families		10 families
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2023	\$1,500,000	The Arc at Port Street Commons -- Eastern Shore Hea	
2022	\$1,000,000	The Arc at Port Street Commons -- Eastern Shore Hea	
2018	\$500,000	The Arc's Severn Program Offices	
2017	\$200,000	The Arc's Severn Program Offices	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Chesapeake Community Development LLC 999 Corporate Blvd Suite 300 Linthicum, MD 21090		20 North Aurora Street Easton, MD 21601	
20. Legislative District in Which Project is Located	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
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:	Donald J. Walsh	Has An Appraisal Been Done?	Yes/No
Phone:	443-379-4011		Yes
Address:		If Yes, List Appraisal Dates and Value	
RKW, LLC 10075 Red Run Blvd, 4th Floor Owings Mills, MD 21117		07/26/2023	1520000.00

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	0	35000.00	35000.00	
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?			No	
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	
26. Building Square Footage:				
Current Space GSF		5934		
Space to be Renovated GSF		1162		
New GSF		6852		

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

1900-1930

28. Comments