

State of Maryland

2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
1251	SB81	1249	HB170	Creation of a State Debt – Prince George's County-CASA Multi-Cultural Service Center
3. Senate Bill Sponsors				House Bill Sponsors
Sen. Britt and Ruben				Del. Hixson, et. al.
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Prince George's County				\$500,000
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of CASA of Maryland, Inc. for the planning, design, construction, repair, and renovation of McCormick-Goodhart Mansion to be used as the CASA Multi-Cultural Service Center.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. No part of the matching fund may consist of real property or funds expended prior to the effective date of the Act. The fund may consist of in kind contributions.				
8. Special Provisions				
None.				
9. Description and Purpose of Grantee Organization (3000 characters maximum)				
<p>CASA of Maryland, Inc. (CASA) was established in 1985 as a non-profit organization to provide immediate emergency services to Central American immigrants. Since then, CASA has grown to be the largest immigrant service and advocacy organization in the State of Maryland, serving immigrants from all over Latin America and Africa, in addition to U.S.-born citizens. CASA has evolved from providing employment, health, legal and social services, and now offers a wide range of educational, organizing, leadership and advocacy programs.</p> <p>In 2004 CASA was recognized as the “Affiliate of the Year” of the National Council of La Raza (NCLR), representing over 300 Hispanic-serving organizations for its exemplary programmatic and policy work. CASA also received the Annie E. Casey Foundation/NCLR “Family Strengthening Award” for outstanding programmatic work of its Center for Employment and Training.</p> <p>CASA currently has offices in Silver Spring, Takoma Park, Germantown and Baltimore, has approximately 50 full-time and part-time employees and FY05 budget of \$3.9 million.</p>				

10. Description and Purpose of Project (3000 characters maximum)

CASA of Maryland, Inc. with the assistance of the Redevelopment Authority of Prince George's County and the State of Maryland plans to renovate the McCormick-Goodhart Mansion to establish a multicultural service center. The proposed center will provide a variety of services to the ethnically diverse, economically disadvantaged and under-served immigrant community. Centrally-located within walking distance of 2,000 households, the Mansion provides a convenient location for local non-profit service organizations to collaborate and thus provide services more efficiently. In addition, the adaptive reuse of the Mansion will reclaim an important and impressive historical asset.

While several non-profit entities will have the ability to use the Mansion, CASA will legally control the property and will take the lead in planning, obtaining financing and managing the renovation and operation of the multicultural service center.

The Mansion, while structurally sound has deteriorated to the point that it can not be occupied and must be renovated. None of the mechanical systems are operable, there is severe roof leakage in several locations and all of the windows on the 2nd floor and many on the 1st floor have been broken or removed. After several years of exposure there is moderate to severe damage to walls and floors. In addition the interior has suffered from years of vandalism and several unsympathetic efforts to partition and remodel the space for various uses. Preliminary environmental testing indicates that there are several sources of lead and asbestos contamination.

A preliminary estimate of cost to renovate the Mansion prepared for the Prince George's Redevelopment Authority is \$5-\$6 million. A detailed architectural and engineering assessment of the Mansion is underway and will result in a more detailed renovation plan and cost estimate. Federal and State grants in excess of \$800,000 have already been made available to the Redevelopment Authority for the project. In addition, a local organization has pledged \$1 million toward the project. The remaining funds required are expected to be generated through a capital campaign, historic tax credits and additional Federal, State and County grants.

Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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.

11. Estimated Capital Costs

Acquisition	0
Design	400,000
Construction	4,661,000
Equipment	1,000,000
Total	6,061,000

12. Proposed Funding Sources – (List all funding sources and amounts.)

Source	Amount
2006 Maryland Bond Bill	500,000
Federal EDI Grant thru Prince Georges County Redevelopment Authority	496,000
DHCD Legacy Fund Grant	150,000
2005 Maryland Bond Bill	100,000
DHCD Neighborhood Works Grant	38,000
County Government Grants	2,500,000
Capital Campaign	2,277,000

Total		6,061,000	
13. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
Underway	May 2007	July 2007	Mar 2008
14. Total Private Funds and Pledges Raised as of January 2006	15. Current Number of People Served Annually at Project Site	16. Number of People to be Served Annually After the Project is Complete	
\$1,000,000	None	15,000 (est)	
17. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2005	100,000	CASA Multi-Cultural Service Center	
18. Legal Name and Address of Grantee		Project Address (If Different)	
CASA Workers Mansion, L.L.C. c/o CASA of Maryland, Inc. 310 Tulip Avenue Takoma Park, MD 20912		8151 15 th Avenue Langley Park, MD 20783	
19. Contact Name and Title		Contact Phone	Email Address
Gustavo A. Torres, Executive Director		(301) 270-0419	gtorres@casamd.org
Jennifer Freedman, Director of Development		(301) 270-7471	jfreedman@casamd.org
Peter Byrnes, Project Manager		(410) 745-9453	pbyrnes@casamd.org
20. Legislative District in Which Project is Located			47th
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Lawrence Levit	Has An Appraisal Been Done?	Yes/No
Phone:	(202) 857-6215		No
Address:		If Yes, List Appraisal Dates and Value	
Arent Fox 1050 Connecticut Ave., NW Washington, DC 20036 5339			
24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
20	41	\$1,560,000	\$3,075,000
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee <u>own</u> or <u>lease</u> (pick one) the property to be improved?			lease
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?			see comments
D. If property is owned by grantee and 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	
Sawyer Realty Holdings, LLC 75 Second Ave., Needham, MA 02494	99 years	No	
26. Building Square Footage:			
Current Space GSF	18,000		
Space to Be Renovated GSF	18,000		
New GSF	0		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		1924	
28. Comments: (3000 characters maximum)			
25D Space will be made available to other non-profit organizations. The extent of leasing and terms is not yet determined.			