

# 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**

<b>Acquisition</b>	0
<b>Design</b>	400,000
<b>Construction</b>	4,661,000
<b>Equipment</b>	1,000,000
<b>Total</b>	<b>6,061,000</b>

**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

<b>Total</b>		6,061,000	
<b>13. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
Underway	May 2007	July 2007	Mar 2008
<b>14. Total Private Funds and Pledges Raised as of January 2006</b>	<b>15. Current Number of People Served Annually at Project Site</b>	<b>16. Number of People to be Served Annually After the Project is Complete</b>	
\$1,000,000	None	15,000 (est)	
<b>17. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2005	100,000	CASA Multi-Cultural Service Center	
<b>18. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
CASA Workers Mansion, L.L.C. c/o CASA of Maryland, Inc. 310 Tulip Avenue Takoma Park, MD 20912		8151 15 <sup>th</sup> Avenue Langley Park, MD 20783	
<b>19. Contact Name and Title</b>		<b>Contact Phone</b>	<b>Email Address</b>
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
<b>20. Legislative District in Which Project is Located</b>			47th
<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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Lawrence Levit	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	(202) 857-6215		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Arent Fox 1050 Connecticut Ave., NW Washington, DC 20036 5339			
<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>
20	41	\$1,560,000	\$3,075,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			lease
<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>			see comments
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			

Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
<b>E. If property is leased by grantee – Provide the following:</b>			
Name of Leaser	Length of Lease	Options to Renew	
Sawyer Realty Holdings, LLC 75 Second Ave., Needham, MA 02494	99 years	No	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	18,000		
<b>Space to Be Renovated GSF</b>	18,000		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		1924	
<b>28. Comments:</b> (3000 characters maximum)			
25D Space will be made available to other non-profit organizations. The extent of leasing and terms is not yet determined.			