

# State of Maryland

## 2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
3092	SB858	2188	HB703	Creation of a State Debt – Baltimore City - Winchester Street Potter's House
3. Senate Bill Sponsors				House Bill Sponsors
Sen. Jones				Del. Haynes
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$491,000.00
6. Purpose of Bill				
Authorizing the creation of a State Debt not to exceed \$491,000, the proceeds to be used as a grant to the Board of Directors of Winchester Street Potter's House, Inc. for the planning, design, construction, reconstruction, repair, renovation, and capital equipping of the Winchester Street Potter's House.				
7. Matching Fund Requirements				
This bill requires a matching fund that may consist of real property. No part of the fund may consist of in-kind contributions or funds expended prior to the effective date of the Act.				
8. Special Provisions				
The bill requires the grantee to convey to the Maryland Historical Trust a perpetual preservation easement to the extent of its interest in the property.				
9. Description and Purpose of Grantee Organization (3000 characters maximum)				
Strive to empower residents in the catchment area of Winchester Street Potter's House to increase their knowledge and skills for enhancement of health and social well-being. To provide services for youth and adults in the community as a means of improving life. To engage the aid of community insitutions such as city departments, churches and schools to identify those most in need; the aged, young, uneducated and poor. To enable individuals and families to achieve their full potential for emotional, physical and spiritual well being. To gain community trust by setting standards and using qualified, capable, sensitive persons in the acquisition of services that are easily accessible to the clients.				

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

The Winchester Street Potter's House, Inc.(WSPH) is an outreach community center located in an urban renewal area of Baltimore City. The urban area is located in Sandtown-Winchester where there is a high percentage of teenagers and adult with a shortage of activities.

This area has a great deal of unwanted drug and criminal activity which controls some of the need to provide social skills, educational and health experiences for people living in the community and Baltimore City. WSPH has organized and structured a Program called: "A One Stop Shop For Learning" with vision and board objectives to combat illiteracy, low self-esteem and maladjusted deviant behaviors that are so prevalent among our children and teenagers in the community.

WSPH through its program initiatives, include operating twenty(20) computers lab, for helping children with homework and reading skills, have already seen a significant improving with self-esteem and the ability to read on grade level and beyond. Thus, as the children gain confidence in themselves that they can learn and do deviant maladjusted behaviors will improve. WSPH believes that the program can continue to make a significant difference improving lives in the community.

WSPH is located at 1810 Winchester Street, Baltimore, Maryland 21217. The building is approximately 6900 square feet, one(1) story in height and with an enclosed outside fence they have capacity for twenty (20) parking spaces. The scope of the WSPH is to promote health and wellness in the mind and body to develop and appreciation for activities that will promote family unity and work in order to become productive citizens. This project endeavor will take place through the following activities: GED training, Parenting skills, Home making, Computer training, Life skills (social), Tutoring, Conflict resolution, Employment skill and Health and Hygiene Services.

The type of work required for the extent of the project will be skilled and professional persons. Upon receiving funding for the project, a schedule for completion of construction needed for the building will be approximately 6-9 months. The time needed for acquiring skilled and professional persons for the project program could be 3-5 months.

*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>	\$100,000.00
<b>Design</b>	\$19,000.00
<b>Construction</b>	\$301,000.00
<b>Equipment</b>	\$71,000.00
<b>Total</b>	\$491,000.00

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

Source	Amount
Bond Bill	\$491,000
Property Value - Acquisition Costs	\$100,000
Prior Expended Funds - Design, Construction, Equipment	\$173,000

<b>Total</b>			\$764,000
<b>13. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
October 2006	December 2006	July 2006	July 2007
<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>
\$273,000.00		3669	5000
<b>17. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
N/A			
<b>18. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Winchester Street Potter's House, Inc			
<b>19. Contact Name and Title</b>		<b>Contact Phone</b>	<b>Email Address</b>
Thomas McNeil		443-398-4617	Tmack1713@yahoo.com
Director of Board			
<b>20. Legislative District in Which Project is Located</b>			44th
<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>		<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>			Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
		\$555,000.00	2003
<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>
N/A	4	N/A	\$120,000.00
<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 /Yes
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			N/A
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
N/A			


**E. If property is leased by grantee – Provide the following:**

Name of Leaser	Length of Lease	Options to Renew
First Mount Calvary Baptist Church	15 years	Yes

**26. Building Square Footage:**

<b>Current Space GSF</b>	6900 sq/ft
<b>Space to Be Renovated GSF</b>	3450 sq/ft
<b>New GSF</b>	6900 sq/ft

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

1940

**28. Comments:** (3000 characters maximum)

It is our honor to present before the Maryland General Assembly the information about our Winchester Street Potter's House. We look forward to any support that is received. Our organization as stated is "a one stop shop for learning".

In the beginning we started with contributions from friends, church members, family, business, etc. We purchased the building now known as the Potter's House. Renovation was done on half the building. We provide many services within the Potter's House to benefit the community. The Bond Bill would help us continue to provide services to the community.

The other half of the building needs to be renovated to prevent any damage to the building. After renovation we will be able to increase our support to the community.