

# State of Maryland

## 2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
2413	SB593	2260	HB684	Creation of a State Debt – Baltimore City - Pimlico Road Arts and Community Center
3. Senate Bill Sponsors				House Bill Sponsors
Sen. Hughes				Del.Marriott, et al.
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$500,000
6. Purpose of Bill				
Authorizing the creation of a State Debt not to exceed \$500,000, the proceeds to be used as a grant to the Board of Directors of Holy Nativity and St. John's Development Corporation for the acquisition, design, and construction of the Pimlico Road Arts and Community Center.				
7. Matching Fund Requirements				
This bill requires a standard match.				
8. Special Provisions				
No part of the proceeds of the bonds or the matching funds may be used for sectarian religious purposes.				

**9. Description and Purpose of Grantee Organization** (3000 characters maximum)

The mission of the Holy Nativity/St. John's Development Corporation is to acquire, purchase, lease, manage and develop residential and commercial properties in Park Heights in collaboration with community stakeholders in order to improve our common life-socially, economically, educationally and spiritually.

The Church of the Holy Nativity and St. John's Evangelical Lutheran Church both saw the dire needs of the children of Park Heights and decided to do something about it. Both churches are located on Pimlico Road in the northwest Baltimore neighborhood of Park Heights. The three blocks that separate them are physically filled with vacant lots and houses, the Pall Mall Apartments, a notorious drug dealing center, and large groups of young men selling drugs in the middle of the street. Both churches were seeing more and more thirteen and fourteen year old girls getting pregnant, children living with grandparents or older siblings because their parents were incarcerated, addicted to drugs or deceased, families being ravaged by HIV/AIDS and children as young as nine and ten years old dropping out of school to sell drugs. Approximately six years ago, each church started an after school program in the basement of their churches. This was where the dream began.

For the first year of its existence, the HNSJDC met with stakeholders including children in the programs, service providers working in the neighborhood, the Pimlico Terrace Community Association, the City of Baltimore and many others to ask what types of programs these groups would like to see developed. Overwhelmingly people were calling out for programs for children of all ages. In addition to after-school programs, stakeholders wanted to see Head Start slots available for their toddlers in their community. They also wanted to see programs for teen parents and their infants expanded.

After a year of planning, the HNSJDC felt ready to look for a building that would house the above-mentioned programs since the children and existing programs had already outgrown both church basements. They targeted one vacant row house that was halfway between the two churches. Within weeks, the City had condemned and demolished the building. This became the fate of many of the blocks surrounding the church. After sharing their vision with others, the HNSJDC realized that if they really wanted to change the lives of the children of the neighborhood, they needed to think bigger. The HNSJDC hired a highly qualified architect and developer and together they created the idea of the Pimlico Road Arts and Community Center (PRAACC).

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

The HNSJDC, working with community organizations and residents, proposes to build the Pimlico Road Arts and Community Center, a multipurpose arts and community center to be located on the vacant property on Pimlico Road and Boarman Avenue. This site is now an eyesore and dumping ground for trash. The area of the complex will be approximately 18,000 square feet.

The facility will provide space for the following programs:

- An expanded after school program for 120 children.
- An arts program with instructional space for music and dance for 100 children.
- An expanded program for the Park Heights Family Support Center to double the number of families served from 32 to 64.
- Four Head Start classes for 80 children.
- Space for community meetings and events with a commercial kitchen

The development and construction of the Pimlico Road Arts and Community Center is the first project of the Holy Nativity and St. John’s Development Corporation since it began in 1999.

*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>	\$72,000
<b>Design</b>	\$195,000
<b>Construction</b>	\$3,099,000
<b>Equipment</b>	
<b>Total</b>	<b>\$3,366,000</b>

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

Source	Amount
Harry and Jeannette Weinberg Foundation	\$650,000
The Abell Foundation	\$250,000
France-Merrick Foundation	\$150,000
The Straus Foundation	\$150,000
Charlesmead Foundation	\$50,000
Joseph and Harvey Meyerhoff Family Charitable Funds	\$50,000
The William J Baker Jr, Fund	\$30,000
Hoffberger Foundation	\$25,000
Blaustein/Rosenberg Foundation	\$25,000
The Adalman-Goodwin Foundation	\$12,000
The Will and Jada Smith Family Foundaton	\$10,000
St. Margaret's Episcopal Church Annapolis	\$5,000
Caplan Family Funds	\$3000
Thrivent Financial for Lutherans	\$2400
State of Maryland Bond Bill 2001	\$750,000
St. Vincent de Paul Head Start	\$320,000
Baltimore City Department of Housing and Community Development	\$220,000
Board Members	\$23,000
Individual Donations	\$109,000
Maryland State Bond Bill 2006-Requested	\$500,000
Kresge Foundation-Requested	\$32,000
<b>Total</b>	<b>\$3,366,000</b>

**13. Project Schedule**

Begin Design	Complete Design	Begin Construction	Complete Construction
2000	2005	April 2006	December 2006
<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>	
\$2,834,025	130	400	

**17. Other State Capital Grants to Recipients in Past 15 Years**

Legislative Session	Amount	Purpose
2001	\$750,000	Development of the Pimlico Road Arts and Community Center

<b>18. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Holy Nativity/St. John's Development Corporation PO Box 2681 Baltimore, MD 21215		4330 Pimlico Road Baltimore, MD 21215	
<b>19. Contact Name and Title</b>		<b>Contact Phone</b>	<b>Email Address</b>
Rev. T Gregory Knepp, Co-President		(410) 542-6614	jknepp1@jhmi.edu
Rovan Wernsdorfer, Co-President		(410) 243-2811	werfer@verizon.net
Ellen Frost, Project Director		(410) 366-6200	ellen@ehc.ang-md.org
<b>20. Legislative District in Which Project is Located</b>			
<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>	Rev. T Gregory Knepp, Co-President or Rován Wernsdorfer	<b>Has An Appraisal</b>	Yes/No
<b>Phone:</b>	(410) 542-6614 or (410) 243-2811	<b>Been Done?</b>	No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Holy Nativity/St. John's Development Corporation PO Box 2681 Baltimore, MD 21215			
<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>
0	2	0	\$150,000
<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>			Own
<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>			Yes
<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>
Park Heights Family Support Center	TBD	30%	5,722
St. Vincent de Paul Head Start	15 years	27%	5,233
Pimlico Road Youth Program Inc.	TBD	43%	7,045

<b>E. If property is leased by grantee – Provide the following:</b>		
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>
<b>26. Building Square Footage:</b>		
<b>Current Space GSF</b>		0
<b>Space to Be Renovated GSF</b>		0
<b>New GSF</b>		18,000
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		None
<b>28. Comments:</b> (3000 characters maximum)		
<p>The Holy Nativity/ St. John's Development Corporation originally received \$750,000 from a state bond bill in 2001. Since then, the HNSJDC has raised an additional \$2,100,000 towards the development of the Pimlico Road Arts and Community Center. Construction is set to begin this Spring (2006).</p> <p>Since our first application, the building's construction costs have increased. For the most part, the project's soft costs remain unchanged. The developer and architect have kept their fees the same, despite the development time being spread out over five years. Much of the cost increase was based on the fact that the Park Heights Family Support Center and St. Vincent de Paul Head Start have requested more space to meet the overwhelming need for children's services in lower Park Heights. Baltimore City Head Start has said that they want the Pimlico Road Arts and Community Center to really act as a flagship location for Northwest Baltimore. We have worked hard to accommodate their request for additional program space to insure that the building meets its purpose. The initial estimate was based on a building that was 14,000 sq/ft. The current building is now 18,000 sq/ft. This increase in space has increased the construction budget. We believe that these tenants' programs are crucial to the success of the building and are therefore working to make their space conducive to the types of programs they will be running.</p> <p>A commitment of an additional \$500,000 from the State of Maryland would complete funding for the project and allow us to go forward with construction immediately.</p>		