

# State of Maryland

## 2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
3166	SB986	3115	HB1614	Creation of a State Debt - Prince George's County - Suitland Technology Center - Office Support Zone
3. Senate Bill Sponsors				House Bill Sponsors
Sen. Currie and Exum				Del. Howard, Benson, and Vaughn
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Prince George's County				\$250,000
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of the Suitland Family and Life Development Corporation for the construction and capital equipping of the Office Support Zone in the Suitland Technology Center, located in Suitland.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. No part of the fund may consist of real property or in kind contributions. The fund may consist of funds expended prior to the effective date of the Act.				
8. Special Provisions				
None.				

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

The Suitland Family Life Development Corporation (SFLDC) is 501(c)(3) nonprofit organization established to assist in the revitalization of the Suitland business district. Today, Suitland is a pass through for commuters and a safe haven for criminal activity and substandard living conditions. The SFLDC purpose is to bring new jobs, business opportunities, improved retail services, and employees inside the fence of the Suitland Federal Center into the Suitland community at large. The vision of the SFLDC is to build a community-based employment center for low-income individuals by creating jobs and businesses.

The successful revitalization of Suitland requires simultaneous redevelopment of the commercial district, residential area, and the Suitland Federal Center. The SFLDC is using the Suitland Technology Center - Office Support Zone to establish connections and collaborations with the Redevelopment Authority of Prince George's County and the U.S. General Services Administration to create a "livable community" for individuals that live and work in Suitland. The SFLDC has the lead in the redevelopment of the commercial center through the Suitland Technology Center, the Redevelopment Authority has the lead in the redevelopment of the residential areas, and the U.S. General Services Administration has the lead with the redevelopment of the Suitland Federal Center. The goal is to develop a seamless community.

The commercial district has a high vacancy rate. The current businesses serve the adjacent Suitland Manor residents as a neighborhood retail convenience center offering liquor stores, pawn shops, fast food restaurants, dollar stores, and store front churches. Market research reveals that residents and Suitland Federal Center employees travel significant distances around the beltway for better shopping locations, specialized dining and business needs. The Office Support Zone will be the first upscale retail establishment in the commercial district designed to meet the demands of the residents and Suitland Federal Center employees.

The SFLDC is governed by a community-based Board of Directors consisting of long time Suitland residents, business owners, and community-based and faith-based organizations. The Board of Directors meets quarterly to review the status of projects and decide on long range goals and activities of the organization.

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

The project is to complete the construction of the Office Support Zone in the Suitland Technology Center (STC). The STC is 7,216 sq. ft. facility located at 4508 Suitland Road, adjacent to the Suitland Manor housing complex. The STC is the first commercial development project designed to revitalize the Suitland Business District. The goal is to create a viable economic center to bring new jobs to Suitland, give residents increased access to state-of-the-art information technology training and services, and offer small businesses and entrepreneurs office space.

The products and services to be offered at the STC include: (1) leased office space – one large office and 3 small offices (1,602 sq. ft), (2) a technology training center (1,429 sq. ft); (3) an Office Support Zone to provide business support services such as copier services, computer rentals with internet access, and professional services (1,848 sq. ft); (4) and a Tech Café (908 sq. ft). The common space includes a concierge center, corridors, restrooms, and miscellaneous areas (1,429 sq. ft.).

These funds would be used to complete the build out of the Office Support Zone. The Office Support Zone will hire and train ex-offenders from the Prince George's County Correctional Facility and other at-risk young adults to be owner operators of the Office Support Zone. Previous funds were used to complete the exterior facade/perimeter of building and base building areas, trade work and the footprint of the office support zone.

The establishment of the Office Support Zone is designed to generate revenue to make the SFLDC a self-sustaining nonprofit organization and less grant dependent. The revenue from the Office Support Zone will be used to develop workforce development programs and other economic opportunities for hard to serve individuals in Prince George's County such as re-turning ex-offenders, high school drop outs, and other at-risk youth.

*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>	\$295,000
<b>Design</b>	175,000
<b>Construction</b>	1,443,537
<b>Equipment</b>	75,000
<b>Total</b>	\$1,988,537

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

Source	Amount
OCS - Federal Grant	\$350,000
HUD-EDI - Federal Grant	223,537
NBDP - State Grant	260,000
2000 Bond Bill - State Grant	240,000
WACIF - Loan	350,000
PG/CDBG - County Grant	315,000
2005 Bond Bill - State Grant	250,000

<b>Total</b>			\$1,988,537
<b>13. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
4/06	5/06	6/06	12/06
<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>
\$350,000		25	50
<b>17. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2000	\$240,000	Suitand Technology Centet - Phase I -- Job Training Center	
<b>18. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Suitland Family and Life Development Corp		4508 Suitland Road, Suitland, MD 20746	
<b>19. Contact Name and Title</b>		<b>Contact Phone</b>	<b>Email Address</b>
Sylvia L. Quinton		240-463-5179	squinton@strategicinc.org
<b>20. Legislative District in Which Project is Located</b>			24 <sup>th</sup> & 25 <sup>th</sup>
<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>	Sylvia L. Quinton	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	240-463-5179		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
8829 Glenarden Parkway Glenarden, MD 20706		Dec. 2005	\$1,200,000
<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>
7	14	\$575,000	\$1,000,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee <u>own</u> or <u>lease</u> (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>
No lessess' identified at this time			

<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>	
N/A			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>		7,216	
<b>Space to Be Renovated GSF</b>		1,848	
<b>New GSF</b>		N/A	
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			2005
<b>28. Comments:</b> (3000 characters maximum)			