

State of Maryland

2006 Bond Bill Fact Sheet

| 1. Senate | | House | | 2. Name of Project |
|---|--------|-------|--------|--|
| LR # | Bill # | LR # | Bill # | |
| 599 | SB725 | 3270 | HB908 | Creation of a State Debt – Prince George's County - College Park City Hall |
| 3. Senate Bill Sponsors | | | | House Bill Sponsors |
| Sen. Giannetti | | | | Del. Menes, Frush, and Moe |
| 4. Jurisdiction (County or Baltimore City) | | | | 5. Requested Amount |
| Prince George's County | | | | \$1,000,000 |
| 6. Purpose of Bill | | | | |
| Authorizing the creation of a State Debt to serve as a grant to the Mayor and City Council of the City of College Park for the design and engineering of a new City Hall for the City of College Park. | | | | |
| 7. Matching Fund Requirements | | | | |
| This bill requires a standard match. | | | | |
| 8. Special Provisions | | | | |
| None. | | | | |
| 9. Description and Purpose of Grantee Organization (3000 characters maximum) | | | | |
| <p>The City of College Park is a Maryland municipal government corporation located within Prince George's County, incorporated June 7, 1945. The City provides daily services to its 25,000 residents, including 22 programs within Public Works; Public Services; Code Enforcement; Parking Enforcement; Animal Control; Recreation; planning, Community & Economic Development; Youth and Family Services, Seniors Programs; Finance, Human Resources, and the offices of the City Manager, City Clerk, and Mayor & Council. The City's corporate limits include the 1,500 acre University of Maryland College Park campus. The City contains approximately 5,000 households, divided among a number of established neighborhoods. The City comprises approximately 5 square miles, has 52 miles of paved streets, and has 21 miles of sidewalks.</p> | | | | |

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

The City is leading a downtown economic development project to promote redevelopment, create a true town center, and establish College Park as the college town it could be through the construction of a parking garage and mixed-use development on the current City Hall site. In order to complete this project, City Hall must be relocated.

To support these efforts, the City is requesting a bond bill in the amount of \$1,000,000. These funds would be used to dedicate public space and shared costs for the construction of a new City Hall. This funding would allow the State to partner with the City and create significant space dedicated to community use, such as for nursery-school, pre-school, or after-school activities; meeting space for civic groups, senior citizens, or students; or youth-related recreational activities. The City’s vision is for a true town center in downtown College Park that is consistent with the Route 1 Sector Plan, features a pedestrian-oriented environment with diverse commercial, residential, and public uses, and provides adequate parking.

The City of College Park has selected the old Calvert Road Elementary School, also known as the Friends School, as the preferred site for its new City Hall. Owned and maintained by the City, the site is currently restricted by deed to a public use and has been used as a school since 1920. The site currently serves the community with a playing field and playground. The existing building dates back to 1938, sits on 3.73 acres, and is extremely valued by the community. The College Park Nursery School has expressed interest in utilizing this site, and State funding would allow us to consider the Nursery School or other similar uses to have a sponsored space within the new City Hall. This type of use would enhance the space and could provide the City with a unique opportunity to establish the new City Hall as a vibrant community center.

The building lies within the National Register Historical District neighborhood of Calvert Hills as well as the proposed Old Town Historic District. This presents the City with a challenge of adaptively reusing the building as a City Hall while retaining its historic characteristic.

College Park is currently in the design phase of the City Hall redevelopment project. They intend to work with stakeholders and the community to develop a design that is both sensitive and accommodating. They have selected a development partner and are amidst negotiating the terms of an agreement.

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 | \$800,000 |
| Construction | \$6,000,000 |
| Equipment | 0 |
| Total | \$6,800,000 |

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

| Source | Amount |
|-------------------------|-------------|
| 2004 State Grant | \$100,000 |
| CIP Reserve | \$100,000 |
| Requested State Grant | \$1,000,000 |
| General Obligation Debt | \$5,600,000 |

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| Total | | | \$6,800,000 |
| 13. Project Schedule | | | |
| Begin Design | Complete Design | Begin Construction | Complete Construction |
| July 2006 | July 2007 | September 2007 | September 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 | |
| 0 | 25,000 residents, 3,000 visitors, 50 employees | 25,000 residents, 3,000 visitors, 50 employees | |
| 17. Other State Capital Grants to Recipients in Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| 2004 | \$100,000 | Design and engineering of a new City Hall for the City of College Park | |
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| | | | |
| 18. Legal Name and Address of Grantee | | Project Address (If Different) | |
| City of College Park 4500 Knox Road College Park, MD 20740-3390 | | City of College Park 4601 Calvert Road College Park, MD 20740 | |
| 19. Contact Name and Title | | Contact Phone | Email Address |
| Joseph L. Nagro, City Manager | | 301-864-8667 | jnagro@ci.college-park.md.us |
| | | | |
| 20. Legislative District in Which Project is Located | | 21 | |
| 21. Legal Status of Grantee (Please Check one) | | | |
| Local Govt. | For Profit | Non Profit | Federal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. Grantee Legal Representative | | 23. If Match Includes Real Property: | |
| Name: | Robert H. Levan | Has An Appraisal Been Done? | Yes/No |
| Phone: | 301-310-9500 | | |
| Address: | | If Yes, List Appraisal Dates and Value | |
| 6325 Woodside Court Suite 230 Columbia, MD 21046 | | | |
| | | | |
| | | | |
| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | |
| Current # of Employees | Projected # of Employees | Current Operating Budget | Projected Operating Budget |

| | | | |
|--|------------------------|------------------------------|------------------------------|
| 50 | 50 | \$10,500,000 | \$10 |
| 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? | | | own |
| 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? | | | no |
| 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 |
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| E. If property is leased by grantee – Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
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| 26. Building Square Footage: | | | |
| Current Space GSF | 12,000 | | |
| Space to Be Renovated GSF | 0 | | |
| New GSF | 28,000 | | |
| 27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion | | | |
| 28. Comments: (3000 characters maximum) | | | |
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