

# State of Maryland

## 2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
3498	SB945	997	HB39	Creation of a State Debt – Charles County - Potomac Heights Housing Complex
3. Senate Bill Sponsors				House Bill Sponsors
Sen. Middleton				Del. Levy
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Charles County				\$50,000.00
6. Purpose of Bill				
Authorizing the creation of a State Debt in the amount of \$50,000, the proceeds to be used as a grant to the Board of Directors of the Potomac Heights Mutual Home Owners' Association, Inc. for the planning, design, repair, renovation, reconstruction, and capital equipping of the Potomac Heights housing complex, including installation of a stormwater management system.				
7. Matching Fund Requirements				
None				
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)				
The Potomac Heights Community consists of four hundred and eighty-four homes and is located within the political boundaries of Charles County, Maryland. However, the community is an incorporated community and any private drainage issue is the responsibility of the residents. This project is intended to improve inadequate drainage within the Potomac Heights Community needed to reduce the risk of property damage and reduce health risks associated with inadequate drainage.				
10. Description and Purpose of Project (3000 characters maximum)				
The Potomac Heights Mutual Home Owners' Association (PHMHOA) is a local organization of homeowners provided limited services to its members. The PHMHOA will utilize federal, local, and internal funds to design and retrofit, improve and/or construct a drainage system necessary to benefit the residents of Potomac Heights, Maryland. This drainage system will improve water quality and the quality of life of the beneficiaries by reducing or eliminating inadequate drainage and controlling and treating discharge to the Potomac River and ultimately the Chesapeake Bay.				
<i>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.</i>				
11. Estimated Capital Costs				
<b>Acquisition</b>				
<b>Design</b>				\$50,000.00
<b>Construction</b>				
<b>Equipment</b>				
<b>Total</b>				\$50,000.00

<b>12. Proposed Funding Sources – (List all funding sources and amounts.)</b>			
<b>Source</b>		<b>Amount</b>	
Potomac Heights Mutual Home Owners' Association - this amount has been allocated by the Board of Directors from the Water & Sewer Reserve Fund for design, in order to determine estimated costs in item 11.		\$60,000.00	
2006 Bond Bill Request		\$50,000.00	
<b>Total</b>		<b>\$110,000.00</b>	
<b>13. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
ASAP	ASAP	ASAP	ASAP
<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>	
<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>	
Potomac Heights Mutual Home Owners' Association, Inc. 200 Cedar Lane Indian Head, Maryland 20640			
<b>19. Contact Name and Title</b>		<b>Contact Phone</b>	<b>Email Address</b>
Donald Wilson, Property Manager		301-743-3031	
Joan Lane, Board President		301-743-3115	Indianheadjoan@aol.com
<b>20. Legislative District in Which Project is Located</b>			28
<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>	Thomas Schild Law Group	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-589-7800		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

8555 16 <sup>th</sup> Street, Suite 240 Silver Spring, Maryland 20910		

**24. Impact of Project on Staffing and Operating Cost at Project Site**

Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
18 including Board of Directors	same	\$1,625,000.00	\$1,772,858.84

**25. Ownership of Property** (Info Requested by Treasurer’s Office for bond issuance purposes)

<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>	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
N/A			

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

Name of Leaser	Length of Lease	Options to Renew
N/A		

**26. Building Square Footage:**

<b>Current Space GSF</b>	127 Acres
<b>Space to Be Renovated GSF</b>	127 Acres
<b>New GSF</b>	

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

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