

State of Maryland

2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
1463	SB210	3102	HB1032	The Mount
3. Senate Bill Sponsors			House Bill Sponsors	
Gladden			Oaks	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$1,000,000	
6. Purpose of Bill				
Grant to the Board of Directors of Progressive Horizons, Inc for the repair and renovation of The Mount.				
7. Matching Fund Requirements				
Grantee shall provide and expend a matching fund. No part of the grantee's matching fund may be provided, either directly or indirectly, from funds of the State, whether appropriated or unappropriated. No part of the fund may consist of real property. The fund may consist of in kind contributions or funds expended prior to the effective date of this Act.				
8. Special Provisions				
None				
9. Contact Name and Title			Contact Phone	Email Address
Jerry Pittman			410-944-6166	jopittman@phinc.org
10. Description and Purpose of Grantee Organization (3000 characters maximum)				
Progressive Horizons Inc. is a 501 (c)(3) founded in 1986 to provide individualized quality support services in Baltimore County and Baltimore City to developmentally and physically disabled adults in the least restrictive environment. Headquartered in rented space at 7008 Security Boulevard, PHI employs 125 round-the-clock residential staff to operate its 21 long-term group homes to 90 persons with specialized needs in local community settings and also provides foster care treatment and placement services. PHI advocates for, promotes, honors, and supports an individual's choices, desires, cultural proclivities, and needs in order to maximize a full and productive life. All populations served are below the poverty level in Maryland, and 70% of the individuals served are elderly.				

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

In order to better serve PHI's core client population—developmentally and physically disabled adults—PHI seeks to restore the Mount as space for the organization's multi-purpose headquarters and training facilities that will accommodate both its administrative and training functions. The Mount, a historic landmark of Baltimore City located at 3706 Nortonia Road, will expand PHI's capacity to support the organization and its programs, because of the additional space that the property provides for PHI operations. Furthermore, PHI feels a certain affinity with this property due to the rich abolitionist history of its initial owners, who similar to PHI were advocates for the marginalized. While PHI currently advocates for the attainment of full and productive lives for developmentally and physically disabled adults, the Mount's original owners were abolitionists who advocated for the freedom of African slaves. Presently, PHI is housed in 7,500 square feet of leased space at 7008 Security, and does not have ample space to facilitate its own in-house training. Therefore, PHI is forced to outsource this critical aspect of its operations. The various trainings, much of which are required by one of PHI's primary funding sources—the Developmental Disabilities Administration (DDA)—are absolutely essential to maintaining and enhancing the organization's capacity to provide up-to-date quality services to developmentally and physically disabled adults. DDA is requiring ever more sophisticated medication administration and other kinds of training for the 125 round-the-clock residential staff employed by PHI. The ownership and restoration of the Mount which totals 10,000 square feet are paramount to increasing PHI's capacity to provide its employees with in-house training. It is a cost-effective approach to training that places PHI on-par with other providers in this respect, while also enhancing the organization's economic viability by taking advantage of the benefits of ownership. Overall, the additional space at the Mount, allows PHI to better accommodate its multiple functions in providing individualized quality support services to developmentally and physically disabled adults through its increased capacity to facilitate training in-house, its enhanced economic viability through an ownership approach that reallocates the \$8,000 per month of its DDA annual funding budget to mortgage payments, and its affinity with the Mount as a historic landmark whose initial owners shared similar goals.

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.

12. Estimated Capital Costs

Acquisition	\$ 600,000
Design	\$ 177,000
Construction	\$ 2,300,000
Equipment	
Total	\$ 3,077,000

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

Source	Amount
State of Maryland Bond	\$ 1,000,000
Community Capital of Maryland Loan	\$ 600,000
Harry & Jeanette Weinberg Foundation	\$ 900,000
State Tax Credits/Refund	\$ 300,000
Maryland Historical Trust Capital Grant	\$ 50,000
Abell & France-Merrick Foundations at \$50,000 each	\$ 100,000
The Marion I. & Henry J. Knott Foundation	\$ 35,000
Jacob and Hilda Blaustein Foundation	\$ 25,000

M & T Charitable Foundation, Clark-Winchcole Foundation & Clayton Baker Trust at \$15,000 each		\$ 45,000	
PHI Board Pledges		\$ 12,000	
T. Rowe Price Associates Foundation		\$ 10,000	
Total		\$ 3,077,000	
14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
January 2005	March 2006	June 2007	March 2008
15. Total Private Funds and Pledges Raised as of January 2007		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
\$ 612,000		0	100
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Progressive Horizons Inc., 7008 Security Boulevard, Suite 120, Baltimore, MD 21244		3706 Nortonia Road, Baltimore, MD 21216	
20. Legislative District in Which Project is Located			41st
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Tammy Turner	Has An Appraisal Been Done?	Yes/No
Phone:	410.655.5057		N/A
Address:		If Yes, List Appraisal Dates and Value	
3812 Pikeswood Drive Randallstown, MD 21133			
24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
190	190	\$ 4,000,000.00	\$ 4,000,000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (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

E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	10,000		
Space to Be Renovated GSF	10,000		
New GSF	10,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		circa 1858	
28. Comments: (3000 characters maximum)			