

# State of Maryland

## 2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
3099	SB773	1105	HB97	CASA Multi-Cultural Service Center
3. Senate Bill Sponsors			House Bill Sponsors	
Britt			Hixon	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Prince George's			\$500,000	
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of CASA of Maryland, Inc. for the for the planning, design, construction, and repair of water, sewer, and road improvements associated with the renovation of McCormick-Goodhart Mansion which will be used as the CASA Multi-Cultural Service Center.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. The fund may consist of in kind contributions. No part of the fund may consist of real property or funds expended prior to the effective date of the Act.				
8. Special Provisions				
None.				
9. Contact Name and Title		Contact Phone		Email Address
Gustavo A. Torres, Executive Director		(301) 270-0419		gtorres@casamd.org
Jennifer Freedman, Director of Development		(301) 270-7471		jfreedman@casamd.org
Peter Byrnes, Project Manager		(410) 745-9453		pbyrnes@casamd.org
10. Description and Purpose of Grantee Organization (3000 characters maximum)				
<p>Incorporated February 28, 1985, CASA of Maryland, Inc. (CASA) has evolved from focusing primarily on direct service provision for Central American refugees to providing a range of activities that address the conditions of poverty affecting many Latino and African immigrants in metropolitan Washington, D.C. and Baltimore. CASA's mission is to work with the community to improve the quality of life and promote equal treatment and full access to resources and opportunities for low-income Latinos and their families. CASA also works with other low-income immigrant communities and organizations, makes its programs and activities available to them, and advocates for social, political, and economic justice for all low-income communities. CASA's vision is for strong, economically and ethnically diverse communities in which all people – especially women, low-income people, and workers – can participate and benefit fully, regardless of their immigration status.</p> <p>In 2005, CASA was named an "Families Count!" awardee by the Annie E. Casey Foundation. In 2006, CASA and received the Community Service Award from the Mexican-American Legal Defense Fund. (MALDEF) In 2004 CASA was recognized as the "Affiliate of the Year" of the National Council of La Raza (NCLR), representing over 300 Hispanic-serving organizations for its exemplary programmatic and policy work. CASA also received the Annie E. Casey Foundation/NCLR "Family Strengthening Award" for outstanding programmatic work of its Center for Employment and Training.</p> <p>CASA currently has offices in Silver Spring, Takoma Park, Wheaton, Germantown and Baltimore, has approximately 55 full-time and part-time employees and FY07 budget of \$4.9 million.</p>				

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

CASA of Maryland, Inc., with the assistance of the Redevelopment Authority of Prince George's County and the State of Maryland, plans to renovate the McCormick-Goodhart Mansion to establish a Multicultural Center. The proposed center will provide a variety of services to the ethnically diverse, economically disadvantaged and under-served immigrant community. Centrally-located within walking distance of 2,000 households, the Multicultural Center provides a convenient location for local non-profit service organizations to collaborate and thus provide services more efficiently. In addition, the adaptive reuse of the Center will reclaim an important and impressive historical asset.

While several non-profit entities will have the ability to use the Multicultural Center, CASA will legally control the property and will take the lead in planning, obtaining financing, and managing the renovation and operation of the multicultural service center.

The building, while structurally sound, has deteriorated to the point that it can not be occupied and must be renovated. None of the mechanical systems are operable, there is severe roof leakage in several locations, and all of the windows on the 2nd floor and many on the 1st floor have been broken or removed. After several years of exposure there is moderate to severe damage to walls and floors. In addition, the interior has suffered from years of vandalism and several unsympathetic efforts to partition and remodel the space for various uses. Preliminary environmental testing indicates that there are several sources of lead and asbestos contamination.

After a feasibility study which was completed in early 2006, CASA estimates the cost to be approximately \$6.3 million. The development team has been formed and the architectural and engineering design is in process with estimated completion in June 2007. Assuming a 3-4 month permitting process construction start is estimated for late Fall 2007. The renovation process is expected to take one year, with a targeted opening in late 2008.

*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**

<b>Acquisition</b>	0
<b>Design</b>	300,000
<b>Construction</b>	6,000,000
<b>Equipment</b>	
<b>Total</b>	6,300,000

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

Source	Amount
2007 Maryland Bond Bill	500,000
Federal EDI Grant through Prince George's County Redevelopment Authority	496,000
DHCD Legacy Fund Grant	150,000
2005 and 2006 Maryland Bond Bills	400,000
DHCD Neighborhood Works Grant 2005 and 2006	78,000
Prince George's County Grant	500,000
Montgomery County Grant	100,000
Eugene and Agnes E. Meyer Foundation	250,000
Private Donation - Local Hospital	500,000
Local Businesses through MD CITC Program	35,000
Capital Campaign	3,291,000
<b>Total</b>	6,300,000

14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
Underway	June 2007	Nov 2007	Dec 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
\$1,285,000		None	15,000 (est)
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2005	100,000	CASA Multi-Cultural Service Center	
2006	300,000	CASA Multi-Cultural Service Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
CASA Workers Mansion, L.L.C. c/o CASA of Maryland, Inc. 310 Tulip Avenue Takoma Park, MD 20912		8151 15th Avenue Langley Park, MD 20783	
20. Legislative District in Which Project is Located			47th
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:	Lawrence Levit	Has An Appraisal Been Done?	Yes/No
Phone:	202.857.6215		NO
Address:		If Yes, List Appraisal Dates and Value	
Arent Fox 1050 Connecticut Ave., NW Washington, DC 20036 5339			
24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
20	41	\$1,650,000	\$3,075,000
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?			lease
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?			see comments
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

<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>	
Sawyer Realty Holdings, LLC 75 Second Ave., Needham, MA 02494	99 years	No	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>		18,000	
<b>Space to Be Renovated GSF</b>		18,000	
<b>New GSF</b>		0	
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1924
<b>28. Comments: (3000 characters maximum)</b>			
25D Space will be made available to other non-profit organizations. The extent of leasing and terms is not yet determined.			