

# State of Maryland

## 2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
2878	SB690	1375	HB114	Westchester Community Center
3. Senate Bill Sponsors				House Bill Sponsors
Kasemeyer				DeBoy
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore County				\$150,000
6. Purpose of Bill				
Grant to the Board of Directors of the Westchester Center Foundation, Inc. for the repair, renovation, reconstruction, and capital equipping of the Westchester Community Center.				
7. Matching Fund Requirements				
Grantee shall provide and expend a matching fund of \$30,000. 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, in kind contributions, or funds expended prior to the effective date of this Act.				
8. Special Provisions				
Requiring the grantee to grant and convey a certain easement to the Maryland Historical Trust.				
9. Contact Name and Title			Contact Phone	Email Address
Julia Graham			410-465-9482	JIG@comcast.net
10. Description and Purpose of Grantee Organization (3000 characters maximum)				
<p>The Westchester Community Center was established in 1994 by a creative partnership between the Oella community and Baltimore County Government. In this partnership, county government leased a once dilapidated old school building to the community in exchange for long-term community responsibility for management, maintenance and repair of the building. The center is run by the Westchester Center Foundation (WCF), a non-profit corporation of the community which oversee operations of the facility. Rooms in the facility are rented to long-term tenants; the main hall and a meeting room are also available for rent to anyone in the community for meetings, classes, community events and other short-term activities. The WCF is governed under its corporate charter, by-laws, and the lease agreement with the county. Revenues from tenants and hall rentals are used to support the building, specifically (in decreasing order of cost) utilities, custodial service, general facility maintenance (plumbing and electrical, painting, boiler maintenance, etc.), building management, and insurance. The current WCF operating budget is approximately \$91,000 per year.</p>				

<b>11. Description and Purpose of Project</b> (3000 characters maximum)			
<p>The building which houses the Westchester Community Center was Baltimore County's first consolidated elementary school, and was constructed in 1924. The Westchester Center Foundation has been successfully running the community center for over 10 years now and has overseen several major improvements to it with the help of local and state government grants, including lighting and electrical upgrades, and new air conditioning in 2001. However, several parts of the facility still need refurbishment and renovation due to the age of the building. These include the boiler, which is at least 50 years old, the wood floor in the main hall, which we believe is the original floor (and which can no longer be refinished), the roof and roof drains (which are leaking and in need of replacement), and connection of the plumbing system to the main sewer line rather than to the current septic tank system. Once these renovations are made, all major physical systems in the building will have been upgraded and the community center should not need major upgrades to its physical plant for at least 20 years. Approximate costs are: for the boiler about \$50,000, for the floor replacement, \$30,000, for the roof and roof drain replacement, \$90,000, and for the sewer line connection \$35,000. This is a total of \$205,000.</p>			
<p><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></p>			
<b>12. Estimated Capital Costs</b>			
<b>Acquisition</b>		N/A	
<b>Design</b>		\$10,000	
<b>Construction</b>		\$195,000	
<b>Equipment</b>		\$0	
<b>Total</b>		\$205,000	
<b>13. Proposed Funding Sources – (List all funding sources and amounts.)</b>			
<b>Source</b>		<b>Amount</b>	
State Grant		\$150,000	
Westchester Center Foundation cash		\$30,000	
Westchester Center Foundation in-kind		\$10,000	
Baltimore County in-kind (asbestos abatement)		\$15,000	
<b>Total</b>		\$205,000	
<b>14. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
September 2007	February 2008	May 2008	September 2008
<b>15. Total Private Funds and Pledges Raised as of January 2007</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>

\$55,000	4850 This includes 300 served by daycare; 2000 in the local community association; 300 served by self-improvement classes such as martial arts, yoga, and dance; 1500 using the facility for receptions, and 500 using the facility for homeowner association meetings and other meetings; and 250 for other misc. uses.	4850 This includes 300 served by daycare; 2000 in the local community association; 300 served by self-improvement classes such as martial arts, yoga, and dance; 1500 using the facility for receptions, and 500 using the facility for homeowner association meetings and other meetings; and 250 for other misc. uses.
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>		
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>
1996	\$50,000	Electrical and lighting upgrades
1999	\$120,000	Air conditioning installation
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>
Westchester Center Foundation, Inc.		
<b>20. Legislative District in Which Project is Located</b>		12A
<b>21. Legal Status of Grantee (Please Check one)</b>		
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>
<b>Name:</b>		<b>Has An Appraisal Been Done?</b>
<b>Phone:</b>		Yes/No
<b>Address:</b>	<b>If Yes, List Appraisal Dates and Value</b>	
<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>
0	0	\$91,000
		\$91,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>		
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>		lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>		N/A
<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>		
N/A (grantee does not own this property)		

<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>	
Baltimore County, MD	38 years	yes, additional 20	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	15,000		
<b>Space to Be Renovated GSF</b>	15,000		
<b>New GSF</b>	15,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		1924	
<b>28. Comments: (3000 characters maximum)</b>			