

# State of Maryland

## 2007 Bond Bill Fact Sheet

| 1. Senate  |        | House |               | 2. Name of Project                |
|--|--------|-------|---------------|-----------------------------------|
| LR #   | Bill # | LR #  | Bill #        |                                   |
| 2359   | SB347  |       | HB1339        | Mary Harvin Transformation Center |
| 3. Senate Bill Sponsors  |        |       |               | House Bill Sponsors               |
| McFadden   |        |       |               | Glenn                             |
| 4. Jurisdiction (County or Baltimore City)   |        |       |               | 5. Requested Amount               |
| Baltimore City   |        |       |               | \$600,000                         |
| 6. Purpose of Bill   |        |       |               |                                   |
| Grant to the Board of Directors of The Mary Harvin Transformation Center Community Development Corporation, Inc. for the acquisition, planning, design, construction, and reconstruction of the Mary Harvin Transformation Center.   |        |       |               |                                   |
| 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. The fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act. |        |       |               |                                   |
| 8. Special Provisions  |        |       |               |                                   |
| Prohibiting the use of the loan proceeds or matching fund for sectarian religious purposes.  |        |       |               |                                   |
| 9. Contact Name and Title  |        |       | Contact Phone | Email Address                     |
| Kevin Tyler  |        |       | 443-255-5361  | ktyler@3pointinc.com              |
|  |        |       |               |                                   |
|  |        |       |               |                                   |

**10. Description and Purpose of Grantee Organization** (3000 characters maximum)

The Mary Harvin Transformation Center Community Development Corporation (MHTCDC) was created to serve as the economic and community development arm of the Southern Baptist Church. At the heart of MHTCDC is a larger mission to assist in the rebuilding of East Baltimore. This rebuilding effort is being led by a coalition of ministers known as the East Baltimore Minister's Partnership. This partnership is made up of the following churches: Southern Baptist, Israel Baptist, Ark Church, Greater Gethsemane, and United Baptist. Footprints have been developed mapping out the area of influence for each church in order to avoid any overlap in projects. Through the efforts of these partner churches, work is underway to build affordable housing and mixed use development in East Baltimore. This work is extremely important to the neighborhood in the Southern Baptist area of influence. About half of the properties in this area are empty buildings or barren lots. In recent years there has been a rebirth in many areas of Baltimore City but this rebirth has yet to reach this part of East Baltimore. This fact is highlighted by City estimates that say 18 percent of residential areas are distressed, based on sales prices and vacancy rates. While this specific project is about building up neighborhoods through the provision of certain services (childcare, workforce development, counseling, job training, etc.), the leadership at Southern Baptist is keenly aware that in order to rebuild a neighborhood that can not only sustain itself, but grow economically, socially, and spiritually, the people in that neighborhood have to be rebuilt. The Mary Harvin Transformation Center Community Development Corporation will oversee the building of the facility and the programs that will begin to rebuild the people in this underserved community in East Baltimore. Recognizing the need for expert management in the planning and development of this project, Southern Baptist, along with the alliance of ministers, has forged partnerships with Community Builders Group of Boston, Massachusetts, Creative Capital, Verzamel Developers, and Community Capital.

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

The Southern Baptist Church owns property located at 1606, 1608, and 1610 (parking lot) North Chester Street. The buildings, which have not been occupied for over 20 years, will be demolished and a new community outreach center will be built in its place. The Mary Harvin Transformation Center Community Development Corporation (MHTCDC) will oversee the construction of the Mary Harvin Transformation Center (MHTC). The MHTC is a vital project within the Southern Baptist Church catchment area. Sticking with its vision of rebuilding people along with neighborhoods, the Southern Baptist Church views this as the project that will start that rebuilding process. The rebuilding of people will strengthen families and lead directly to a stronger more committed community and stronger more committed community leaders. The newly constructed outreach center will be at the heart of this community revitalization. Having a new state of the art facility in its neighborhood will bring back a sense of pride in the community as well as putting the churches vision squarely in view of the residents. In addition to creating a positive image in the community, the MHTC will deliver much needed services to the residents of East Baltimore. These services will include the delivery of counseling and support to include financial assistance to individuals infected and affected by HIV/AIDS, mental health counseling, workforce development and job training, and an early childhood development program housing most of the head start programs in East Baltimore. Having been a part of this East Baltimore community for 36 years, the Southern Baptist Church recognizes that the decay and devastation that has fallen on the community presents a significant challenge in trying to rebuild both people and properties. But there is a committed core of residents and community leaders who will be invaluable in helping Southern Baptist overcome these obstacles. Efforts have begun to reach out to these residents and community leaders to ensure that what is currently a Southern Baptist vision will soon become a community vision. Armed with strong commitments from the pastoral alliance, community development partners, and community leaders, Southern will transform this East Baltimore community from one that is devastated by crime, drugs, homelessness, and blight, into a community that is filled with self pride and motivated by self determination. This will be a community that will not tolerate crime or drugs but will be tolerant of those seeking to be empowerd and moved towards healthy living. This transformation will be driven through the community development arm of The Southern Baptist Church and its focus on partnerships, people, property and pride.

*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>  |             |
| <b>Design</b>       | \$240,000   |
| <b>Construction</b> | \$960,000   |
| <b>Equipment</b>    |             |
| <b>Total</b>        | \$1,200,000 |

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

| Source                  | Amount    |
|-------------------------|-----------|
| Southern Baptist Church | \$600,000 |
| Bond Bill               | \$600,000 |
|                         |           |
|                         |           |
|                         |           |
|                         |           |



| Lessee  | Terms of Lease  | Cost Covered by Lease | Square Footage Leased |
|---|-----------------|-----------------------|-----------------------|
| Sister's Together and Reaching  | TBD             | TBD                   | 2,000                 |
| The Renaissance Center  | TBD             | TBD                   | 1,000                 |
| Iolas Drake Early Childhood Headstart, and School Age Programs  | TBD             | TBD                   | 4,000                 |
|   |                 |                       |                       |
|   |                 |                       |                       |
| <b>E. If property is leased by grantee – Provide the following:</b>   |                 |                       |                       |
| Name of Leaser  | Length of Lease | Options to Renew      |                       |
|   |                 |                       |                       |
|   |                 |                       |                       |
|   |                 |                       |                       |
|   |                 |                       |                       |
|   |                 |                       |                       |
| <b>26. Building Square Footage:</b>   |                 |                       |                       |
| Current Space GSF   |                 |                       | 4,000                 |
| Space to Be Renovated GSF   |                 |                       | 4,000                 |
| New GSF   |                 |                       | 8,000                 |
| <b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>  |                 |                       |                       |
| <b>28. Comments: (3000 characters maximum)</b>  |                 |                       |                       |
| The residence at 1606 N. Chester Street in Baltimore City was obtained by Southern Baptist via leasehold interest by assignment dated February 2, 1998. The building located at 1608 N. Chester Street was obtained by Southern Baptist in a confirmatory deed dated May 2, 1995. |                 |                       |                       |