

# State of Maryland

## 2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
701	SB17	1369	HB39	The Baltimore Station Facility
3. Senate Bill Sponsors				House Bill Sponsors
Della				McHale
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$500,000
6. Purpose of Bill				
Grant to the Board of Directors of The Baltimore Station, Inc. for the construction of a residential substance abuse treatment facility.				
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 or in kind contributions. The fund may consist of 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
Clare Gorman, Executive Director			410-752-4454	cgorman@baltimorestation.org

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

The Baltimore Station, founded in 1989, is a therapeutic recovery program designed for homeless men suffering from addiction to alcohol and drugs. The program is unique in that the men can stay with the program as full time residents for up to 24 months. There is only one other program in Baltimore that can offer this service. All of the literature on the subject of addiction recovery points to the longevity of the programs as significantly increasing the chances of success.

The Station's program is divided into three segments. First is a thirty day high intensity therapy and counseling program where the men come to grips with their personal responsibility for the situation they have created. The second segment can last up to six months and involves the men working to straighten out specific issues in their lives and preparing for the work force. The final segment which can last for 18 months is the reentry of the men as working, productive citizens back into the mainstream economy.

Our statistics show that if the men stay through the first segment, thirty days, they have a 65% chance of succeeding in a positive reentry into society.

The Baltimore Station serves up to 90 men at any given time with 50 beds at our South Baltimore location and 40 beds at our Seton Hill location. The South Baltimore Station services predominately Veterans of the Armed Services. Currently 40 of the 50 beds at this Station are occupied by men who served their country through time in the military.

The Baltimore Station works with a number of different partners to provide the best options possible for the men to succeed in turning the corner on their behavior. The Station's partners include health care providers, alternative as well as traditional educational programs, employment readiness services, and mentoring programs. Through partnering The Station is able to provide an array of services to meet the individual needs of the men while keeping service costs at a minimum.

The program staff (counselors, house managers, nutritionist, operations manager) of the Baltimore Station are all graduates of the program. It is the Station's philosophy that peer counseling has a higher success rate in reaching the men trying to overcome addiction than outside services.

The Station raises \$600,000 dollars a year to support its operations and has hundreds of volunteers cooking, serving, and mentoring the residents. The Station's costs are \$35 a bed night. This is well below the cost of incarceration. And for a man to maintain an active heroin addiction he is committing crimes to raise the money he needs to support his habit. The Station is working to reduce this enormous societal financial burden.

The Station is a grassroots effort providing successful therapeutic recovery options to men committed to turning their lives around and becoming productive members of society.

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

The Veteran's Administration has awarded the Baltimore Station a \$1,667,534 grant to build an addition to the existing building in order to expand the number of beds available to the community. The addition will include 8 double room occupancy suites and 25 dormitory beds, administrative offices, a counseling center and multi-purpose room as well as allowing The Station to create a better more functional kitchen and eating space. The total cost of the project is estimated at \$4,026,000. The addition will cost \$2,900,000 and the renovation of the existing building will be \$1,125,000.

The construction will allow for the buildings to meet ADA standards.

The design team will be selected in February of 2007 and it is anticipated that construction will start in December of 2007.

Applications to the Abell Foundation and Weinberg Foundation have been submitted for a combined \$1,250,000. The Station has requested the City of Baltimore contribute \$350,000, and the Board of Directors has started a Capital Campaign to raise \$258,000. Responses from Abell and Weinberg are due in late February and the City response is due in March.

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	\$10,000
Design	\$395,000
Construction	\$3,371,000
Equipment	\$250,000
<b>Total</b>	<b>\$4,026,000</b>

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

Source	Amount
Veteran's Administration	\$1,668,000
Foundations	\$1,250,000
City Government	\$350,000
Private Fund Raising	\$258,000
State of Maryland	\$500,000
<b>Total</b>	<b>\$4,026,000</b>

## 14. Project Schedule

Begin Design	Complete Design	Begin Construction	Complete Construction
February 2007	September 2007	December 2007	January 2009
<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>	
\$1,925,543	120	200	

## 18. Other State Capital Grants to Recipients in Past 15 Years

Legislative Session	Amount	Purpose
N/A	N/A	N/A

## 19. Legal Name and Address of Grantee

## Project Address (If Different)

The Baltimore Station  
28 East Ostend Street  
Baltimore Maryland 21230

140 West West Street  
Baltimore, Maryland 21230

## 20. Legislative District in Which Project is Located

## 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:

<b>Name:</b>	Teri Guarnaccia	<b>Has An Appraisal</b>	Yes/No
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<b>Phone:</b>	410-528-5526	<b>Been Done?</b>	No - N/A
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Ballard Spahr 18 <sup>th</sup> Floor 300 East Pratt Street Baltimore, Maryland 21202			
<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>	<b>Projected Operating Budget</b>
17	23	\$1,100,000	\$1,400,000
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond issuance purposes)			
<b>A. Will the grantee <u>own</u> or <u>lease</u> (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
<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>
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	Existing space to be renovated -7,000		
<b>Space to Be Renovated GSF</b>	New addition -10,000		
<b>New GSF</b>	Total space after completion - 17,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1900 estimated
<b>28. Comments: (3000 characters maximum)</b>			

Baltimore City, as well as many other local jurisdictions, is in need of successful recovery programs. This is an opportunity for the State to invest in a recovery program with a 8 to 1 dollar leverage ratio and provide recovery opportunities for at least 41 additional men annually. 80% of these men are Veterans, many of whom were in war theatres. This project saves the tax payers of Maryland money over the long term by reducing criminal behavior, eliminating the need for expensive incarceration and returning men to their families as productive citizens.

There is an urgency to obtaining the necessary funds to complete this project in order to not lose the Veteran's Administration grant of \$1,667,543.

The Station staff and residents are happy to host any Legislators or their staff at any time in order to show the value added from this program to the community.