

# State of Maryland

## 2010 Bond Bill Fact Sheet

| 1. Senate   |        | House  |                             | 2. Name of Project                                 |
|---|--------|--|-----------------------------|--|
| LR #  | Bill # | LR #   | Bill #                      |  |
| lr1536  | sb0206 | lr2269   | hb0360                      | Franklin Entrepreneurial and Apprenticeship Center |
| 3. Senate Bill Sponsors   |        |  |                             | House Bill Sponsors                                |
| Jones   |        |  |                             | Haynes   |
| 4. Jurisdiction (County or Baltimore City)  |        |  | 5. Requested Amount         |  |
| Baltimore City  |        |  | \$250,000                   |  |
| 6. Purpose of Bill  |        |  |                             |  |
| <p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Directors of the Druid Heights Community Development Corporation for the construction and renovation of the Franklin Entrepreneurial and Apprenticeship Center.</p>   |        |  |                             |  |
| 7. Matching Fund  |        |  |                             |  |
| Requirements:   |        | Type:  |                             |  |
| Equal   |        | The grantee shall provide and expend a matching fund |                             |  |
| 8. Special Provisions   |        |  |                             |  |
| <input type="checkbox"/> Historical Easement  |        | <input checked="" type="checkbox"/> Non-Sectarian    |                             |  |
| 9. Contact Name and Title   |        | Contact Phone  | Email Address               |  |
| Aziz Housseini  |        | 4105231350 x233                                      | ahousseini@druidheights.com |  |
|   |        |  |                             |  |
|   |        |  |                             |  |
| 10. Description and Purpose of Grantee Organization (Limit Length to Visible area)  |        |  |                             |  |
| <p>Druid Heights Community Development Corporation (DHCDC) is a nonprofit community based organization whose mission is to cause, promote, and encourage community self-empowerment, create home ownership, affordable housing, and employment and community economic development opportunities. Since 1975, DHCDC has served the Druid Heights Urban Renewal Area by providing a host of social and community development services including transitional housing for families in crisis, youth development programs, re-entry programs for individuals with prison history's. DHCDC's community development projects include housing rehabilitation and new construction for low and moderate income buyers. DHCDC has expanded community development activities by spearheading commercial projects and incorporating "Main Street" development in overall operations including becoming fiduciaries for other community organizations bordering the neighborhood.</p> |        |  |                             |  |

**11. Description and Purpose of Project** (Limit Length to Visible area)

The Franklin Entrepreneurial and Apprenticeship Center is a joint venture commercial development project between DHCDC and St. Martin Church. The Franklin Center will be a state of the art training facility for youth and adults alike. The current building located at 2128 Madison Ave will undergo an extensive renovation that will employ the latest “Green Building” technologies and construction methods. The 10,000 sq. ft. facility will comprise of classrooms, a computer lab, office space, a conference room, two multipurpose rooms, a commercial kitchen for a café and culinary training programs, a meditation garden, a rooftop deck and a greenhouse. The entrepreneurial and apprenticeship training programs will target youth and unskilled individuals in building trades and business development to encourage self –empowerment and sufficiency. The program design will take a methodical three-pronged approach to address social and economic issues that affects the local residents as well as provide opportunities for others in the metropolitan Baltimore area. The program approaches include entrepreneurship training, academic enhancement and construction skills trades training.

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (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>  | \$5,000            |
| <b>Design</b>       | \$155,000          |
| <b>Construction</b> | \$2,225,000        |
| <b>Equipment</b>    | \$750,000          |
| <b>Total</b>        | <b>\$3,135,000</b> |

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

| Source                        | Amount             |
|-------------------------------|--------------------|
| New Market Tax Credits        | \$1,000,000        |
| State Bond                    | \$250,000          |
| State Grants                  | \$100,000          |
| Corporate Grants              | \$500,000          |
| Private Grants                | \$185,000          |
| Neighborhood Tax Credits      | \$100,000          |
| Federal Appropriations/Grants | \$1,000,000        |
|                               |                    |
|                               |                    |
|                               |                    |
| <b>Total</b>                  | <b>\$3,135,000</b> |

| 14. Project Schedule  |                          |  |  |
|---|--------------------------|--|--|
| Begin Design  | Complete Design          | Begin Construction   | Complete Construction  |
| September,2009  | April,2010               | June,2010  | March,2011   |
| 15. Total Private Funds and Pledges Raised  |                          | 16. Current Number of People Served Annually at Project Site | 17. Number of People to be Served Annually After the Project is Complete |
| 0   |                          | 0  | 30000  |
| 18. Other State Capital Grants to Recipients in Past 15 Years                                     |                          |  |  |
| Legislative Session   | Amount                   | Purpose  |  |
| 2000 - Project No. SL-080-001-038   | \$200,000.00             | Construction of current Druid Heights Community Center       |  |
|   |                          |  |  |
|   |                          |  |  |
|   |                          |  |  |
| 19. Legal Name and Address of Grantee   |                          | Project Address (If Different)                               |  |
| Druid Heights Community Development Corporation<br>2140 McCulloh Street<br>Baltimore,MD 21217     |                          | 2118 Madison Avenue<br>Baltimore,MD 21217                    |  |
| 20. Legislative District in Which Project is Located  |                          |  | 44th   |
| 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>  | Guy E. Flynn Partner     | <b>Has An Appraisal Been Done?</b>                           | Yes/No   |
| <b>Phone:</b>   | 410 580 4149             |  | No   |
| <b>Address:</b>   |                          | <b>If Yes, List Appraisal Dates and Value</b>                |  |
| DLA Piper LLP (US)<br>The Marbury Building<br>6225 Smith Avenue<br>Baltimore, Maryland 21209-3600 |                          |  |  |
|   |                          |  |  |
|   |                          |  |  |
|   |                          |  |  |
|   |                          |  |  |

| <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> |
| 0  | 7                               | 0                               | \$465,800                         |
| <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>                      |                                 |                                 | 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>   | 12000                           |                                 |                                   |
| <b>Space to Be Renovated GSF</b>   | 12000                           |                                 |                                   |
| <b>New GSF</b>   | 8800                            |                                 |                                   |
| <b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b> |                                 |                                 | 2010                              |

**28. Comments: (Limit Length to Visible area)**

The Franklin Center is located in an area within Baltimore City that has experienced renewed efforts to rehabilitate the West North Avenue commercial corridor and will assist the development efforts of Coppin State University and Maryland Institute College of Art. The short and long term benefits of the Franklin Center are as follows:

**Short-Term Measures of Social and Economic Impact:**

- Job Creation – The rehabilitation of the property located at 2118 Madison Avenue will create skilled and unskilled construction trades employment opportunities. It projected that 15 full-time/ 10 part-time construction jobs will be created as well as business for companies that supply construction projects.
- Entrepreneurship Creation – the utilization of the new cafe, incubator space, and entrepreneurship workshops
- Creation of Safe Green Spaces and buildings for youth activities and enrichment;

**Long-Term Measures of Social and Economic Impact:**

- Increase educational and social choices for local and bordering neighborhood residents;
- Job Creation: provide training that will increase skills levels of individuals for job opportunities
- Document local neighborhoods residents' participation in community activities to reduce crime and sanitation problems;
- Document youth participation in project sponsored programs;
- Increase employment opportunities for ex-offender and decrease recidivism rate;