

# State of Maryland

## 2010 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr3278	sb0860	lr2558	hb0586	SEED Recreation Center
3. Senate Bill Sponsors				House Bill Sponsors
Pinsky				Ross
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Prince George's County			\$150,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$150,000, the proceeds to be used as a grant to the Board of Directors of the Sowing Empowerment and Economic Development, Inc. for the planning and design of the SEED Recreation 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	
Lisa Butler McDougal		301-458-9808	LbMcDougal@seedinc.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Sowing Empowerment &amp; Economic Development, Inc. (SEED) is a community nonprofit organization providing food, clothing, education and training while promoting self-sufficiency and empowerment directly to low- to moderate-income families and communities. Through academic achievement, housing and community services, SEED will create environments where all individuals are empowered, all children are nurtured, families are strengthened, and communities are transformed. SEED operates a preschool and after school program, a food distribution center and a clothes closet and serves residents through out Prince George's County with a targeted focus on the residents in Riverdale and the surrounding areas. SEED is also a HUD approved housing counseling agency and provides monthly first time home buyer classes, free income tax preparation services and monthly foreclosure prevention classes and mediation services. The project will support the expansion of all of SEED's programs allowing the organization to serve more residents. Recreation, retail, civic and community centered office and meeting space will also be available in the center.</p>				

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

SEED owns 10.3 acres of land and an adjacent 20,425 square foot office building on 99,287 square feet of land directly across the street from the sanctuary of Refreshing Spring Church at 6201 Riverdale Road in Riverdale, MD. SEED will build a multi-purpose recreational facility to address recent growth and development in the community and to expand its programs and services to area residents. The center will provide continued access to community services (food, clothing, job and workforce development training); enhanced early childhood development and daycare services; gang prevention through after school and summer literacy enrichment activities that include social action, leadership development and parental/guardian advocacy and involvement; economic and community development through enhanced homeownership counseling and education, foreclosure prevention and mediation, post-purchase training and services and financial literacy and empowerment; affordable housing and residents services for seniors and their families; retail and commercial services for large and small business retailers; and access to recreational, meeting and multiservice facilities. SEED serves 1200 residents annually, we anticipate serving 1800 more with existing programs while training 150 new clients through a new workforce training program.

*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>	
<b>Design</b>	\$300,000
<b>Construction</b>	
<b>Equipment</b>	
<b>Total</b>	\$300,000

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

Source	Amount
Bond Bill	\$150,000
Enterprise Community Partners	\$150,000
<b>Total</b>	\$300,000

14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
April 2010	June 2010	December 2011	Fall 2012
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
150,000		1200	3150
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)	
Sowing Empowerment & Economic Development, Inc, (SEED) 6201 Riverdale Road, Suite 200 Riverdale, MD 20737		same	
20. Legislative District in Which Project is Located			22nd District
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>	Lisa Butler McDougal	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-458-9805		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Sowing Empowerment & Economic Development, Inc. (SEED) 6201 Riverdale Road Suite 200 Riverdale, MD 20737		2003	\$800,000

<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>
14	30	\$800,000	\$1,500,000
<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>			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>			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>
Nonprofit & Community Organizations	TBD	Operations	TBD
Retail Companies	TBD	Operations	TBD
For-profit organizations	TBD	Operations	TBD
<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>	
n/a	n/a	n/a	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	n/a		
<b>Space to Be Renovated GSF</b>	n/a		
<b>New GSF</b>	TBD		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		2012	

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

SEED serves low to moderate income families county-wide, particularly in the following locations covering 40 census tracts in 11 zip codes: Adelphi, Edmonston, Lanham, Berwyn Heights, Fairmount Heights, Mount Rainer, Bladensburg, Glenarden, New Carrollton, Brentwood, Greenbelt, Palmer Park, Cheverly, Hyattsville, Riverdale, Chillum, Kent Village, Riverdale Park, College Park, Landover, Seabrook, Colmar Manor, Landover Hills, Seat Pleasant, Cottage City, Langley Park, and University Park.

Riverdale and the central portion of Prince George's County host very ethnically diverse populations. There are no community or recreational centers available to this community for a 5 mile radius and there are no new commercial office buildings for a 1 mile radius. Access to the Baltimore Washington parkway (.10 miles) and the close proximity of both the New Carrollton and College Park metro stations make the proposed site very attractive to local government and developers. Also, the focus on this area will change drastically with the addition of the Purple Line Light Rail Metro System and the addition of two metro stations in very close proximity to the project site on Riverdale Road. Metro stations on both the corner of Kenilworth Avenue and Veterans Highway are within walking distance of the project location.

SEED is uniquely positioned to serve as a catalyst to ensure the residents are involved in this exciting growth and development process through partnerships with the state and local governments as well as Maryland- National Capital Park and Planning Commission. SEED is also committed to ensuring that the residents needs are met and that they have opportunities available to them to address the growing needs of this urban community.

In addition to meeting the recreation, services and retail needs of this community, the facility will also serve as an incubator for area non-profit organizations, civic and neighborhood associations. The facility will also provide a safe environment for social activities which will include, sports, arts, banquet hall, theater, and retail. The youth and sports initiatives are planned to address the growing gang activity and increasing school drop out rate. The intergenerational thrust of this project evident by the Phase II development of senior affordable housing adjacent to the center, is designed to bring the entire community together across all boundaries including culture, age and income.