

# State of Maryland

## 2010 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr3197	sb0970	lr3198	hb1240	Stadium Place
3. Senate Bill Sponsors				House Bill Sponsors
Conway				Doory
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$350,000
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$350,000, the proceeds to be used as a grant to the Board of Directors of the Govans Ecumenical Development Corporation, Inc. for the design and construction of improvements to the Stadium Place water distribution system.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of in kind contributions or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Mitchell Posner		410-433-2442 (ext. 13)	mposner@gedco.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Govans Ecumenical Development Corporation provides affordable housing with supportive services to nearly 400 low-income seniors, 84 men and women with disabilities who were homeless, and 20 adults with persistent mental illnesses, and also services more than 7400 visits from people in need of food and other emergency assistance to prevent eviction and utility shut-off or to fill prescriptions. GEDCO is supported by 47 member organizations: churches, community groups, schools, neighborhood associations, and service organizations throughout North Baltimore. GEDCO is highly engaged in continuing the development of its senior retirement community at Stadium Place - the site of the former Memorial Stadium - with additional facilities and services such as an urban village center. Ultimately, that site will provide homes to more than 500 low and moderate-income older adults living in independent apartments and condominiums with supportive services that allow them to remain in their homes for as long as possible. GEDCO currently is focused on development of its long-term care facility, the Green House Residences, to complete the full continuum of care and promote "aging in community."</p>				

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

The existing four senior residences (two MD HCD sponsored LIHTC and two HUD 202) and their related water systems have an intransigent infection of Legionella, the bacterium that causes Legionnaires' disease. In order to ensure the delivery of safe of water to the existing 340 apartments for seniors on the site and to ensure its safe future development, improvements to the water system in each existing building and the community's related infrastructure are necessary. This work will include: redesign and installation of underground water mains that currently serve 4 apartment buildings housing 365 seniors; exterior and interior modifications to plans for the hot water distribution system for the Green House Residences (long-term care); improvements to water mains from the city water system on Ednor Road to the Green House Residences; addition of systems to maintain a bacteria-free environment, such as hot water heater circulating pumps and building-wide chlorine injection systems; replacement or removal of equipment in the four existing buildings such as hot water heaters, and expansion tanks that are resistant to remediation of bacteria growth; linking new systems to remaining development on the site, including a future community health and wellness Village Center and for-sale residences for older adults at the property's north side.

*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>	\$148,000
<b>Construction</b>	\$467,000
<b>Equipment</b>	\$120,000
<b>Total</b>	\$735,000

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

Source	Amount
State of Maryland Bond Bill 2010 Session	\$350,000
Seeking Operating/Building Reserve Funds	\$213,000
Contributions from GEDCO and its donors	\$18,000
Stadium Place Association	\$11,000
Baltimore City CDBG	\$143,000
<b>Total</b>	\$735,000

14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
10/2009	8/2010	11/2010	5/2011
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
132,000		370	370
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2009	4,500,000	Planning, design, and real estate studies of long-term care at Stadium Place.	
2008	100,000	Predevelopment costs for long-term care	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Govans Ecumenical Development Corp. 5513 York Road Baltimore, MD 21212		1000 E. 33rd Street Baltimore, MD 21218	
20. Legislative District in Which Project is Located			43rd
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>	Nita Schultz	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-347-1334		No - n/a
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Gallagher, Evelius & Jones, LLC 218 N. Charles Street Suite 400 Baltimore, MD 21201			

<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>
n/a	n/a	na/	n/a
<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>			
<b>Space to Be Renovated GSF</b>			
<b>New GSF</b>			
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			n/a

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