

# State of Maryland

## 2010 Bond Bill Fact Sheet

| 1. Senate   |        | House  |                                | 2. Name of Project  |
|---|--------|--|--------------------------------|---|
| LR #  | Bill # | LR #   | Bill #                         |   |
| lr3403  | sb1085 | lr3404   | hb1434                         | District Heights Property Acquisition and Development Program |
| 3. Senate Bill Sponsors   |        |  |                                | House Bill Sponsors   |
| Currie  |        |  |                                | Braveboy  |
| 4. Jurisdiction (County or Baltimore City)  |        |  |                                | 5. Requested Amount   |
| Prince George's County  |        |  |                                | \$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 Mayor and City Commissioners of the City of District Heights for the acquisition and redevelopment of property in the City's commercial district.</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                  |   |
| Samantha Archibalds   |        |  | Archibalds@districtheights.org |   |
|   |        |  |                                |   |
|   |        |  |                                |   |
| 10. Description and Purpose of Grantee Organization (Limit Length to Visible area)  |        |  |                                |   |
| <p>The city plans to utilize state bond bill funds to acquire and redevelop property in the city's commercial district. The city will continue its redevelopment and acquisition efforts by acquiring a vacant bank pad site located at 6218-6224 Marlboro Pike, District Heights, Maryland.</p> <p>The project is conveniently located on a major artery, Marlboro Pike. With the recent focus on the redevelopment of the Marlboro Pike corridor from Maryland National Capital Park and Planning Commission (M-NCPPC), the city is being proactive in taking aggressive steps to redevelop our portion of the Marlboro Pike corridor. Commercial revitalization efforts have already begun in the commercial district and include a \$1.2 million facade and infrastructure improvement project that was completed in the 6300 Block of Marlboro Pike.</p> |        |  |                                |   |

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

The city utilized grant funding from the State of Maryland's Community Legacy program, Prince George's County's Community Development Block Grant, and HUD- Economic Development Initiative grant, and well as, 2008 State Bond Bill funds (which will be expended in March 2010) to support our revitalization efforts to-date. The city plans to continue this strategic effort by acquiring a major structure in the commercial area. The proposed building/site has been vacant for over 3 years and is starting to create a blighted situation in the commercial district, and displays a lack of investment, as the building is starting to deteriorate. The proposed project site is located at a prominent street corner. Acquiring and redeveloping the project site presents substantial potential in generating much needed economic activity in the city's commercial district, and surrounding area.

*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>  | \$500,000 |
| <b>Design</b>       |           |
| <b>Construction</b> |           |
| <b>Equipment</b>    |           |
| <b>Total</b>        | \$500,000 |

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

| Source   | Amount    |
|--|-----------|
| Prince George's County - PY 35 Community Development Block Grant | \$245,492 |
| City of District Heights General Funds                           | \$4,508   |
| 2010 State Bond Bill - Grant                                     | \$250,000 |
|  |           |
|  |           |
|  |           |
|  |           |
|  |           |
|  |           |
|  |           |
| <b>Total</b>   | \$500,000 |

| 14. Project Schedule  |                          |  |  |
|---|--------------------------|--|--|
| Begin Design  | Complete Design          | Begin Construction   | Complete Construction  |
| 7/1/10  | 12/31/10                 | 1/1/11   | 3/31/11  |
| 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   |                          | 6,000  | 12,000   |
| 18. Other State Capital Grants to Recipients in Past 15 Years                           |                          |  |  |
| Legislative Session   | Amount                   | Purpose  |  |
| 2004  | 150,000                  | Street Lights  |  |
| 2005  | 50,000                   | Street Lights  |  |
| 2008  | 200,000                  | Commercial Facade Improvements                               |  |
| 2009  | 200,000                  | District Heights Field Renovation                            |  |
| 19. Legal Name and Address of Grantee   |                          | Project Address (If Different)                               |  |
| City of District Heights<br>2000 Marbury Drive<br>District Heights, MD 20747            |                          | 6218-6224 Marlboro Pike,<br>District Heights, Maryland 20747 |  |
| 20. Legislative District in Which Project is Located                                    |                          |  | 25   |
| 21. Legal Status of Grantee (Please Check one)  |                          |  |  |
| Local Govt.   | For Profit               | Non Profit   | Federal  |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>                                     | <input type="checkbox"/>   |
| 22. Grantee Legal Representative  |                          | 23. If Match Includes Real Property:                         |  |
| <b>Name:</b>  | Kevin Karpinski          | <b>Has An Appraisal Been Done?</b>                           | Yes/No   |
| <b>Phone:</b>   | 410-727-5000             |  | No   |
| <b>Address:</b>   |                          | <b>If Yes, List Appraisal Dates and Value</b>                |  |
| Karpinski, Colaresi & Karp, PA<br>120 E. Baltimore Street, #1850<br>Baltimore, MD 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> |
| 38   | 38                              | \$5,318,170                     | \$5,318,170                       |
| <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>   | 4000                            |                                 |                                   |
| <b>Space to Be Renovated GSF</b>   | 4000                            |                                 |                                   |
| <b>New GSF</b>   | 4000                            |                                 |                                   |
| <b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b> |                                 |                                 | N/A                               |

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

The city received \$245, 492 from CDBG PY 35 for commercial revitalization activities. The acquisition of the bank pad site is part of our commercial revitalization initiative. The City is actively seeking additional funding opportunities. We plan to seek funding from the State of Maryland's Community Legacy program and other sources to continue our commercial revitalization efforts. The \$250,000 being requested in our 2010 Bond Bill will close the financial gap needed to purchase the vacant property.