

State of Maryland

2010 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr2874	sb0595	lr2590	hb0507	Sheriff Road Village Center
3. Senate Bill Sponsors				House Bill Sponsors
Exum				Howard
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 Board of Directors of the Love Affection and Compassion for Neighborhood Development, Inc. for the planning and design of the Sheriff Road Village Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property, 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	
Alvin Nichols		202-241-2207	Alvin@NicholsCreativeDevelopment.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The grantee organization is "Love Affection & Compassion for Neighborhood Development, Inc.", (LAC), a 501(c)3 community development corporation. LAC provides community and neighborhood development services within the Sheriff Road community, including: summer camps, seniors activities, health fairs, after school tutoring, food banks, and other community services.</p>				

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

The Sheriff Road Village Center is comprehensive community development project that will serve as an anchor to one of the most challenging communities in Prince George’s County and the state of Maryland. The proposed site of the development (5354 Sheriff Road) is a 2-acre tract of land situated in the heart of Prince George’s County’s oldest African American community, at the intersection of Sheriff and Addison Roads, in Chapel Oaks, Maryland. LAC has site control for the proposed development.

The Sheriff Road Village Center will meet the needs of one of the most underserved communities in Maryland. This neighborhood lies in the heart of the newly updated Prince George’s County Subregion 4 Master Plan, which documents throughout conditions of high crime, high unemployment, low academic performance, inadequate public facilities, stagnant population growth, and virtually non-existent attraction of private investment and economic development.

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

Acquisition	\$2,500,000
Design	\$700,000
Construction	\$7,500,000
Equipment	\$1,000,000
Total	\$11,700,000

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

Source	Amount
LAC Equity	\$1,000,000
Capital Campaign	\$3,000,000
Private Financing	\$3,700,000
State/Federal/Local Government Assistance	\$4,000,000
Total	\$11,700,000

14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
4/1/10	10/30/10	6/1/11	10/30/12
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
\$1,000,000		5,000	10,000 (phase 1)
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Love Affection & Compassion for Neighborhood Development, Inc. 5354 Sheriff Road Chapel Oaks, MD		SAME	
20. Legislative District in Which Project is Located			24th
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:	
Name:	Shelore Williams	Has An Appraisal Been Done?	Yes/No
Phone:	301-341-5577		no
Address:		If Yes, List Appraisal Dates and Value	
1450 Mercantile Lane, Suite 155 Largo, MD 20774			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
11 (RIMS - Service Provider)	100 (Service Providers)	\$20,000 (LAC)	TBD
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			own
B. If owned, does the grantee plan to sell within 15 years?			no
C. Does the grantee intend to lease any portion of the property to others?			yes
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
To Be Determined - Design of project commencing 4/1/10. Leases to be negotiated.			
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	19,000		
Space to Be Renovated GSF			
New GSF	50,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			

28. Comments: (Limit Length to Visible area)

Love Affection & Compassion for Neighborhood Development, Inc. (LAC) has delivered community services in Prince George's County since 2000, from its base location at 5354 Sheriff Road, the site of the Sheriff Road Village Center community development initiative.

LAC has a particular interest in services to children, teenagers and senior citizens, and currently provides a range of ongoing outreach and enrichment activities at its Sheriff Road location, including:

- After School Academic Support Programs
- Physical Fitness and Conditioning
- Healthy Eating and Lifestyle Habits Counseling and Referral Services
- Drug Counseling and Intervention Activities
- Summer, Weekend and After School Camps and Activities
- Behavioral Therapy for Children
- Senior Citizens Health Fairs, as well as Outreach, Counseling and Referral services

The "Sheriff Road Village Center" has generated growing community support.

- 1) The Prince George's Planning Commission is very supportive of the project, and has approved modifications to the Master Plan that significantly enhance the development flexibility of the site.
- 2) The Neighborhood Design Center has embraced the project and has made available pro bono architectural prepare the initial architectural designs for the project.
- 3) Innovative Study Techniques, a Prince George's County based learning center has joined the initiative as the Academic Excellence Learning Center Partner
- 4) Discussions are underway with health care providers as potential partners and tenants in the retail component of the site
- 5) The grantee / sponsor of the project has site control.
- 6) Proper zoning is in place to support the development
- 7) No displacement of community residents or businesses is required to develop the project
- 8) The property is located in priority Local, State and Federal development zones, based upon economic activity levels within the community.