

# State of Maryland

## 2010 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1710	sb0117	lr2089	hb0205	Morgan Mill Renovation
3. Senate Bill Sponsors			House Bill Sponsors	
Pugh			Conaway	
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 Project PLASE, Inc. for the acquisition and renovation of the Morgan Mill building.</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	
Mary Slicher		410-837-1400 (ext. 11)	mslicher@projectplace.org	
Dan McCarthy			Dan@episcopalhousing.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Project PLASE Inc. is a non-profit housing and service organization celebrating its 35th year of success providing Emergency, Transitional, and Permanent Housing with comprehensive support services for homeless citizens with special needs. Project PLASE provides a full range of services to homeless men and women with one or more of the following disabilities: HIV/AIDS, mental health issues, substance abuse, developmental disabilities, and PTSD, serious physical health issues. A high percent are females, ex-offenders and high percent have need for assistance in the criminal justice system.</p> <p>Project PLASE plays the role of being "spoke in the wheel", standing with the person at the very center, actually, creating various ties and relationships to a diversity of resources and services that help the person to meet any and all health needs. The approach is comprehensive, flexible and very client-centered.</p>				

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

Project PLASE is seeking funding for the development of the Morgan Mill project located at 1801 Falls Road in Baltimore's Station north neighborhood. Project PLASE will acquire and renovate this new facility that will allow us provide long term housing to 30 veterans and 50 additional Project PLASE clients. The Morgan Mill building is a 33,000 square foot brick building. The building will include a community/commercial kitchen, a dining room to provide evening meals for our clients, a medical suite to serve the needs of the residents and ample program spaces to allow for the delivery of services to assist our clients in achieving self sufficiency. The new facility will be 100% handicap accessible site, with safety and comfort built in as basic operating procedures for all.

The housing and services will enable persons to move out of crisis and homelessness into stability; to access community resources and function as well, and as independently as possible. Without these supports, these individuals would continue to either be homeless and/or not continue on the path of their growth in skills, knowledge and stability around their housing situation and in addressing their medical and/or mental health, AIDS/HIV, addictions issues.

*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>	\$2,400,000
<b>Design</b>	\$331,000
<b>Construction</b>	\$4,500,500
<b>Equipment</b>	\$111,000
<b>Total</b>	\$7,342,500

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

Source	Amount
Veterans Administration Capital Grant	\$2,110,000
Baltimore HOPWA	\$800,000
Baltimore CDBG	\$300,000
State Bond	\$350,000
DHMH	\$400,000
MD DHCD Transitional and Shelter Grant	\$1,000,000
MD Affordable Housing Trust	\$125,000
Owner Equity	\$532,000
Historic Tax Credits	\$900,000
Local Foundations	\$825,500
<b>Total</b>	\$7,342,500

14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
7/1/2009	6/1/2010	10/15/2010	6/30/2011
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
3,757,000		0	80
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Project PLASE, Inc. 1814 Maryland Avenue Baltimore, MD 21201		Project PLASE Morgan Mill 1801 Falls Road Baltimore, MD 21201	
20. Legislative District in Which Project is Located			40th
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:	Christopher Franz	Has An Appraisal Been Done?	Yes/No
Phone:	410-528-0797		Yes
Address:		If Yes, List Appraisal Dates and Value	
300 E. Lombard Street Baltimore, MD 21202		July 2008	\$2,400,000

<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>
86	98	1,669,134	1,957,134
<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>
None			
<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>	
None			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	33,000		
<b>Space to Be Renovated GSF</b>	33,000		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1890

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