

# State of Maryland

## 2010 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0775	sb1039	lr0732	hb0037	Way Station
3. Senate Bill Sponsors			House Bill Sponsors	
Brinkley			G. Clagett	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Frederick County			\$500,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$500,000, the proceeds to be used as a grant to the Board of Directors of Way Station, Inc. for the acquisition and renovation of the Way Station Facility.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property 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	
Scott Rose		301-401-8294	srose@waystationinc.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Founded in 1978 and headquartered in Frederick, Way Station provides comprehensive, community-based treatment, rehabilitation, housing, employment and other support services for over 5,000 children and adults with mental illness or developmental disabilities through locations in Frederick, Washington, Howard and Carroll Counties and Baltimore City. In addition, Way Station provides employment support services to over 700 veterans throughout the state. Way Station is nationally accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) and licensed by four Maryland State Agencies. One of Way Station's five programs which will be expanded because of this project is a multi-year national demonstration project which will pilot evidence-based practices in vocational rehabilitation for unemployed people with disabilities.</p>				

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

Way Station requests \$500,000 for the rehabilitation of a building it acquired recently in Frederick to facilitate expansion of five mental health treatment and vocational rehabilitation programs that serve adults with mental illness or developmental disabilities, children with emotional/behavioral difficulties, and homeless veterans. The total capital project cost, including acquisition and renovation, is estimated to be \$1,450,000 (\$700,000 for acquisition and \$750,000 for renovation). Regarding the acquisition costs, Way Station used \$700,000 in private funding to purchase the building this past April. Regarding renovation costs, Way Station will use the \$500,000 in State Bond Bill funds to leverage the remaining \$250,000 with other grants that the agency will seek, including federal Community Development Block Grant funds. Specifically, the project will involve the renovation of 8,000 square feet of warehouse space to provide offices and meeting areas, including paving a 15-space parking lot on the property. Way Station will allow residents of the surrounding neighborhood to park overnight in the lot, thereby helping to meet the parking needs of the larger community. The property is located at 210 Abrecht Place in Frederick City.

*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>	\$700,000
<b>Design</b>	\$20,000
<b>Construction</b>	\$630,000
<b>Equipment</b>	\$100,000
<b>Total</b>	<b>\$1,450,000</b>

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

Source	Amount
Bond Bill	\$500,000
CDBG	\$250,000
Way Station -- private fund-raised dollars used to acquire the real property at 210 Abrecht Place	\$700,000
<b>Total</b>	<b>\$1,450,000</b>

14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
July 2010	September 2010	December 2010	March 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
\$700,000 -- used to purchase real property		533	693
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2007	\$250,000	Renovated smaller space in a different building	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Way Station, Inc. 230 W. Patrick Street Frederick, MD 21701		210 Abrecht Place Frederick, MD 21701	
20. Legislative District in Which Project is Located			3
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:	Scott Rose, President/CEO	Has An Appraisal Been Done?	Yes/No
Phone:	301-662-0099 x 1402		Yes
Address:		If Yes, List Appraisal Dates and Value	
PO Box 3826 Frederick, MD 21701		12/18/08	\$720,000

<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>
63	89	\$3,985,433	\$4,583,248
<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>
N/A			
<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			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	0		
<b>Space to Be Renovated GSF</b>	8,000		
<b>New GSF</b>	8,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1945

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